



(239) 571-9524

2340 VANDERBILT BEACH ROAD
NAPLES, FL 34109

Vanderbilt Professional Center



VANDERBILT
PROFESSIONAL
CENTER



THE PROPERTY

Dynamic Location on
Vanderbilt Beach Rd. just
west of Airport Rd.

MEDICAL SPACE NEAR HOSPITALS

- New Construction
- Medical Zoned & Parked
- Medical Impact Fees Paid
- Generous T.I. Allowance
- Two Suites Per Floor

Perfect for:

- Internal Medicine
- Dental Office
- Eye Care
- Cardiologist

**COMPLETION
DEALS NOW
AVAILABLE!**

BASE RENT PER LEASABLE SQ FT:

BASE RENT: \$ 28.00 (1st Floor)
 BASE RENT: \$ 25.00 (2nd, 3rd & 4th Floors)
 OPERATING: \$ 8.00

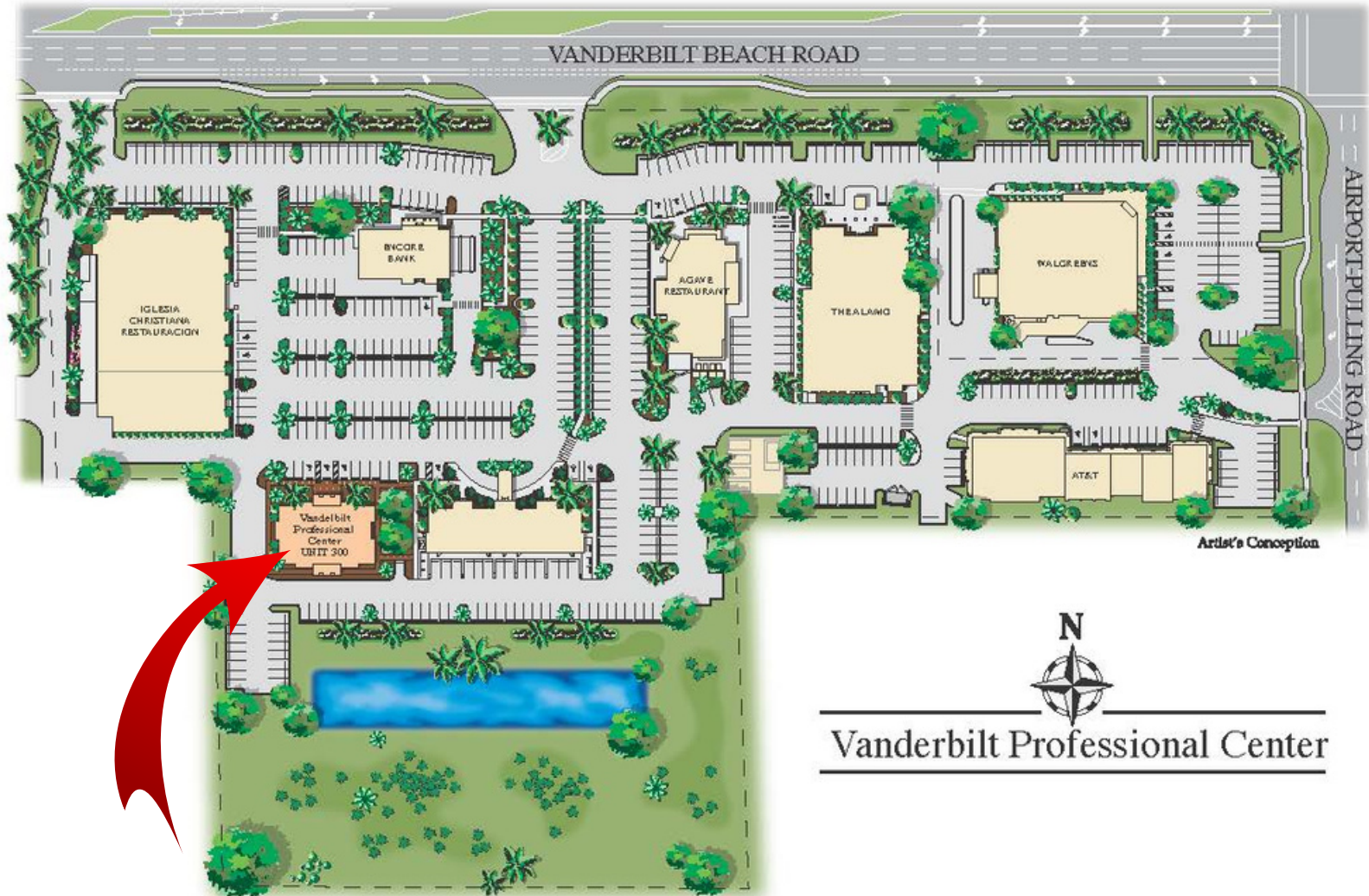
Bayfront Realty-Broker
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Located in a Dynamic Medical & Professional Complex



Floorplan - 1st Level

Suite 101 (LEASED) 2551.111 SF Usable - 3193.347 SF Leasable

Suite 102 - 2245.333 SF Usable - 2810.592 SF Leasable



**VANDERBILT PROFESSIONAL CENTER
 MEDICAL BUILDING
 1ST LEVEL FLOOR PLAN**



Floorplan - 2nd Level

Suite 201 (LEASED) 2551.111 SF Usable - 3193.347 SF Leasable

Suite 202 - 2245.333 SF Usable - 2810.592 SF Leasable



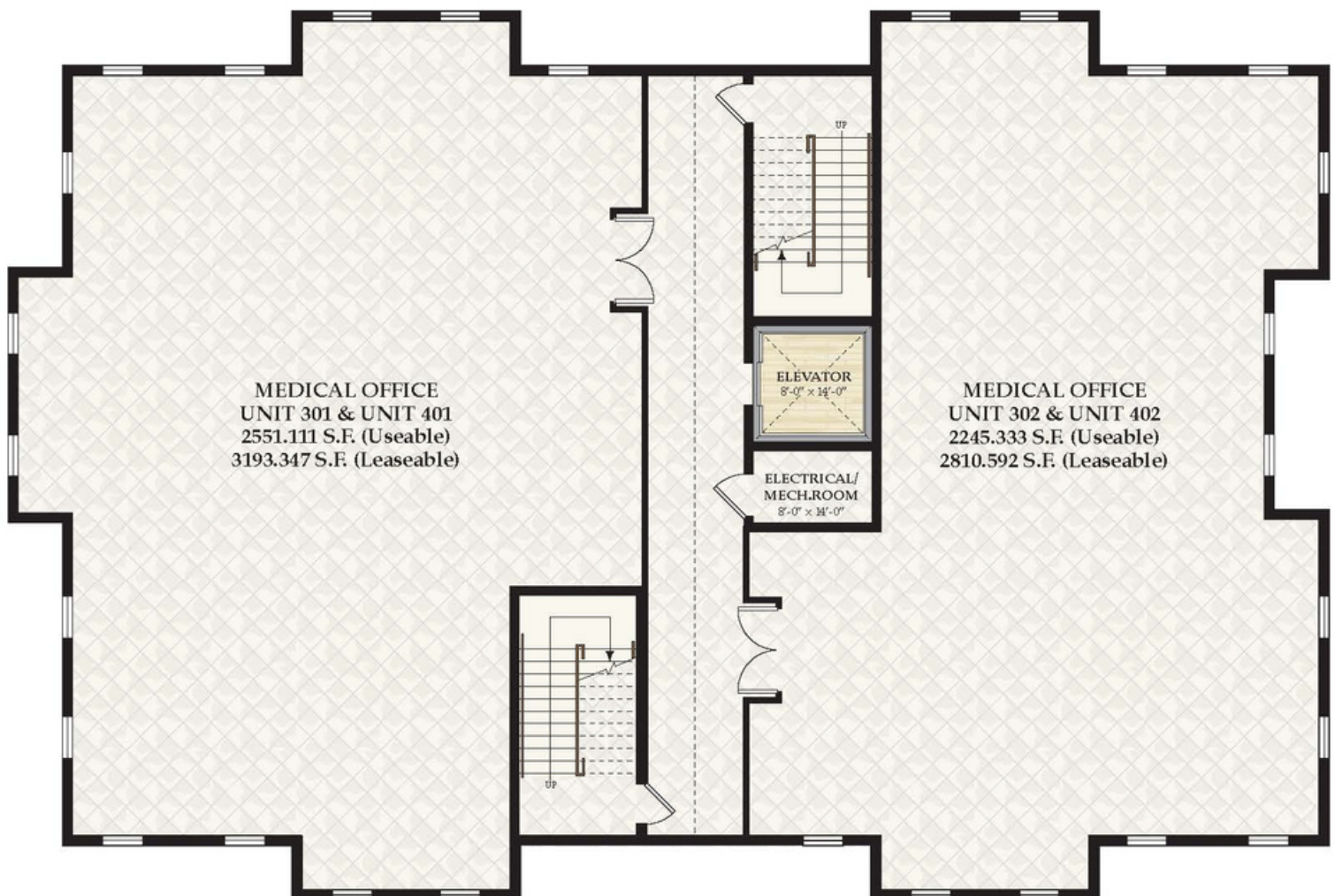
VANDERBILT PROFESSIONAL CENTER
 MEDICAL BUILDING
 2ND LEVEL FLOOR PLAN



Floorplan - 3rd & 4th Level

Suite 301 & 401 - 2551.111 SF Usable - 3193.347 SF Leasable

Suite 302 & 402 - 2245.333 SF Usable - 2810.592 SF Leasable



VANDERBILT PROFESSIONAL CENTER
MEDICAL BUILDING
3RD & 4TH LEVEL FLOOR PLAN

Lease Details

| Floor | Suite # | Status | Unit Size (SF) (Useable) | Unit Size (SF) (Leaseable) | Base Rent Per Leasable SF NNN | Monthly Base Rent | Monthly CAM \$8.00 Per SF | Monthly Rent w/Cam SubTotal | 4.5% Tax | TOTAL Monthly Rent |
|-------|---------|-----------|-----------------------------|-------------------------------|-------------------------------------|----------------------|------------------------------|--------------------------------|----------|-----------------------|
| 1 | 101 | LEASED | 2,551.111 | 3,193.347 | 28.00 | 7,451.14 | 2,128.90 | 9,580.04 | 431.10 | \$10,011.14 |
| 1 | 102 | AVAILABLE | 2,245.333 | 2,810.592 | 28.00 | 6,558.05 | 1,873.73 | 8,431.78 | 379.43 | \$8,811.21 |
| 2 | 201 | LEASED | 2,551.111 | 3,193.347 | 25.00 | 6,652.81 | 2,128.90 | 8,781.70 | 395.18 | \$9,176.88 |
| 2 | 202 | AVAILABLE | 2,245.333 | 2,810.592 | 25.00 | 5,855.40 | 1,873.73 | 7,729.13 | 347.81 | \$8,076.94 |
| 3 | 301 | AVAILABLE | 2,551.111 | 3,193.347 | 25.00 | 6,652.81 | 2,128.90 | 8,781.70 | 395.18 | \$9,176.88 |
| 3 | 302 | AVAILABLE | 2,245.333 | 2,810.592 | 25.00 | 5,855.40 | 1,873.73 | 7,729.13 | 347.81 | \$8,076.94 |
| 4 | 401 | AVAILABLE | 2,551.111 | 3,193.347 | 25.00 | 6,652.81 | 2,128.90 | 8,781.70 | 395.18 | \$9,176.88 |
| 4 | 402 | AVAILABLE | 2,245.333 | 2,810.592 | 25.00 | 5,855.40 | 1,873.73 | 7,729.13 | 347.81 | \$8,076.94 |

Map

Dynamic Location on Vanderbilt Beach Rd. just west of Airport Rd. next to the Alamo Gun Range.
 Convenient to restaurants, shops, and banking.



Interior Lobby Area



**VANDERBILT
PROFESSIONAL
CENTER**