

Medical Office Building

775 1st Avenue North
Naples, FL 34102
www.cbre.com

Downtown Naples | SWC of NCH Baker Campus



OFFERING SUMMARY

Price \$3,250,000

Price PSF \$706.52

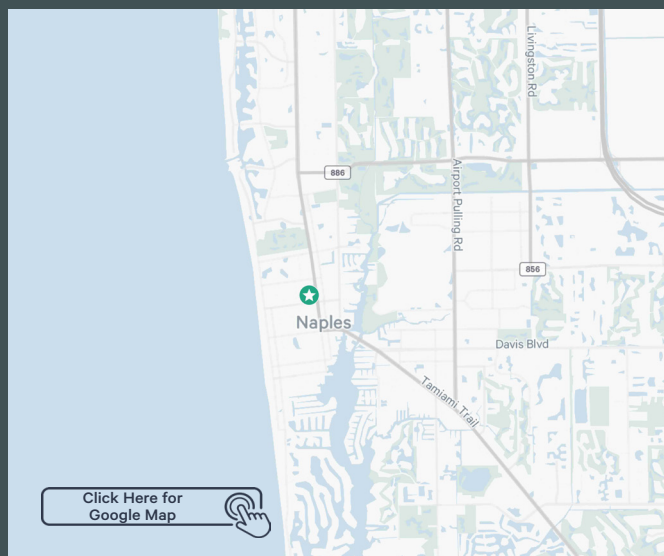
Building Size (SF) 4,600

Lot Size (AC) 0.48

Zoning M District (Medical)

R.E. Taxes \$20,233.70 (2025)

[Click Here for Naples Medical District Permitted Uses](#)



2025 Demographics | 5 Miles

100,841
Total Population

83,440
Employees

\$173,656
Avg HH Income

47,409
Households

Downtown Naples

Property Highlights

Freestanding medical office building strategically located in the heart of Downtown Naples. Only one block away from NCH Baker Campus, and less than one mile from 5th Avenue South.

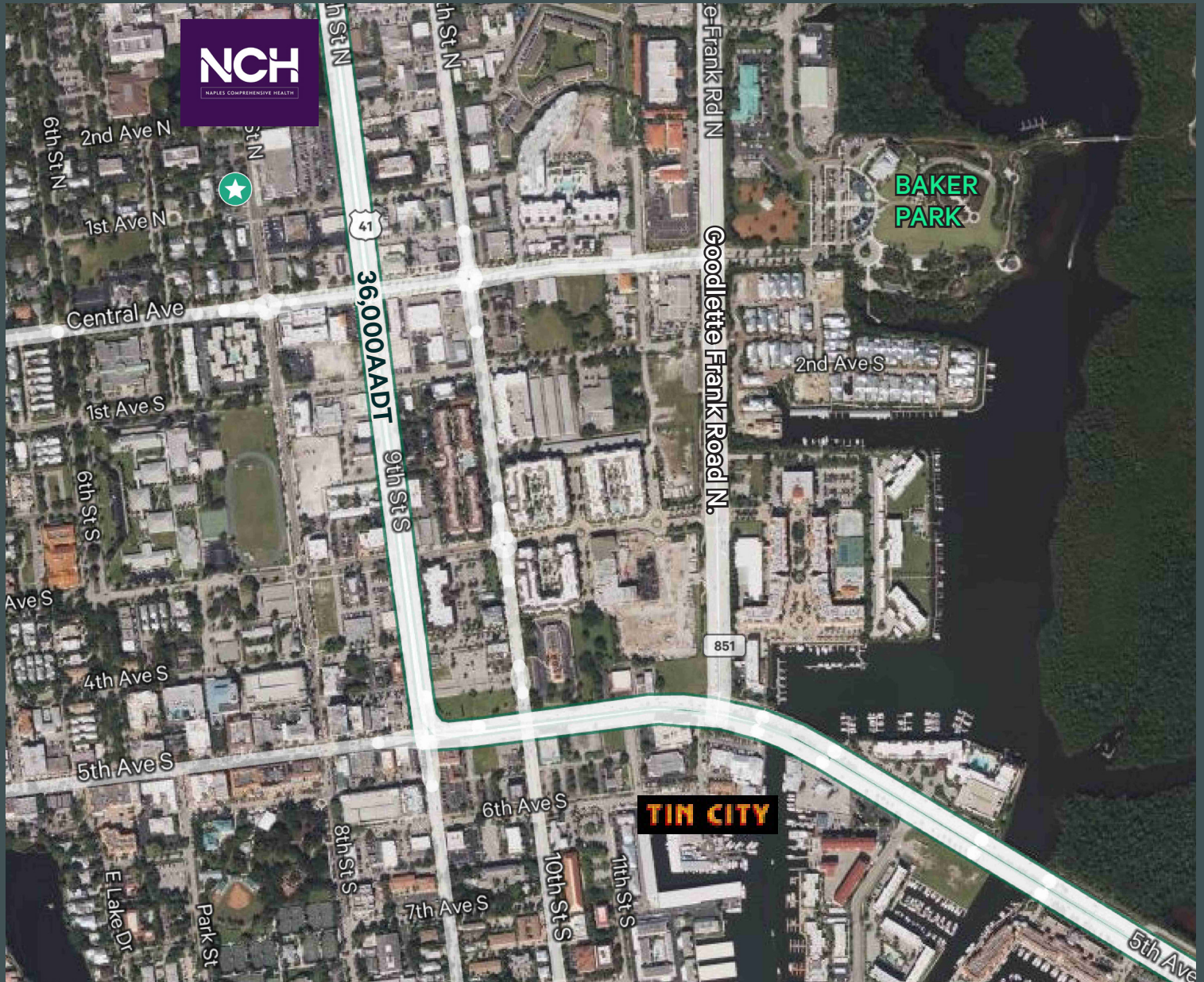
- Proximity to high traffic counts (+/-36,000 AADT on US-41)
- Surrounded by demand generators
- Located in the heart of Downtown Naples
- Easily accessible to major thoroughfares
- Flexible zoning uses (includes general/medical offices, nursing home, parking lot, etc.)
- Corner lot with good visibility
- Ample parking spaces
- Easy ingress/egress with multiple curb cuts



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For Sale



Contact

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