

BR
Bayfront Realty
(239) 571-9524

1333 3RD AVE S #404-407
NAPLES, FL 34102
Bayfront Professional Center

**MEDICAL / COMMERCIAL
FOR SALE!**



THE PROPERTY

- 5 Story Coastal Contemporary Professional Building
- Located in iconic Bayfront of Naples

WALKING DISTANCE TO DOWNTOWN NAPLES

- 8,492,338 Leaseable SQ FT
- 6,952,316 Usable SQ FT
- CAM includes water & electric
- Four (4) Dedicated Garage Parking Spaces
- 26 Offices and Plenty of Storage
- 2 Breakrooms & Event Kitchen
- Dedicated Copy Room
- 2 Large Conference Rooms
- Views overlooking Gordon River

Prime Commercial Unit for Sale in Bayfront

\$5,052,941.00 / CAM \$11.63

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Exterior and Common Area Photos



Ground Floor Lobby



4th Floor Lobby

Unit
Entrance



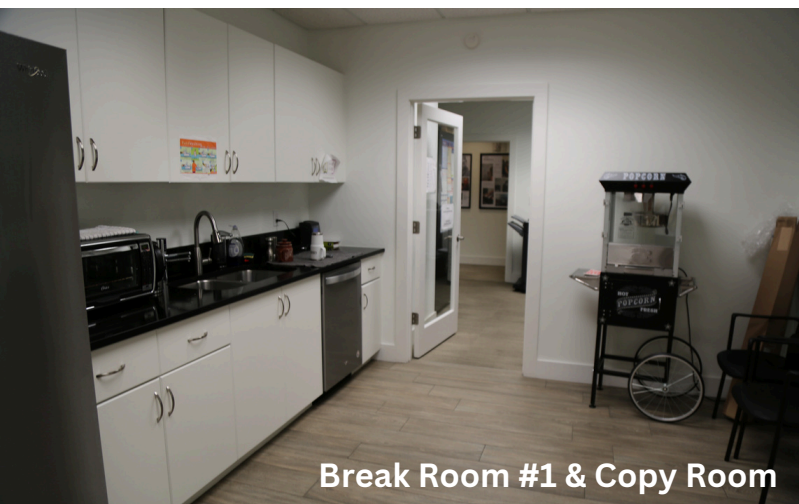
Interior Photos - Office Use



Reception



Conference Room #1 (Front)



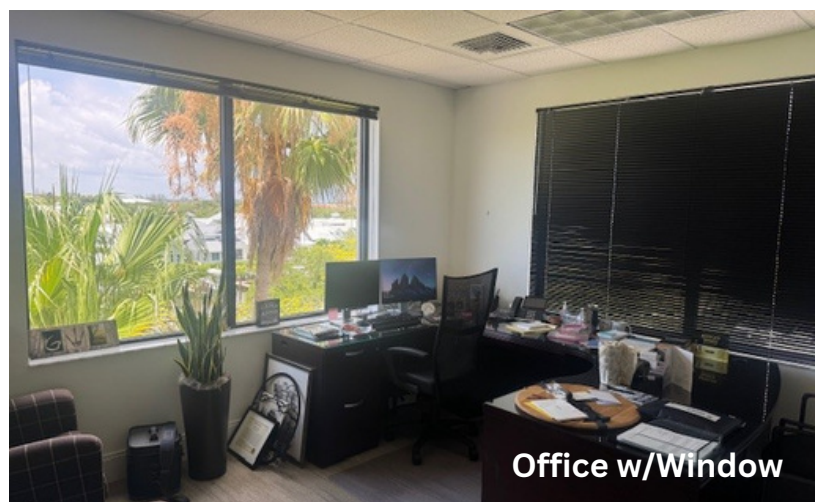
Break Room #1 & Copy Room



Conference Room #2 (Rear)



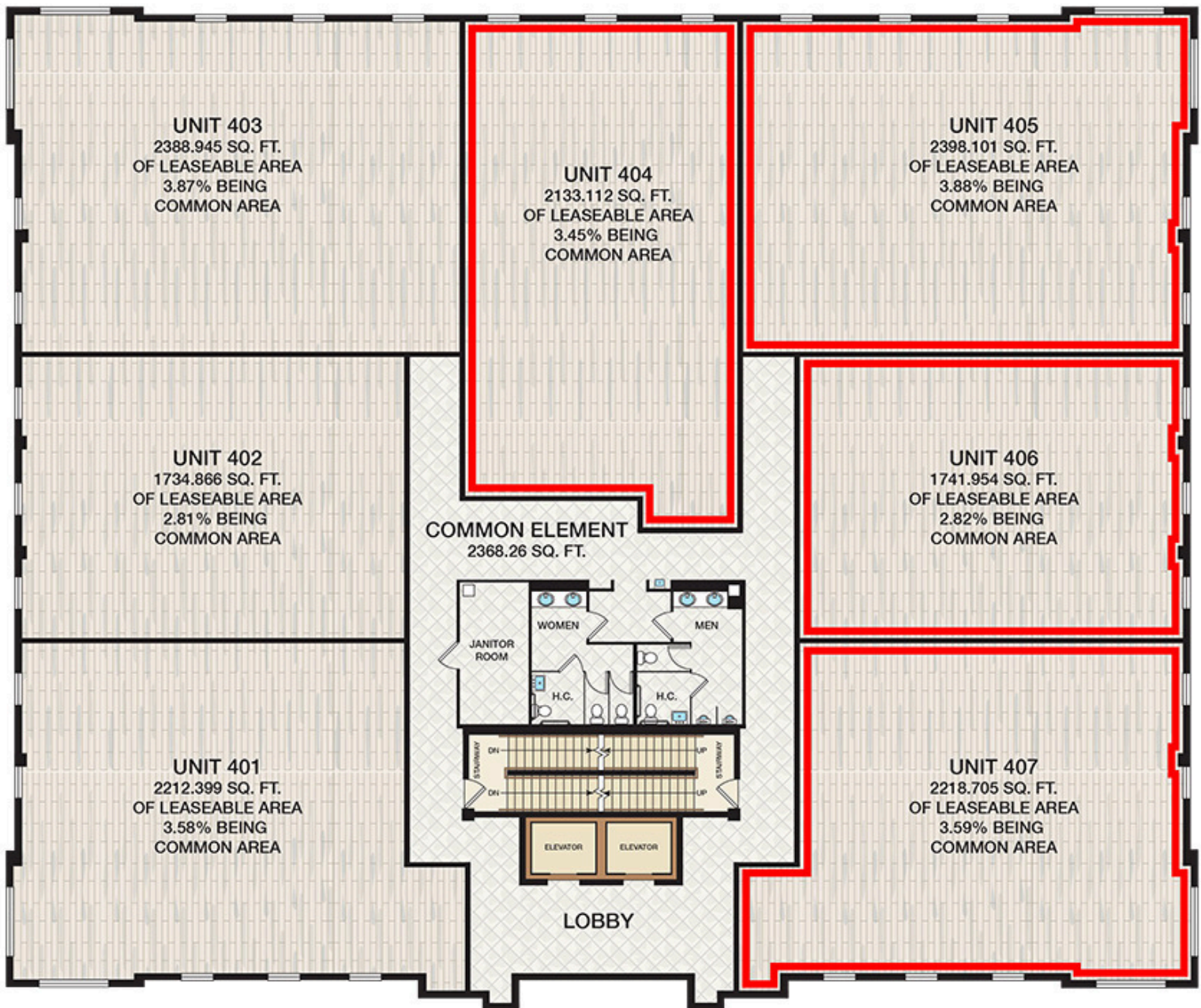
Break Room #2 (Event Kitchen)



Office w/Window

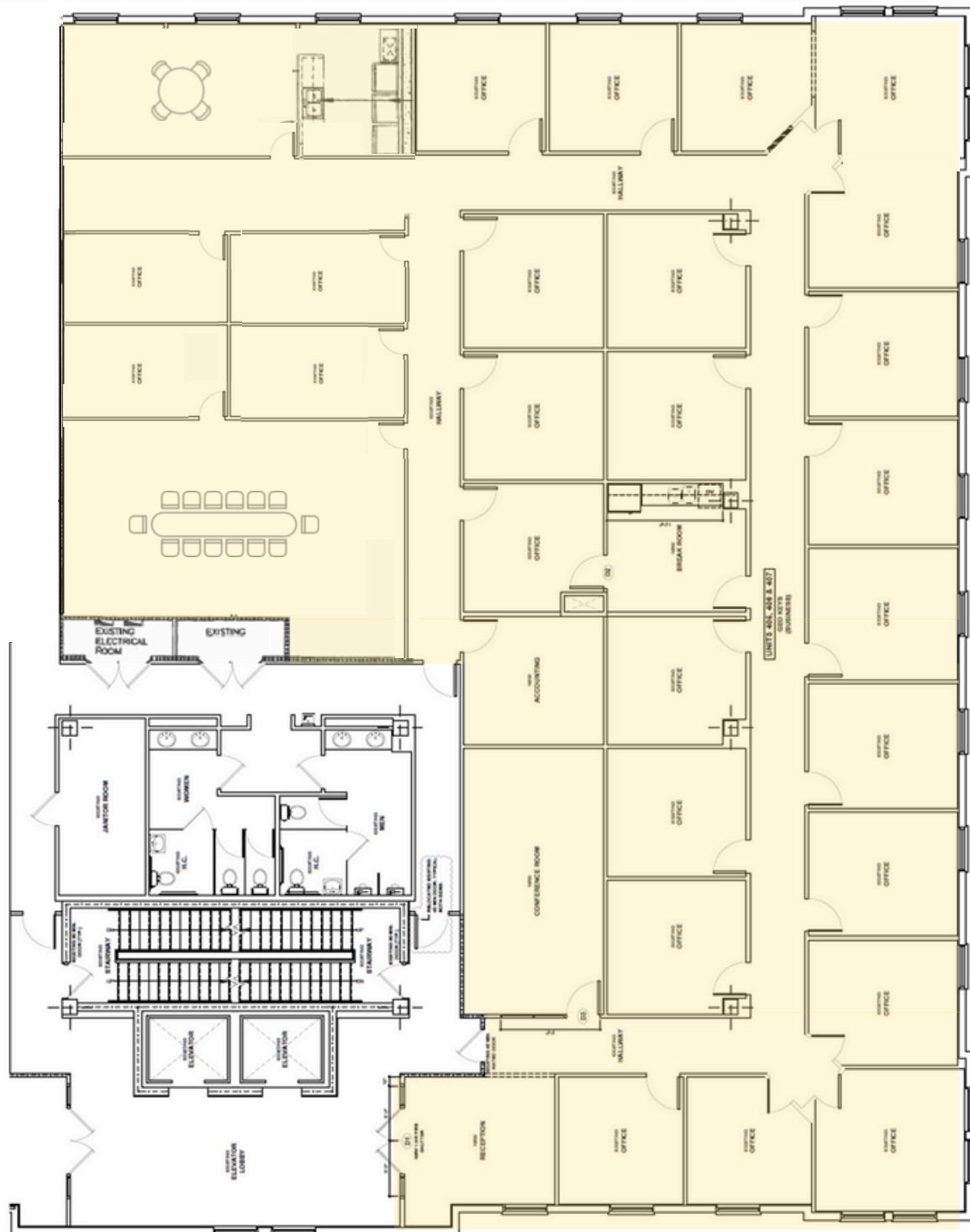
Combined Units 404, 405, 406 & 407

THE BAYFRONT PROFESSIONAL CENTER



Fourth Floor

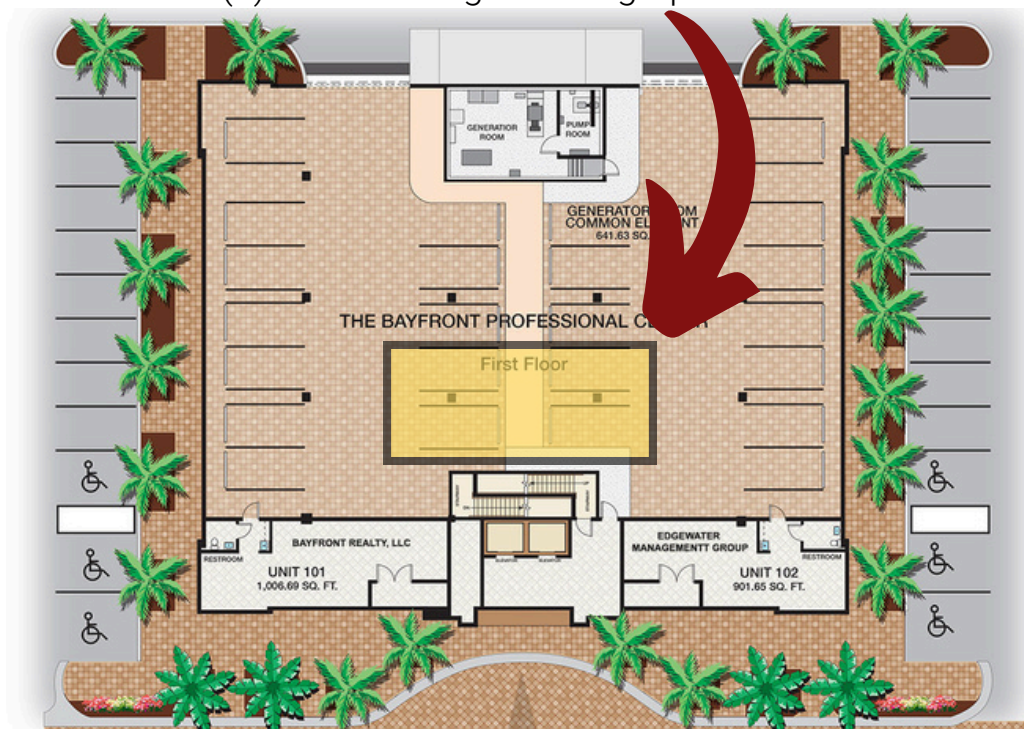
Existing Floorplan



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Ground Level Lobby & Garage Layout
 Four (4) Under Garage Parking Spaces Included



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Location Info

This 5-story medical / office building anchors the iconic Bayfront of Naples mixed-use development. Enter off Goodlette (with traffic signal) with ample parking. This location provides easy access to all downtown venues and activities.

The eastern view from the 4th floor unit overlooks Mangrove Bay and the Gordon River. The southern view overlooks iconic Bayfront of Naples and Shanes Cabana Bar.

