



**Investment  
Properties  
Corporation**

**S A L E O R L E A S E**

# MEDICAL OFFICE CONDO



Located off Airport-Pulling Rd. N | Across from Naples Promenade

5500 Bryson Dr | Naples, FL 34109



Medical office condo available for sale or lease in a highly desirable Naples location. Directly across from Naples Promenade offering convenient access to restaurants, shopping, and amenities.

*click  
here!*



**Google  
Maps**

**CONTACT ☎ (239) 261-3400**

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Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



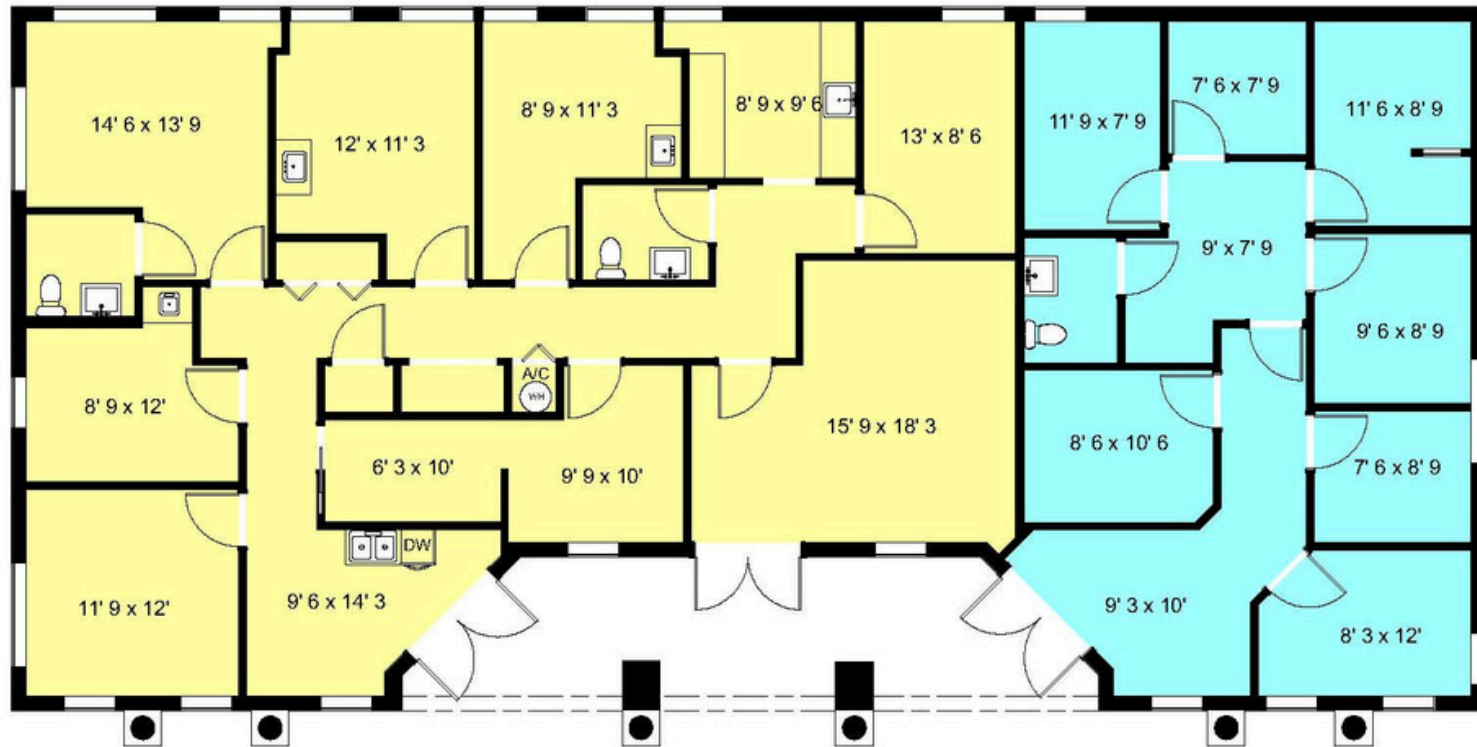
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## FLOOR PLAN



SUITE 301	1,975 sq. ft.
SUITE 303	1,025 sq. ft.
<b>TOTAL AREA</b>	<b>3,000 sq. ft.</b>

<https://www.investmentproperties.com/properties/naples-fl/5500-bryson-dr/condo-301-303>

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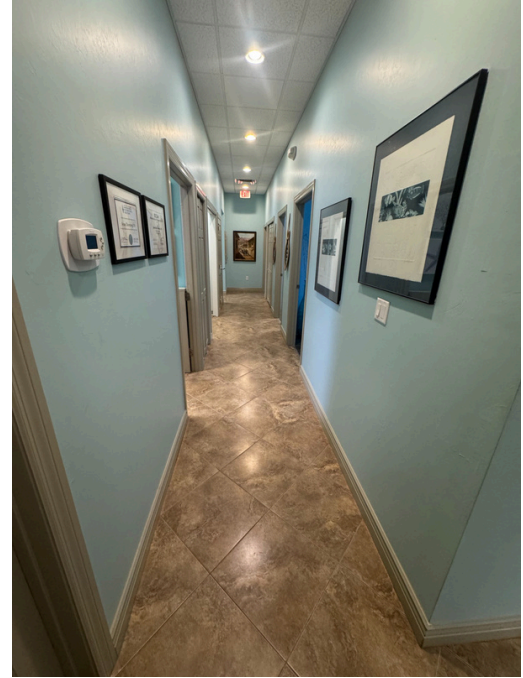
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## PHOTOS



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## OFFERING SUMMARY

SALE PRICE:	\$1,500,000	YEAR BUILT:	2004
LEASE RATE	\$31.00 PSF NNN	2024 R.E. TAXES:	\$7,709.84
RENTABLE SF:	+/- 3,000	2025 ASSOC. FEES:	\$2,875.00 (Quarterly)
UNIT:	301 & 303	AVAILABILITY:	IMMEDIATELY



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