



## 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: \$ 9.00

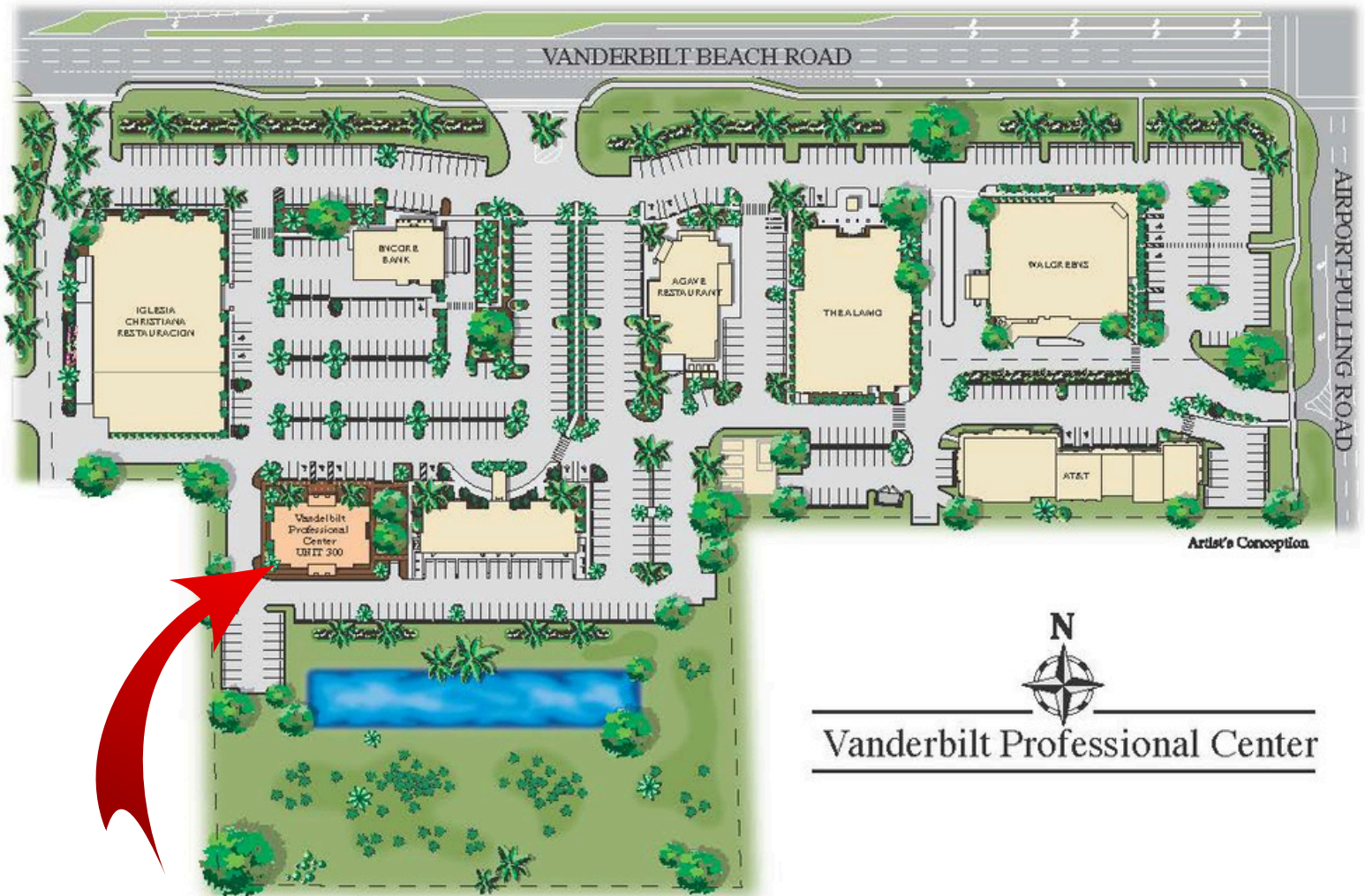
**Bayfront Realty-Broker**  
**Bill Klohn**  
**(239) 571-9524**  
**bklahn@me.com**







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 - 2551.111 SF Usable - 3193.347 SF Leasable

Suite 302 - 2245.333 SF Usable - 2810.592 SF Leasable



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





Floorplan - 4th Level

Suite 401 - 2551.111 SF Usable - 3193.347 SF Leasable

Suite 402 - 2245.333 SF Usable - 2810.592 SF Leasable

Sample Floorplan



**VANDERBILT PROFESSIONAL CENTER  
MEDICAL BUILDING**

## Lease Details

Floor	Suite #	Status	Unit Size (SF) (Useable)	Unit Size (SF) (Leaseable)	Base Rent Per Leasable SF NNN	Monthly Base Rent	Monthly CAM \$9.00 Per SF	Monthly Rent w/Cam SubTotal	2% Tax	TOTAL Monthly Rent
1	101	LEASED	2,551.111	3,193.347	28.00	7,451.14	2,395.01	9,846.15	196.92	LEASED
1	102	AVAILABLE	2,245.333	2,810.592	28.00	6,558.05	2,107.94	8,665.99	173.32	\$8,839.31
2	201	LEASED	2,551.111	3,193.347	25.00	6,652.81	2,395.01	9,047.82	180.96	LEASED
2	202	AVAILABLE	2,245.333	2,810.592	25.00	5,855.40	2,107.94	7,963.34	159.27	\$8,122.61
3	301	AVAILABLE	2,551.111	3,193.347	25.00	6,652.81	2,395.01	9,047.82	180.96	\$9,228.77
3	302	AVAILABLE	2,245.333	2,810.592	25.00	5,855.40	2,107.94	7,963.34	159.27	\$8,122.61
4	401	AVAILABLE	2,551.111	3,193.347	25.00	6,652.81	2,395.01	9,047.82	180.96	\$9,228.77
4	402	AVAILABLE	2,245.333	2,810.592	25.00	5,855.40	2,107.94	7,963.34	159.27	\$8,122.61

## Map

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

