COMMONS V MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH NAPLES, FL 34102

Premier Medical Office Space for Lease



Opportunity

- Three-story medical office building totaling 60,008 RSF
- Located in one of the fastest growing coastal communities in Southwest Florida
- One mile from Naples Community Hospital-Downtown, a 420-bed hospital specializing in cardiology, oncology, surgery, diagnostics, and more
- Referral opportunities from other providers
- · Drive up patient pick-up and drop off
- Ample parking
- · Non-compete in place, no physical therapy use

Drive-Time From Property

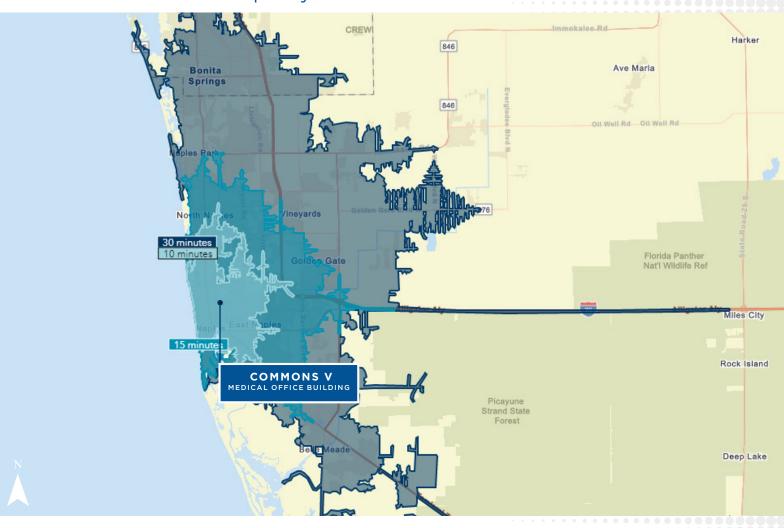
SUITE SIZE 298-8,072 SF

DEMOGRAPHICS

2023 TOTAL POPULATION
2023 MEDIAN AGE
2023 AVERAGE
HOUSEHOLD INCOME
2023 AVERAGE

MEDICAL SPENDING

IMILE	3 MILES	5 MILES
3,470	42,711	109,476
49.2 Yrs	57 Yrs	56.6 Yrs
\$100,447	\$112,592	\$107,231
\$1,598	\$1,884	\$1,861

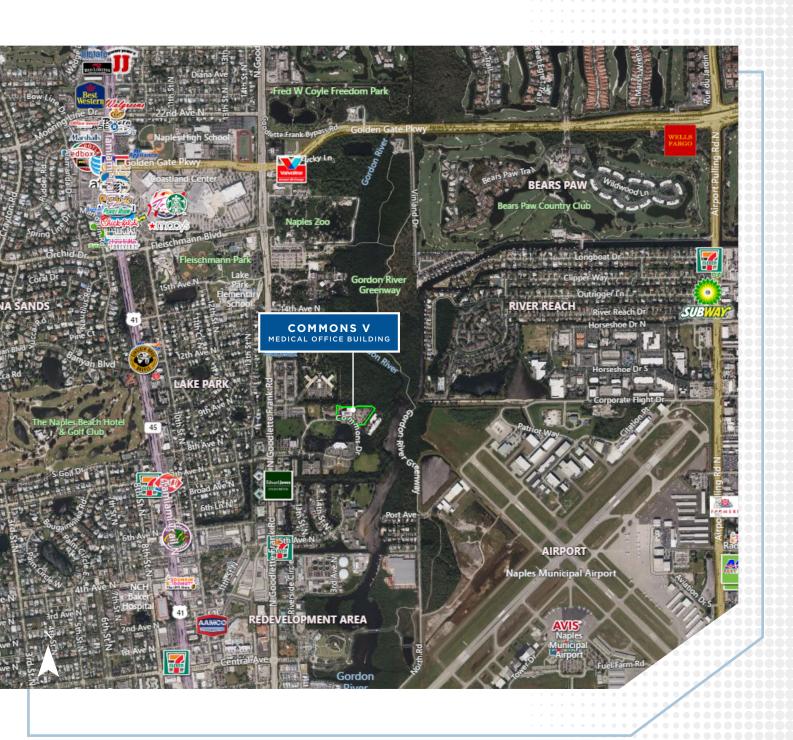




GARY TASMAN CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.com VANESSA TYLER
Associate Director

Associate Director +1 239 489 3600 vtyler@cpswfl.com

Nearby Amenities





COMMONS V MEDICAL OFFICE BUILDING

Nearby Medical









Premier Medical Office Space for Lease

GARY TASMAN CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.com

VANESSA TYLER Associate Director +1 239 489 3600 vtyler@cpswfl.com 800 GOODLETTE RD NORTH NAPLES, FL 34102



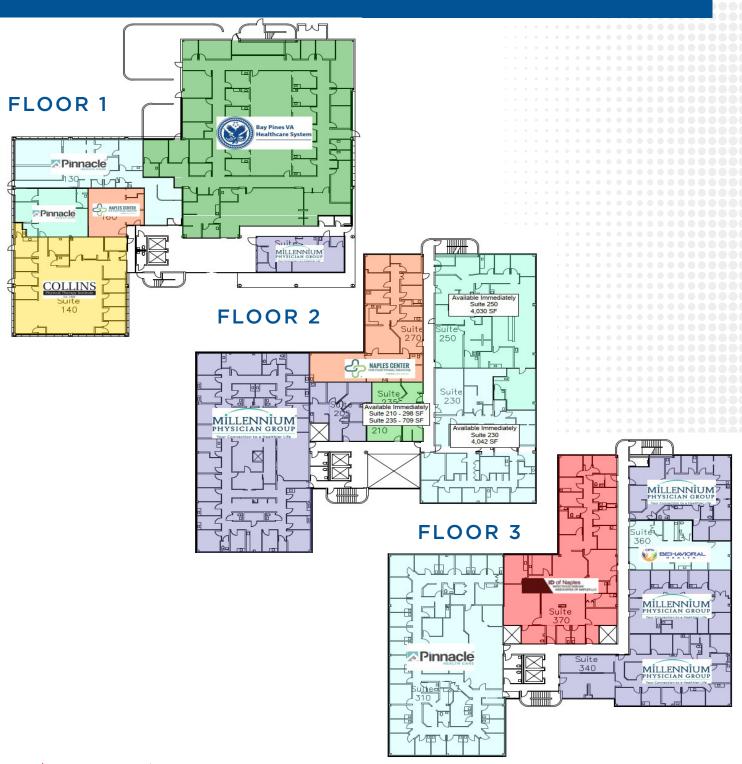
COMMERCIAL PROPERTY SOUTHWEST FLORIDA

Building owned and managed by **HEALTHCARE REALTY**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-03/08/24

COMMONS V MEDICAL OFFICE BUILDING

Available Suites 298-8,702 SF





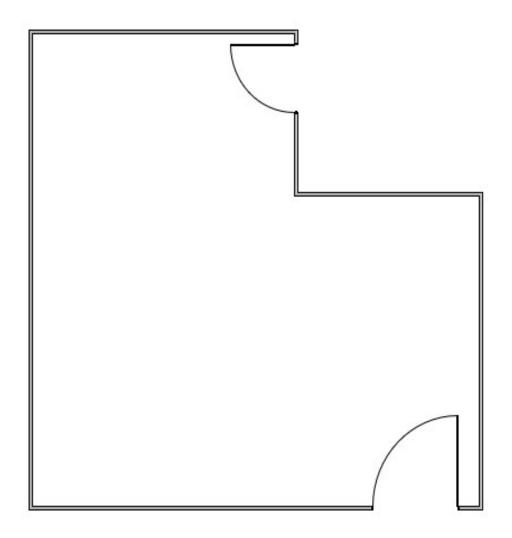
GARY TASMANCEP & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com

VANESSA TYLER Associate Director +1 239 489 3600 vtyler@cpswfl.com



Suite 210 | 298 SF - Available Immediately

Lease Rate - \$21.00 CAM - \$12.31

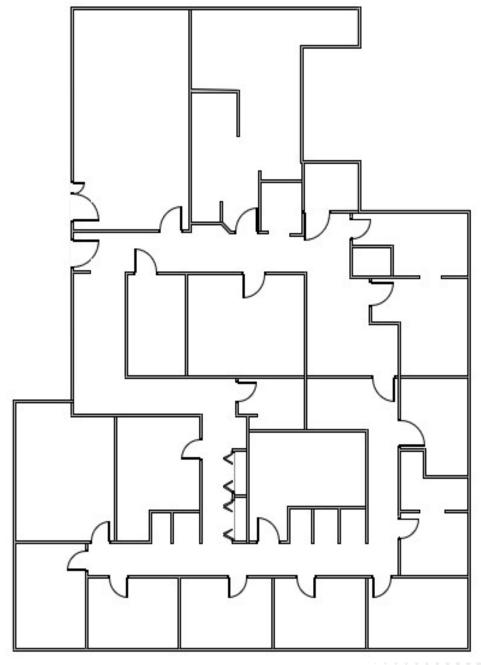


HEALTHCARE REALTY



Suite 230 | 4,042 SF - Available Immediately

Lease Rate - \$21.00 CAM - \$12.31





Building owned and managed by

HEALTHCARE REALTY

GARY TASMAN

CEP & Principal Broker +1 239 489 3600 gtasman@cpswfl.com

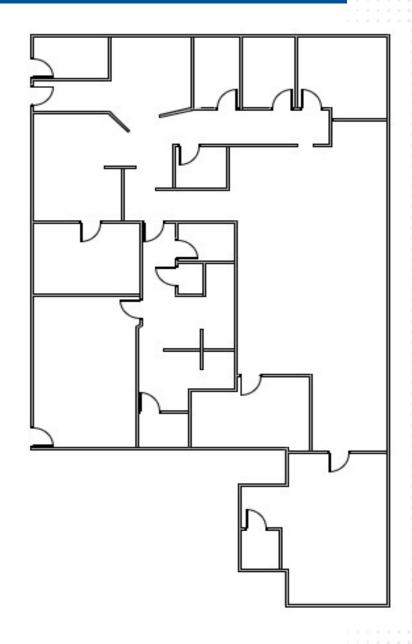
VANESSA TYLER

Associate Director +1 239 489 3600 vtyler@cpswfl.com



Suite 250 | 4,030 SF - Available Immediately

Lease Rate - \$21.00 CAM - \$12.31

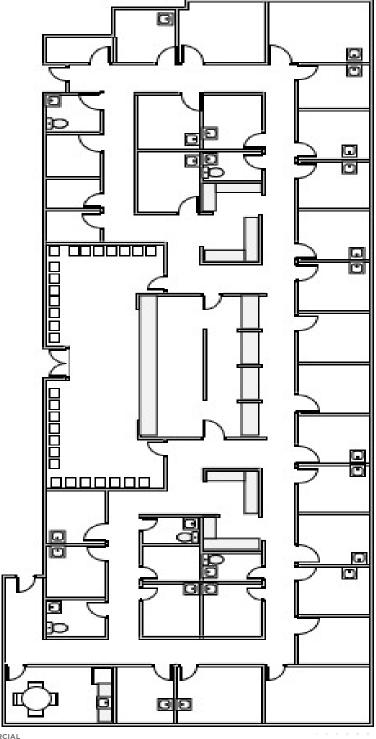






Suite 230/250 | 8,072 SF - Conceptual Plan

Lease Rate - \$21.00 CAM - \$12.31





COMMERCIAL PROPERTY SOUTHWEST FLORIDA 500 Fort Myers, Florida 33907

CEP & Principal Broker +1 239 489 3600 gtasman@cpswfl.com

GARY TASMAN



Suite 235 | 709 SF - Available Immediately

Lease Rate - \$21.00 CAM - \$12.31

