



Colliers



Built Out Medical Opportunity
Commons Professional Park
Naples, FL

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Asking rent:
\$20.00 - \$24.00 NNN

Accelerating success.



Property Overview

The Commons Professional Park is comprised of two (2), three (3) story buildings totaling 90,000 square feet. Ownerships recent investment into capital enhancing to the common areas makes this asset the superior choice for image conscious medical professionals within southern Naples.

The asset is uniquely situated within the sought after S Naples affluent sub-market and provides value conscious tenant convenient accessibility to 5th Ave, Naples Executive Airport, and the Court House.

Property Address:

704 - 708 Goodlette Rd N,
Naples, FL 34102

Size:

90,000 SF

Lease Rate:

\$20.00 - \$24.00 PSF NNN

OpEx:

\$11.50 PSF

Year Built:

2004 - 2006

Parking:

270 spaces

Available space:

704 Goodlette Rd. N.
2nd Floor: 14,272 SF
3rd Floor: 7,835 SF

708 Goodlette Rd. N.
3rd Floor: 2,877 SF

Commons Professional Park highlights include:

- Corporate Campus Environment
- Ample parking
- Close proximity to US 41, 5th Ave., Naples Community Hospital, and local governmental agencies.
- Entire building backup generator
- Controlled access
- 10 foot ceilings
- Impact windows

Property Aerial



Demographics



**Total Population
(2023)**
1-Mile: 6,687
3-Mile: 59,728
5-Mile: 140,389



**Average HH Income
(2023)**
1 Mile: \$92,189
3-Mile: \$105,088
5-Mile: \$116,527



**Households
(2023)**
1-Mile: 2,758
3-Mile: 27,326
5-Mile: 61,524

704 Goodlette | Floor Plans

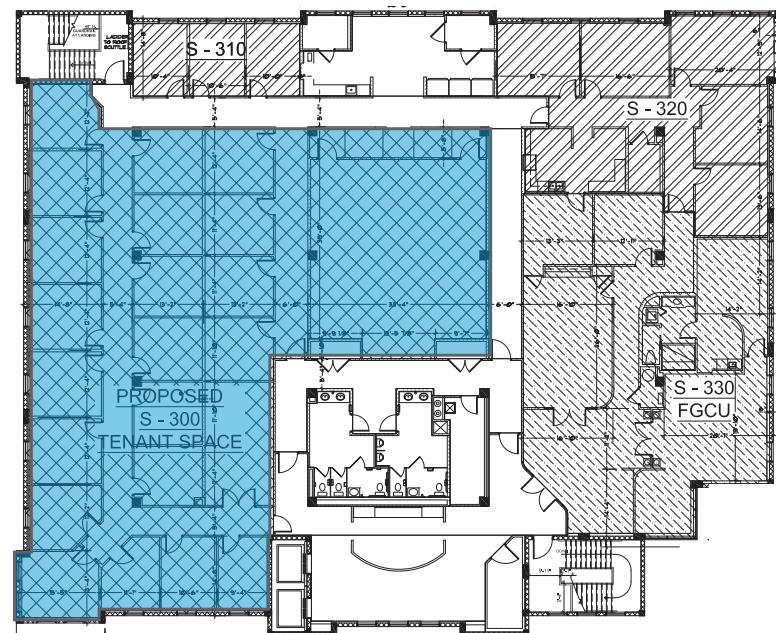
Availability Professional Office

| Suite | Size (SF) | Base Rent | OpEX (PSF) | Monthly Rent |
|-------|-----------|-----------|------------|--------------|
| 200 | 14,272 | \$20.00 | \$11.50 | \$37,464.00 |
| 300 | 7,835 | \$20.00 | \$11.50 | \$20,566.88 |

Excluding Tax



300

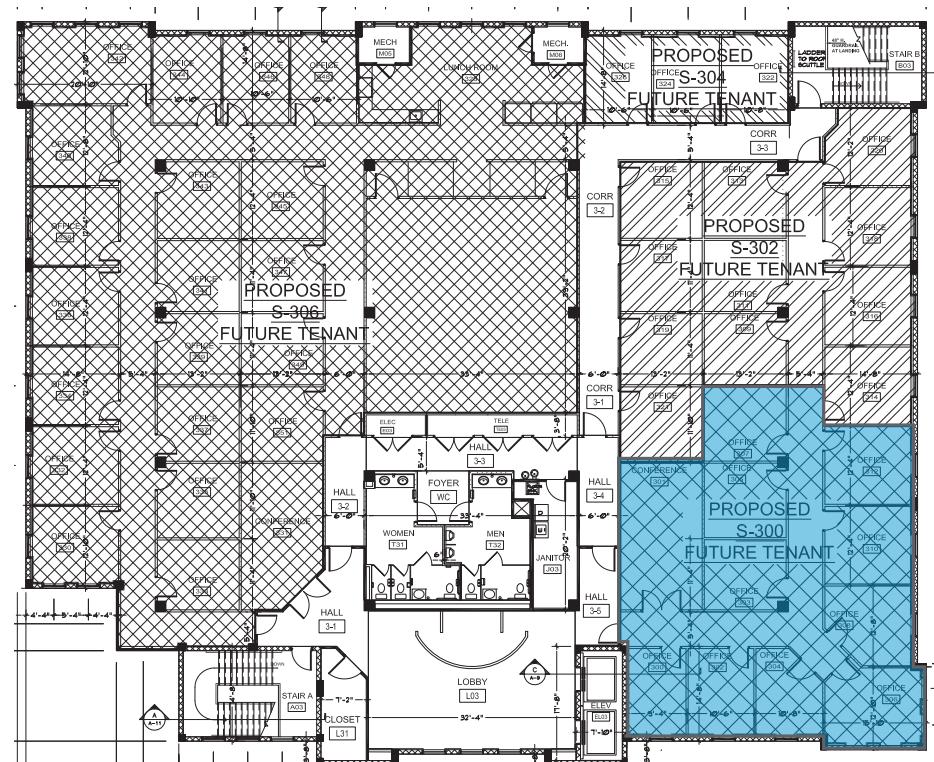


708 Goodlette | Floor Plans

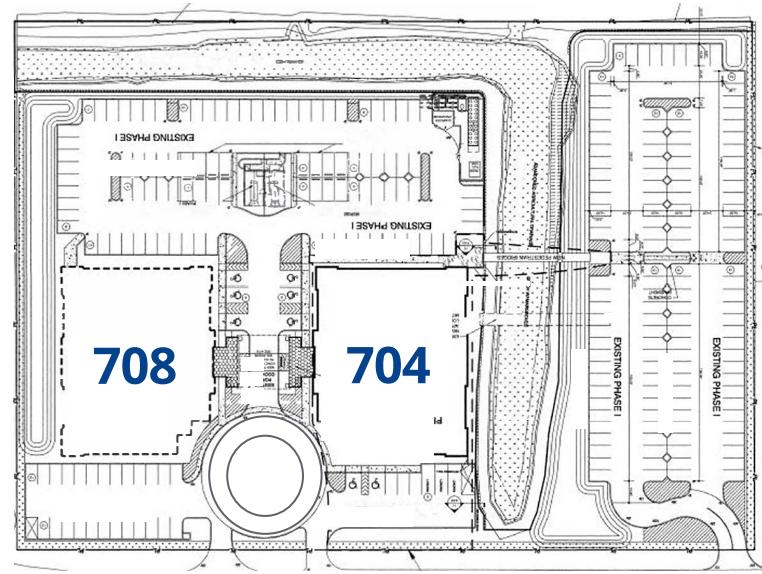
Availability
Built Out Medical Opportunity

| Suite | Size (SF) | Base Rent | OpEx (PSF) | Monthly Rent |
|-------|-----------|-----------|------------|--------------|
| 300 | 2,877 | \$24.00 | \$11.50 | \$8,511.13 |

Excluding Tax



Site Plan



708 Lobby





Commons Professional Park

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Naples, Florida 34102

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