

Turn-key, "Class A" Medical Space for Sub-Lease



2340 Vanderbilt Beach Road, Suite #201, Naples, FL 34109

Property Highlights

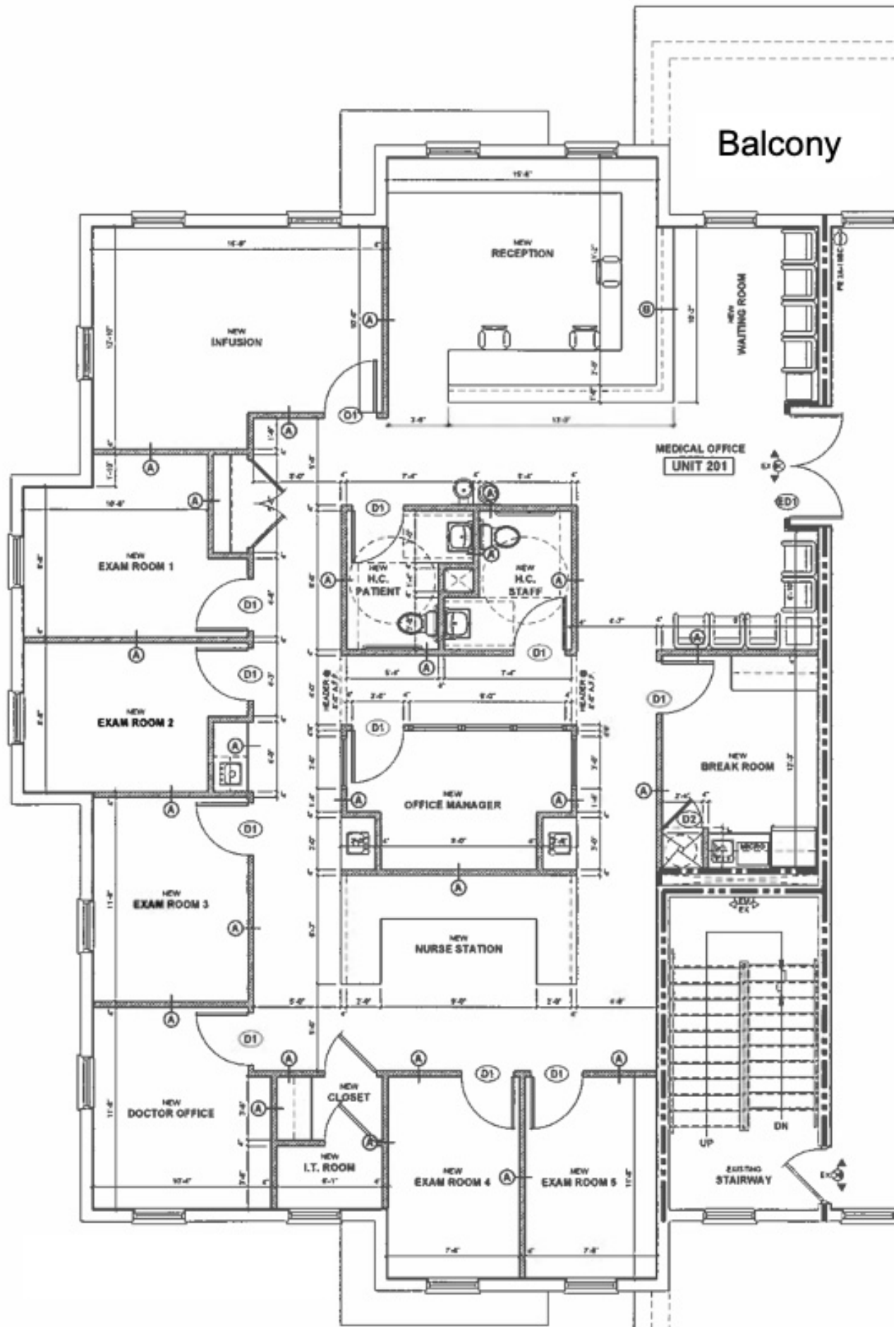
- ❖ 3,193 SF Fully Built-Out Medical Space
- ❖ 5 exam rooms, 2 doctors offices, 1 procedure room
- ❖ Additional Features include:
 - Break room/Kitchenette
 - Reception Area/Waiting Room (10 patients)
 - Common Balcony Access
- ❖ Approx. 7.5 years of lease term remaining



SUITE	SIZE	BASE RENT	OpEx/CAM	MONTHLY GROSS RENT
201	3,193 SF	\$38.00/SF NNN	\$10.13/SF (2025 est.)	\$12,807 + FL Sales Tax

Demographics	1 Mile	3 Mile	5 Mile
Total Population 2024	7,064	59,404	129,203
Median HH Income	\$80,233	\$83,841	\$89,124
Population Growth 2024-2029	+12.68%	+13.39%	+13.67%

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