

COMMONS V

MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH
NAPLES, FL 34102

Premier Medical Office Space for Lease



**CUSHMAN &
WAKEFIELD**
COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA
5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

Building owned and managed by
HEALTHCARE REALTY

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

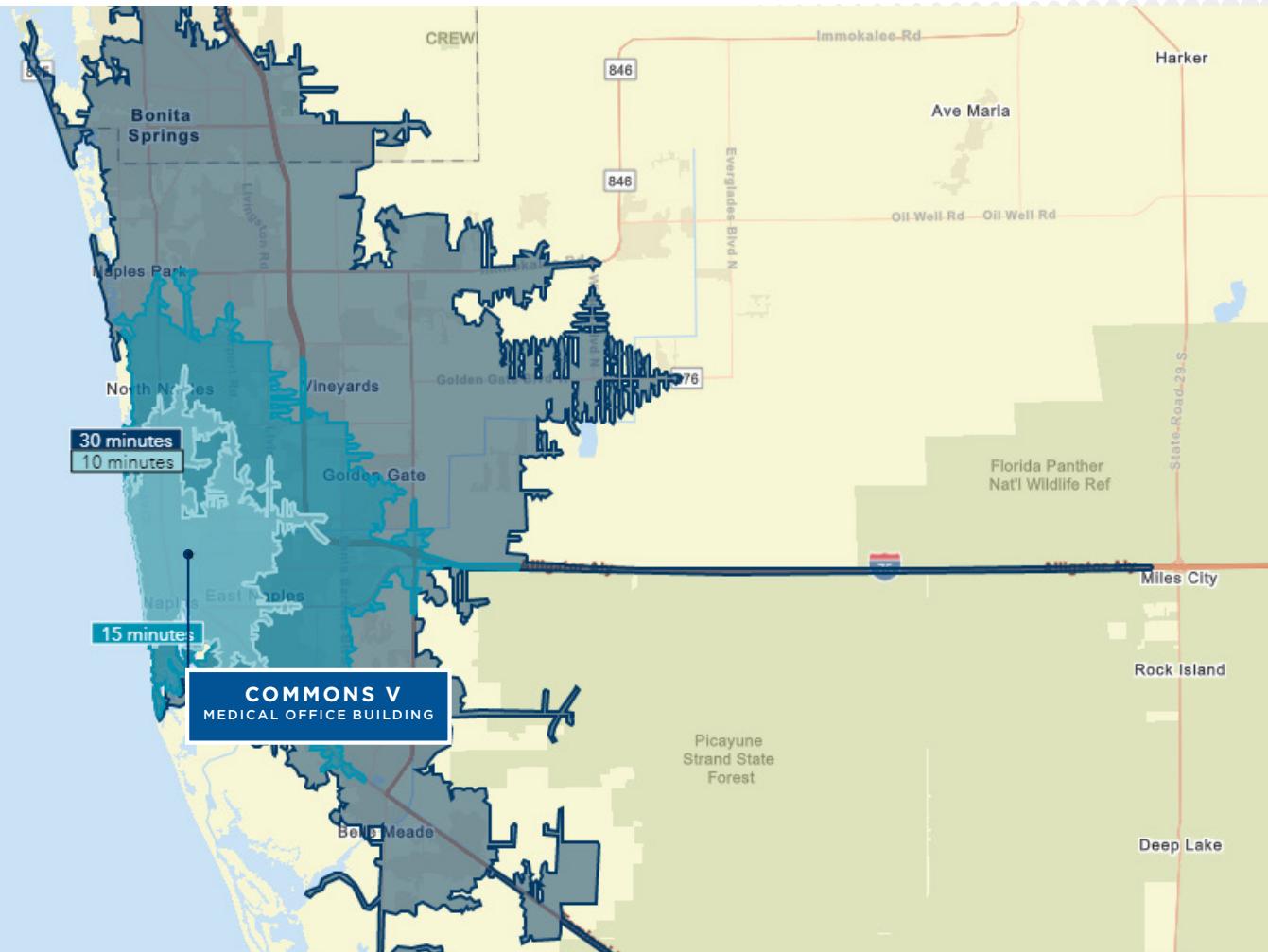
GARY TASMAN
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com

VANESSA TYLER
Associate Director
+1 239 489 3600
vtyler@cpswfl.com

Opportunity

- Three-story medical office building totaling 60,008 RSF
- Located in one of the fastest growing coastal communities in Southwest Florida
- One mile from Naples Community Hospital-Downtown, a 420-bed hospital specializing in cardiology, oncology, surgery, diagnostics, and more
- Referral opportunities from other providers
- Drive up patient pick-up and drop off
- Ample parking
- Non-compete in place, no physical therapy use

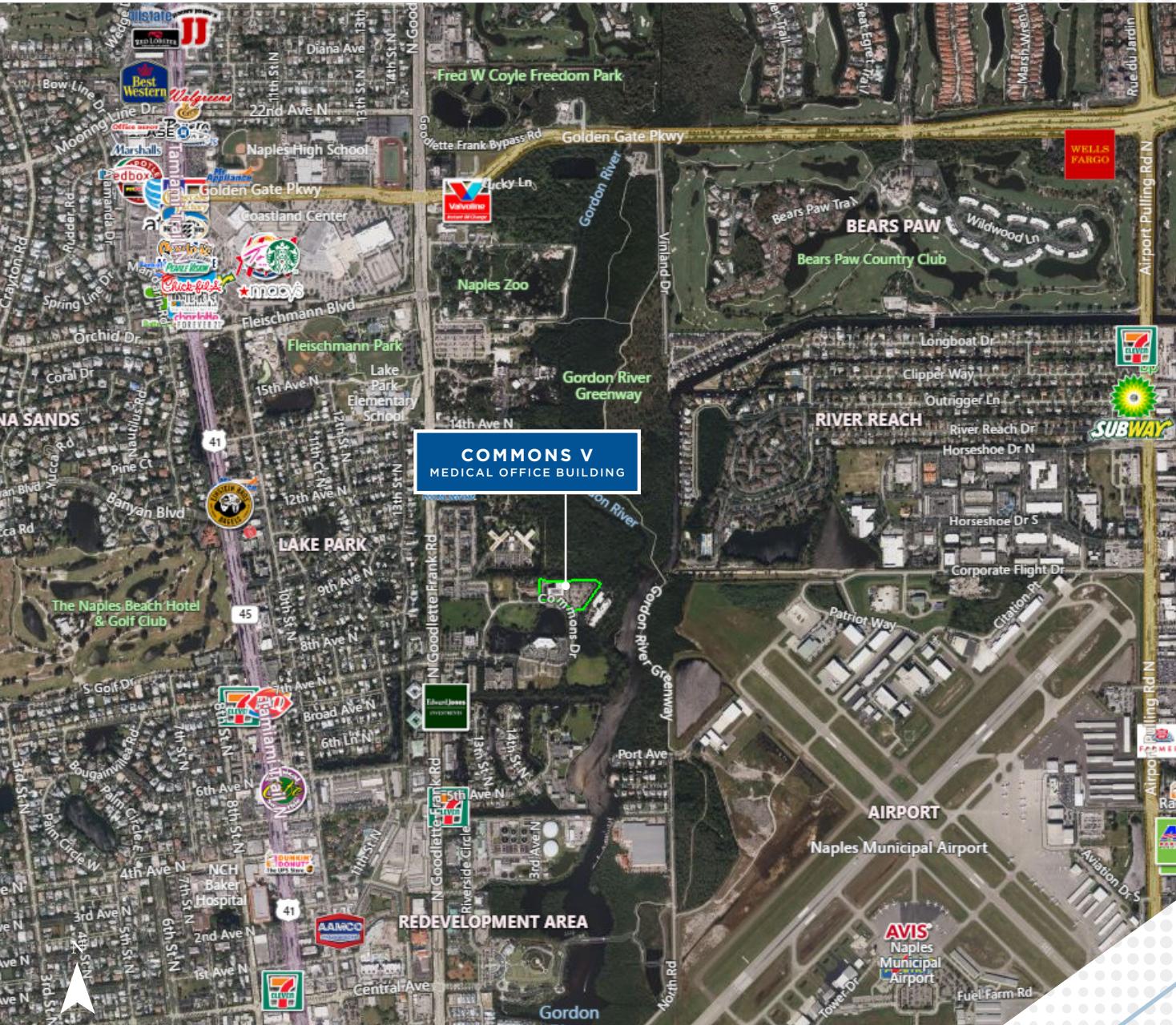
Drive-Time From Property



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	3,470	42,711	109,476
2023 MEDIAN AGE	49.2 Yrs	57 Yrs	56.6 Yrs
2023 AVERAGE HOUSEHOLD INCOME	\$100,447	\$112,592	\$107,231
2023 AVERAGE MEDICAL SPENDING	\$1,598	\$1,884	\$1,861

Nearby Amenities



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Nearby Medical



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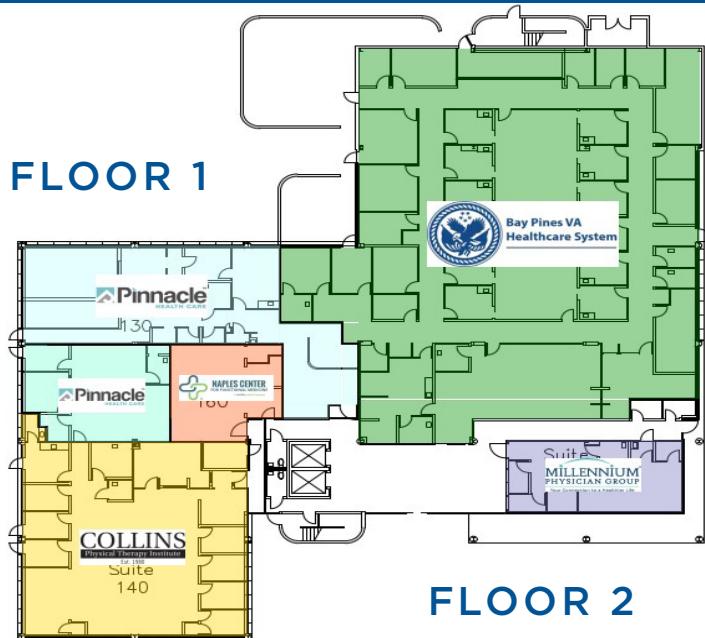
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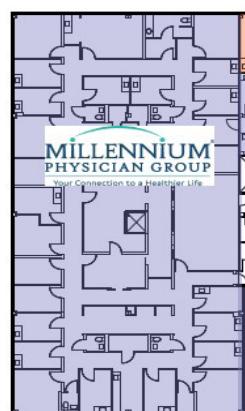
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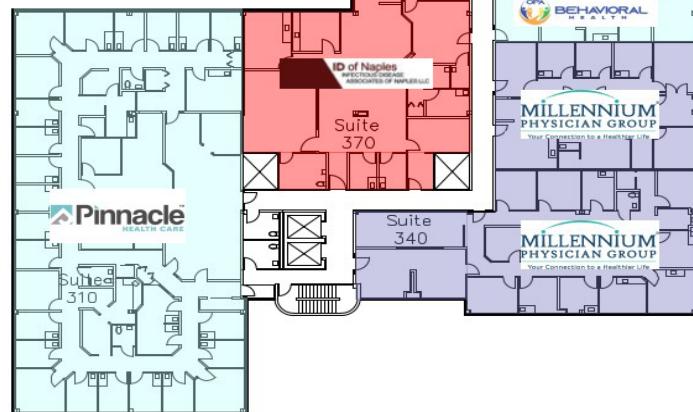
Available Suites 298-4,042 SF



FLOOR 2



FLOOR 3



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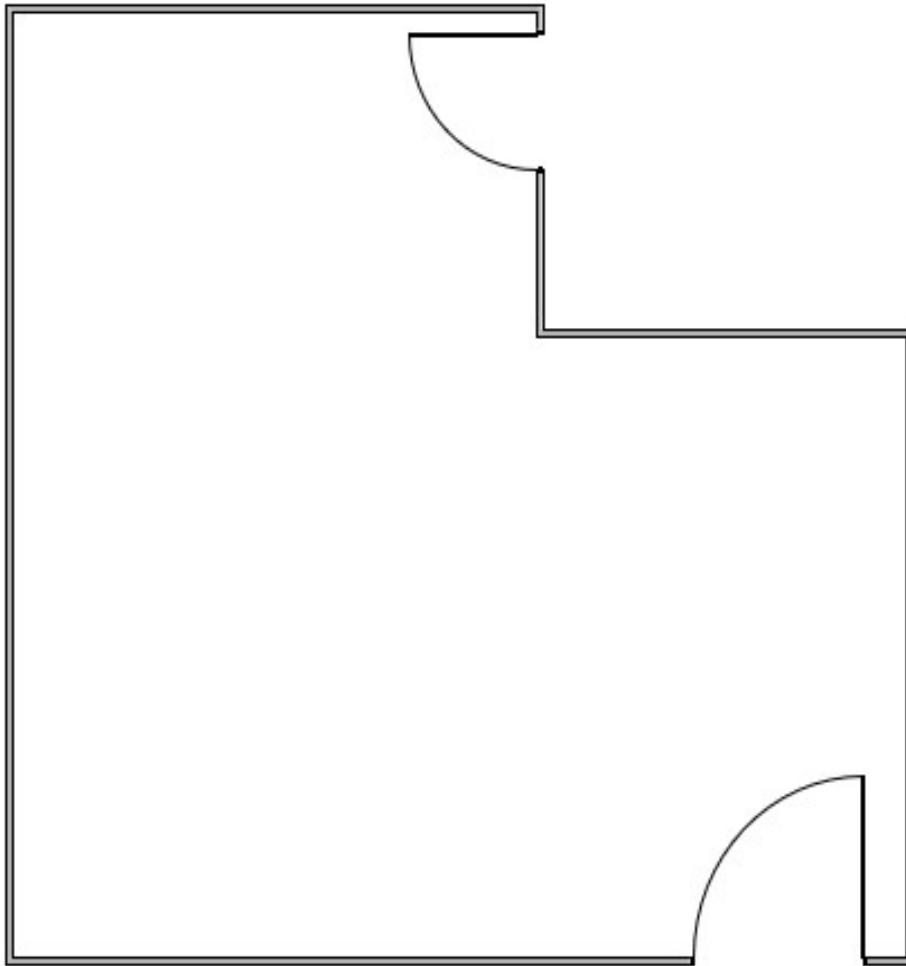
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800 GOODLETTE RD NORTH
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Suite 210 | 298 SF - Available Immediately

Lease Rate - \$21.00
CAM - \$13.68



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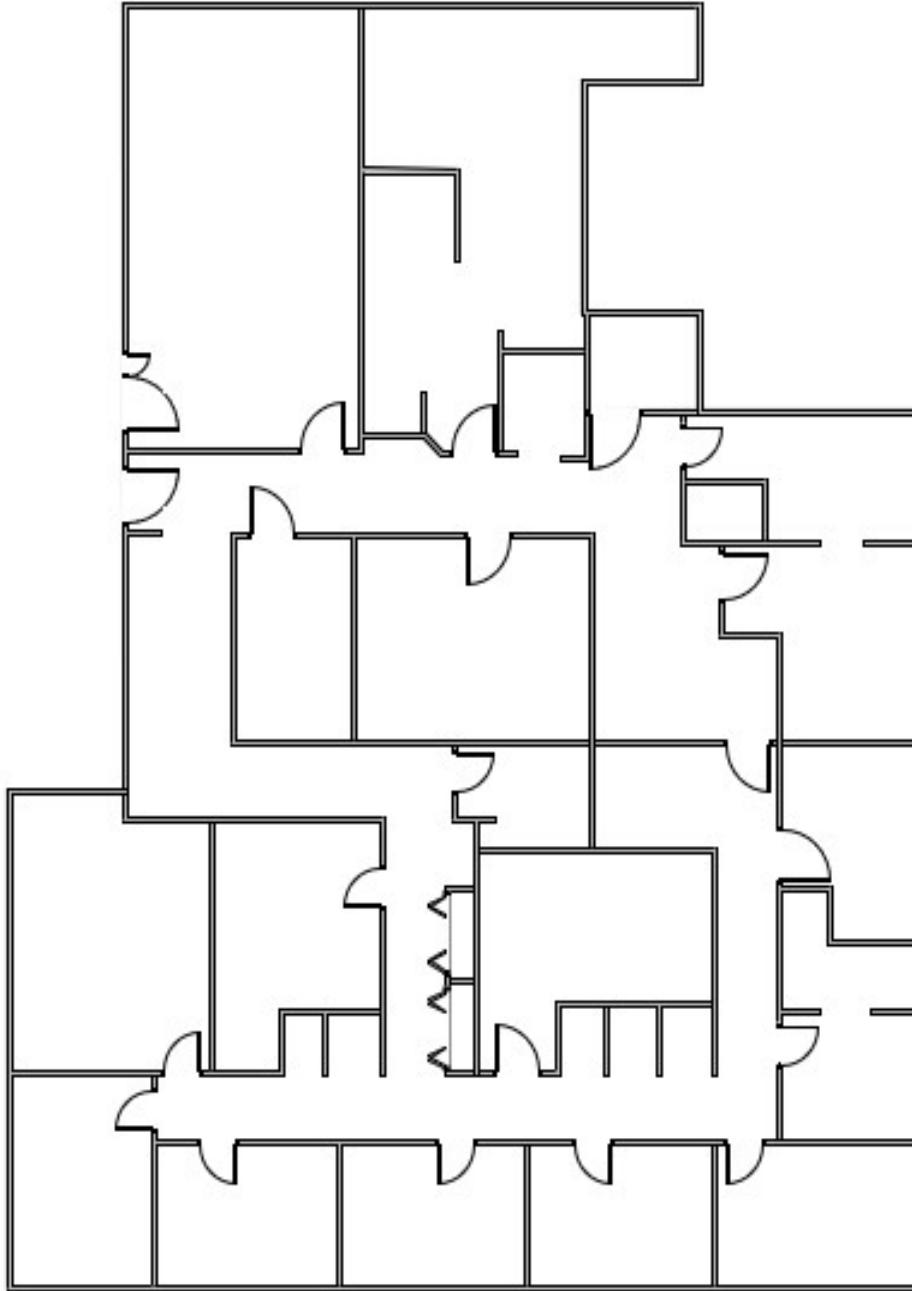
MEDICAL OFFICE BUILDING

800 GOODLETTE RD NORTH
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Suite 230 | 4,042 SF - Available Immediately

Lease Rate - \$21.00

CAM - \$13.68



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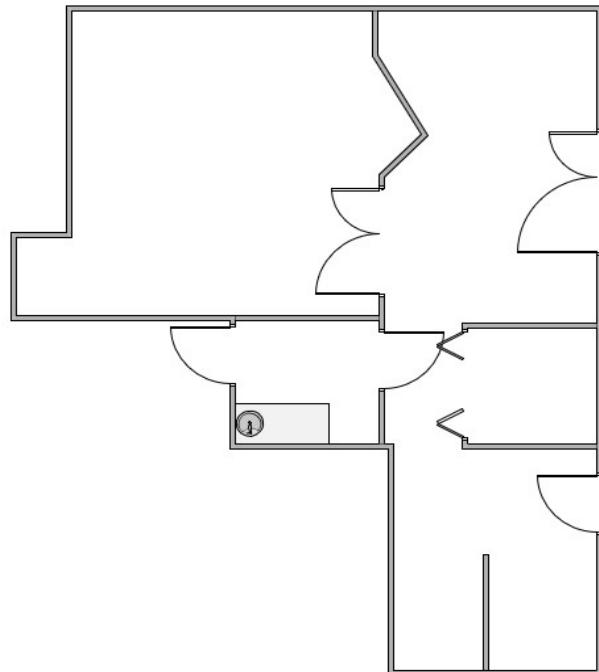
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800 GOODLETTE RD NORTH
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Suite 235 | 709 SF - Available Immediately

Lease Rate - \$21.00
CAM - \$13.68



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