

## VANDERBILT PROFESSIONAL CENTER

2340 Vanderbilt Beach Road, Naples, FL 34109

### PROFESSIONAL OR MEDICAL OFFICE FOR LEASE



Artist's Conception

**LOCATION:** Dynamic location on Vanderbilt Beach Road just west of Airport Road next to the Alamo Gun Range.

**AVAILABILITY:** Four (4) floors with eight (8) units available

01 Units (left side of building)	3,193.347 SF (leasable) 2,551.111 SF (useable)
02 Units (right side of building)	2,810.592 SF (leasable) 2,295.333 SF (useable)

**LEASE RATE:** Floor 1           \$28.00 per SF, plus CAM, NNN  
Floors 2, 3 & 4   \$25.00 per SF, plus CAM, NNN  
Generous TI Allowance Commensurate with Lease Term

**CAM FEES:**       \$5.36 Per Leasable SF per month (Excludes real estate taxes)

- **NEW CONSTRUCTION** - New contemporary medical building in the heart of North Naples growth.
- Medical / Office Zoning and Parking
- Enjoy covered patios at the front and rear of the 2<sup>nd</sup> floor.
- Convenient to restaurants, shops and banking.
- Medical impact fees paid.
- Only two suites per floor.
- Customize your floor plan and build-out today.
- On-staff architect and construction services available.

**BAYFRONT REALTY, LLC**  
1333 3<sup>rd</sup> Ave S #101, Naples, FL 34102

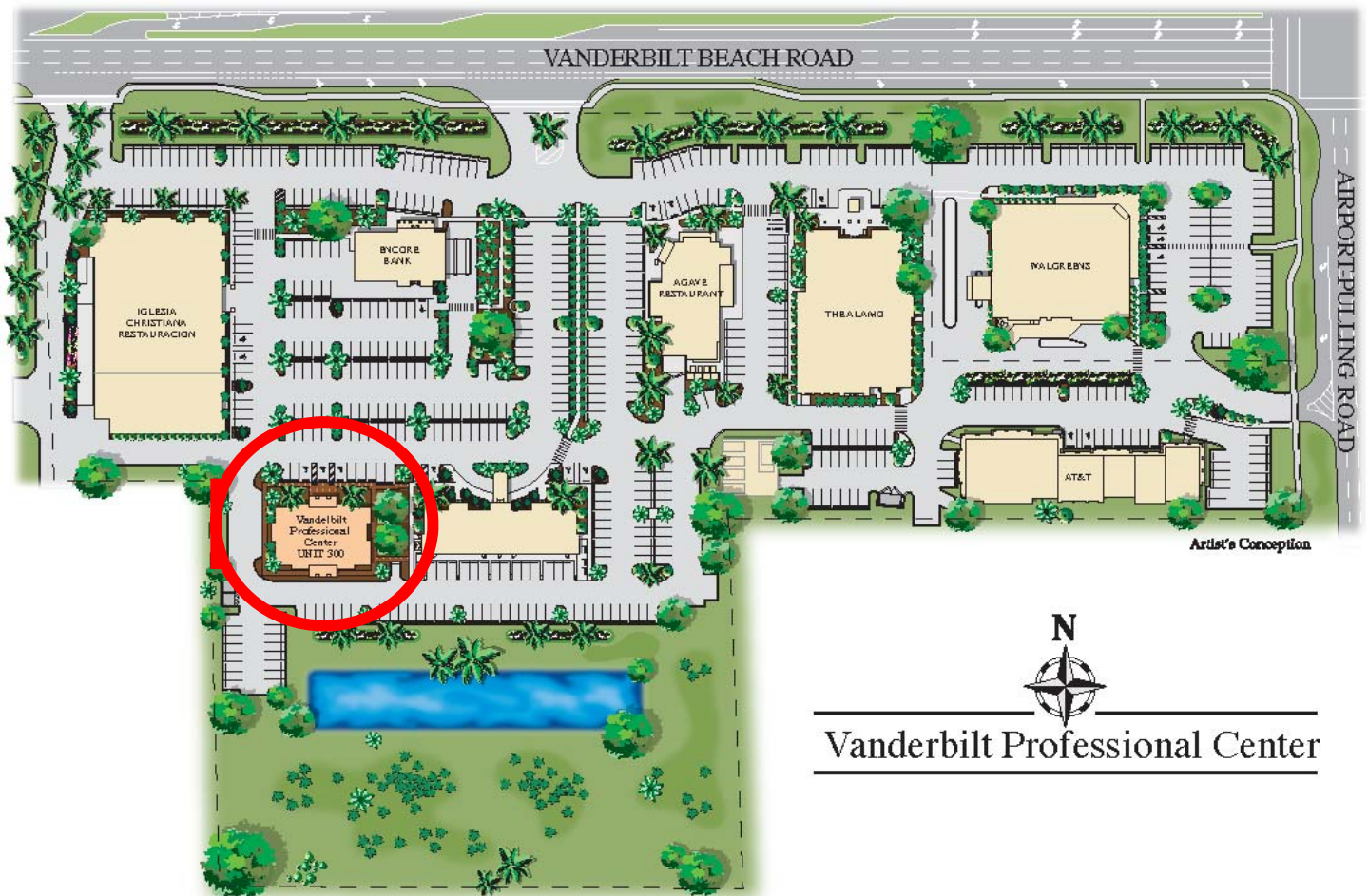
**Bill Klohn, Licensed Real Estate Broker**  
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Floor	Suite #	Unit Size (SF) (Leaseable)	\$ Per SF NNN	Annual Rent SubTotal	CAM \$5.36 Per SF	6.5% Tax 5.5% State 1% County	Rent Per Year	Rent Per Month
1	101	3193.347	28.00	89,413.72	17,116.34	6,924.45	113,454.51	\$ 9,454.54
1	102	2810.592	28.00	78,696.58	15,064.77	6,094.49	99,855.84	\$ 8,321.32
2	201	3193.347	25.00	79,833.68	17,116.34	6,301.75	103,251.77	\$ 8,604.31
2	202	2810.592	25.00	70,264.80	15,064.77	5,546.42	90,876.00	\$ 7,573.00
3	301	3193.347	25.00	79,833.68	17,116.34	6,301.75	103,251.77	\$ 8,604.31
3	302	2810.592	25.00	70,264.80	15,064.77	5,546.42	90,876.00	\$ 7,573.00
4	401	3193.347	25.00	79,833.68	17,116.34	6,301.75	103,251.77	\$ 8,604.31
4	402	2810.592	25.00	70,264.80	15,064.77	5,546.42	90,876.00	\$ 7,573.00



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## VANDERBILT PROFESSIONAL CENTER

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### 1<sup>ST</sup> LEVEL FLOOR PLAN



VANDERBILT PROFESSIONAL CENTER  
MEDICAL BUILDING  
1<sup>ST</sup> LEVEL FLOOR PLAN

## 2<sup>ND</sup> LEVEL FLOOR PLAN



## 3<sup>RD</sup> AND 4<sup>TH</sup> LEVEL FLOOR PLAN



## MODERN INTERIOR DESIGN



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