



LSI
COMPANIES

OFFERING MEMORANDUM

GULF COAST MEDICAL ARTS CENTER

4,061± SQ. FT. MEDICAL CONDO FOR SALE - NAPLES, FL



PROPERTY SUMMARY

Property Address: 1890 SW Health Pkwy., #301-3A
Naples, FL 34109

County: Collier

Property Type: Medical Office Condo

Building Size: 41,553± Sq. Ft.

Unit Size: 4,061± Sq. Ft.

Zoning: Planned Unit Development (PUD)

Tax Information: \$8,726 (2025)

STRAP Number: 48501000189

LIST PRICE:
\$2,600,000
\$640.24 PSF

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SALES EXECUTIVES



Eric Edwards, CCIM
Senior Broker Associate



Laura Cari, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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(239) 427-3400

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present this 4,061± Sq. Ft. fully built-out medical office suite offering a turn-key opportunity for medical or professional users seeking immediate occupancy without the cost or delay of construction.

Located in one of Naples most premier healthcare corridors, within the highly regarded Gulfcoast Medical Arts Center, Suite 301 features an efficient, patient-friendly layout designed to support a wide range of specialties. The space is complemented by 16 dedicated covered parking spaces, providing exceptional convenience and comfort for both patients and staff—an increasingly rare amenity in today's market.

Strategically situated in North Naples, the property benefits from strong surrounding demographics, proximity to major roadways, and close access to leading healthcare providers and residential communities. This location supports both patient accessibility and long-term practice growth.



PROPERTY HIGHLIGHTS

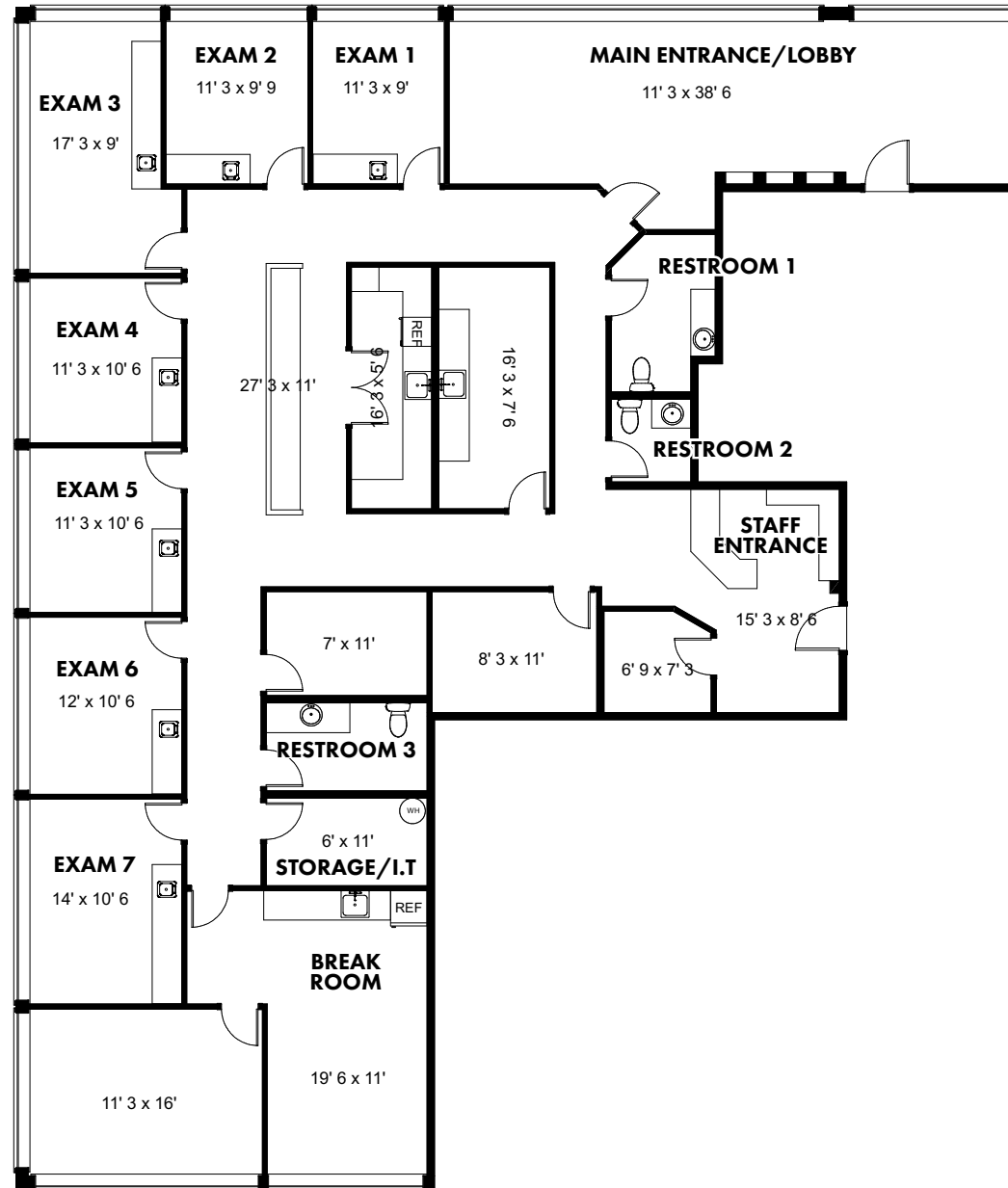
- 4,061± Sq. Ft. fully built-out, turn-key medical office
- Functional layout suitable for multiple specialties
- Prime North Naples healthcare location
- Sixteen (16) dedicated covered parking spaces
- Seven (7) plumbed exam rooms
- Two (2) dedicated lab areas
- Central nurse's station for efficient clinical flow
- Three (3) Restrooms
- Rear Break room with full kitchen
- Dual entry/ exit access points
- Ample storage and administrative space throughout
- New HVAC 2026
- Immediate occupancy available



BUILDING EXTERIOR



FLOOR PLAN



UNIT INTERIOR



UNIT INTERIOR



UNIT INTERIOR



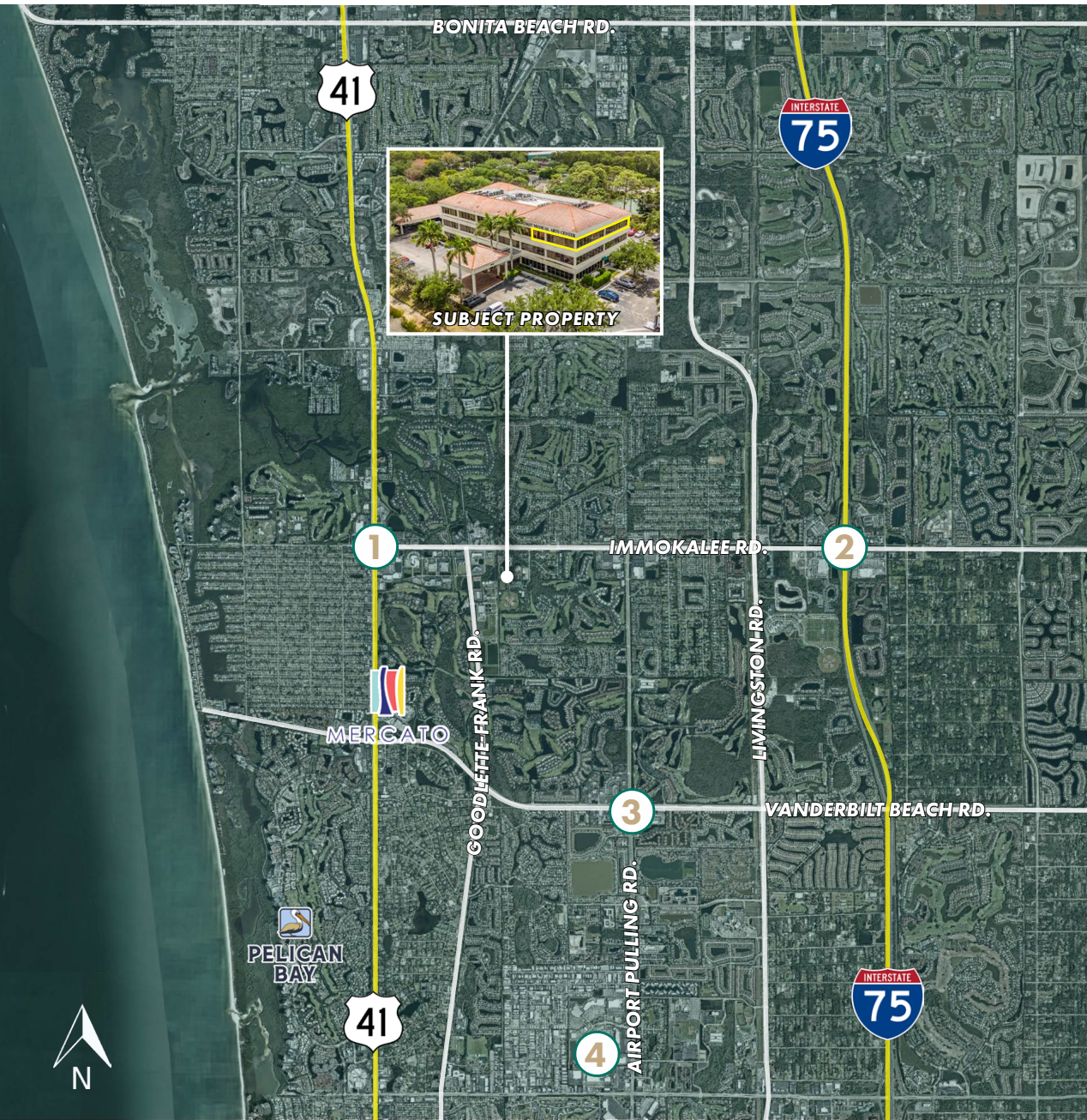
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. GRANADA SHOPPES/RIVERCHASE PLAZA



3. IMMOKALEE RD./I-75 EXIT 111



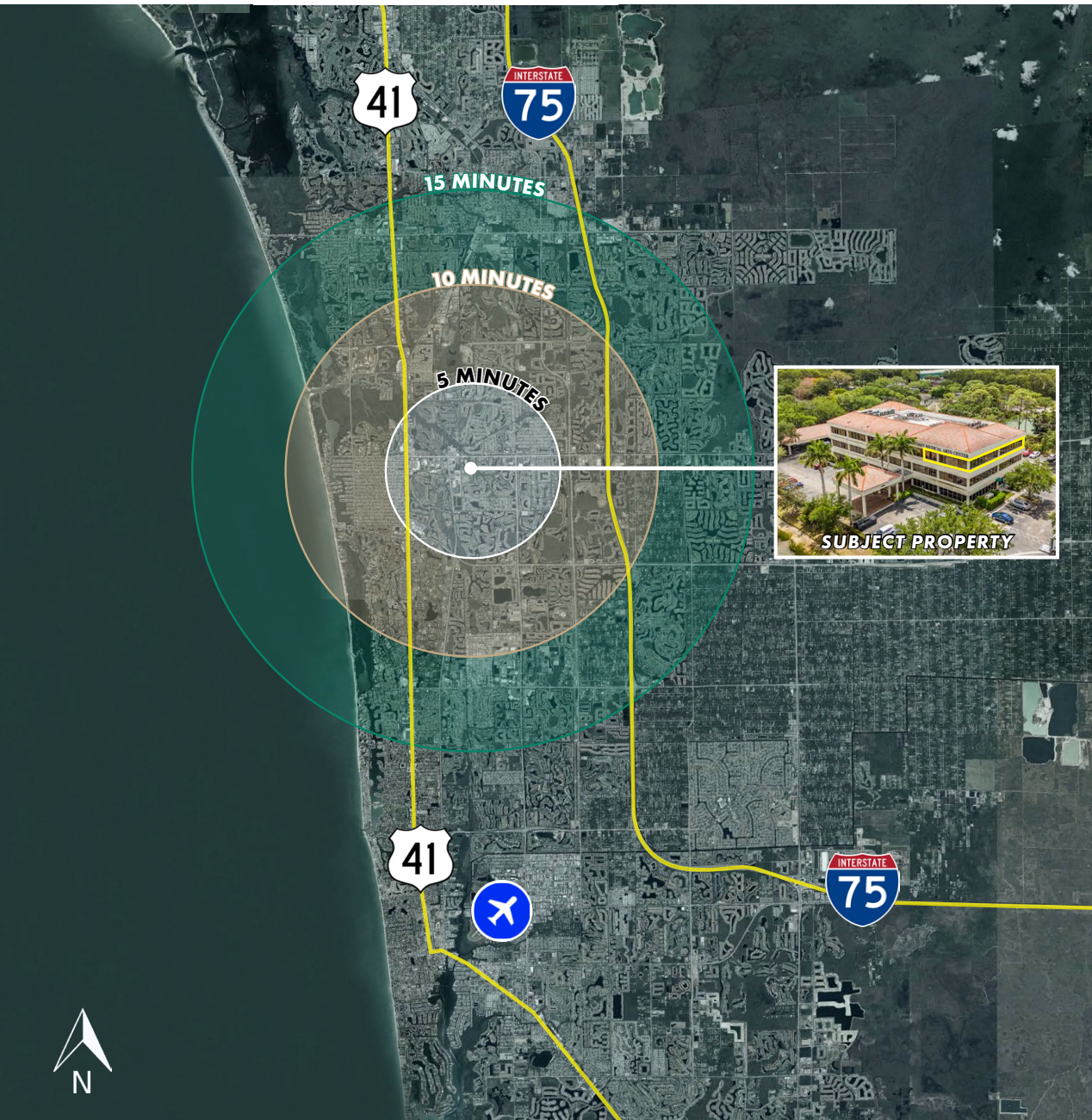
3. VANDERBILT BEACH RD./AIRPORT PULLING RD.



4. AIRPORT PULLING RD./PINE RIDGE RD.



LOCATION



AREA DEMOGRAPHICS

5 MINUTE RADIUS

POPULATION



3,489

HOUSEHOLDS



1,759

MEDIAN INCOME



\$141,829

10 MINUTE RADIUS

POPULATION



36,204

HOUSEHOLDS



17,732

MEDIAN INCOME



\$169,462

15 MINUTE RADIUS

POPULATION



102,948

HOUSEHOLDS



50,140

MEDIAN INCOME



\$167,623

LOCATION HIGHLIGHTS

- 1± miles to NCH Hospital (Immokalee)
- 2± miles to US-41
- 3± miles to I-75
- 8± miles to Physicians Regional Pine Ridge
- 10± miles to Downtown Naples





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LIMITATIONS AND DISCLAIMERS

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