

40 S Heathwood Dr
Marco Island, FL 34145



FOR LEASE



INFORMATION

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	24,678 SF
Available SF:	2,500 SF
Year Built:	1999
Zoning:	C-1

OVERVIEW

Discover a versatile commercial suite available for lease at 40 S Heathwood Drive, Marco Island, FL. Previously an oral surgery practice, this well-designed unit features multiple private rooms, two bathrooms, a kitchenette, and a dedicated office, offering an ideal layout for medical, wellness, or professional office users. Conveniently located in the heart of Marco Island, the property provides excellent accessibility, and a layout that balances privacy and collaboration.

FEATURES

- Thoughtfully designed floor plan with multiple private rooms/offices
- Two bathrooms for staff and client convenience
- Kitchen and kitchenette areas for break or prep space
- Dedicated office and reception-ready area
- Ample hallway connectivity for easy access between rooms
- Suitable for medical, therapy, spa, or professional office use

Peter Warrick-Marsh

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KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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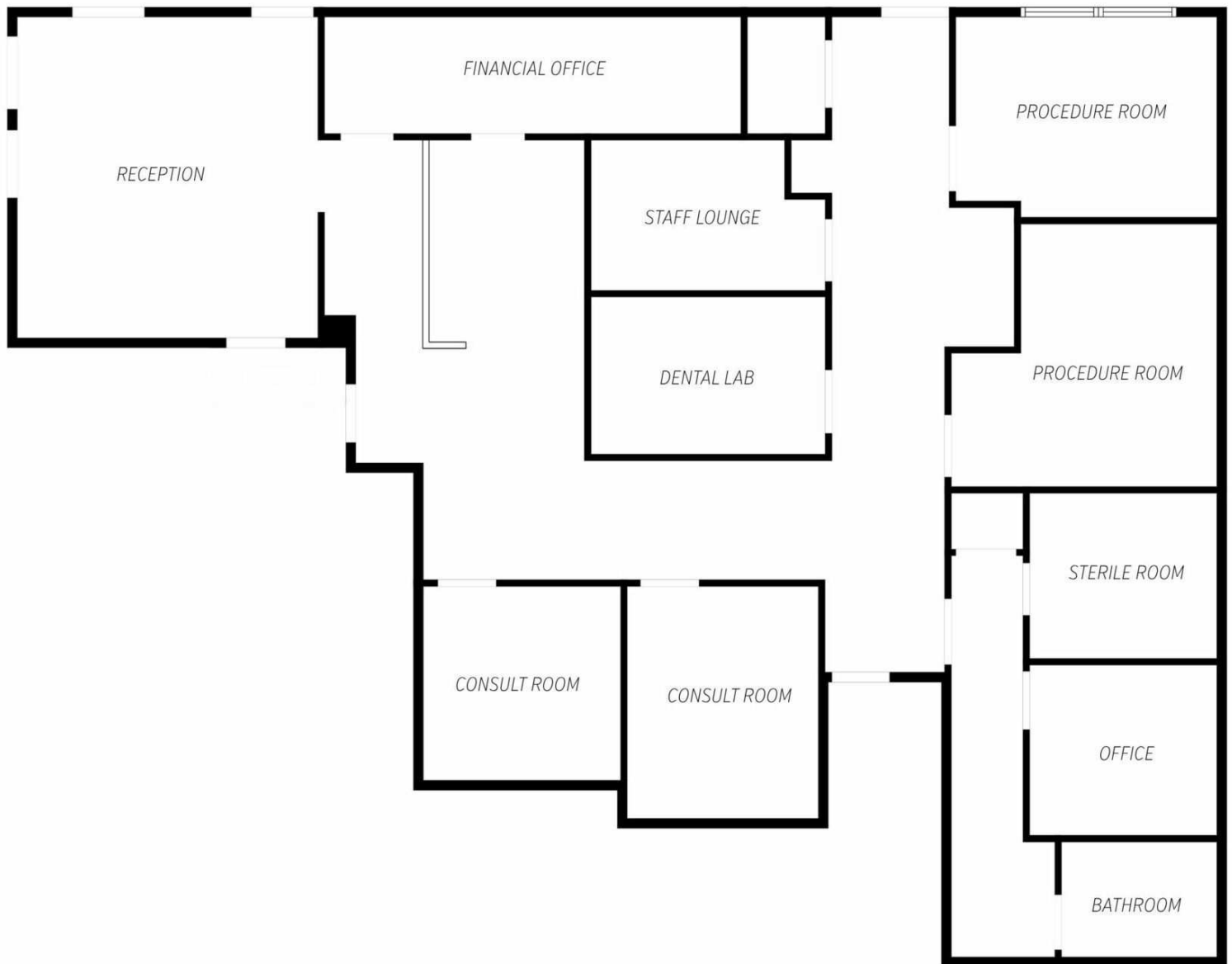


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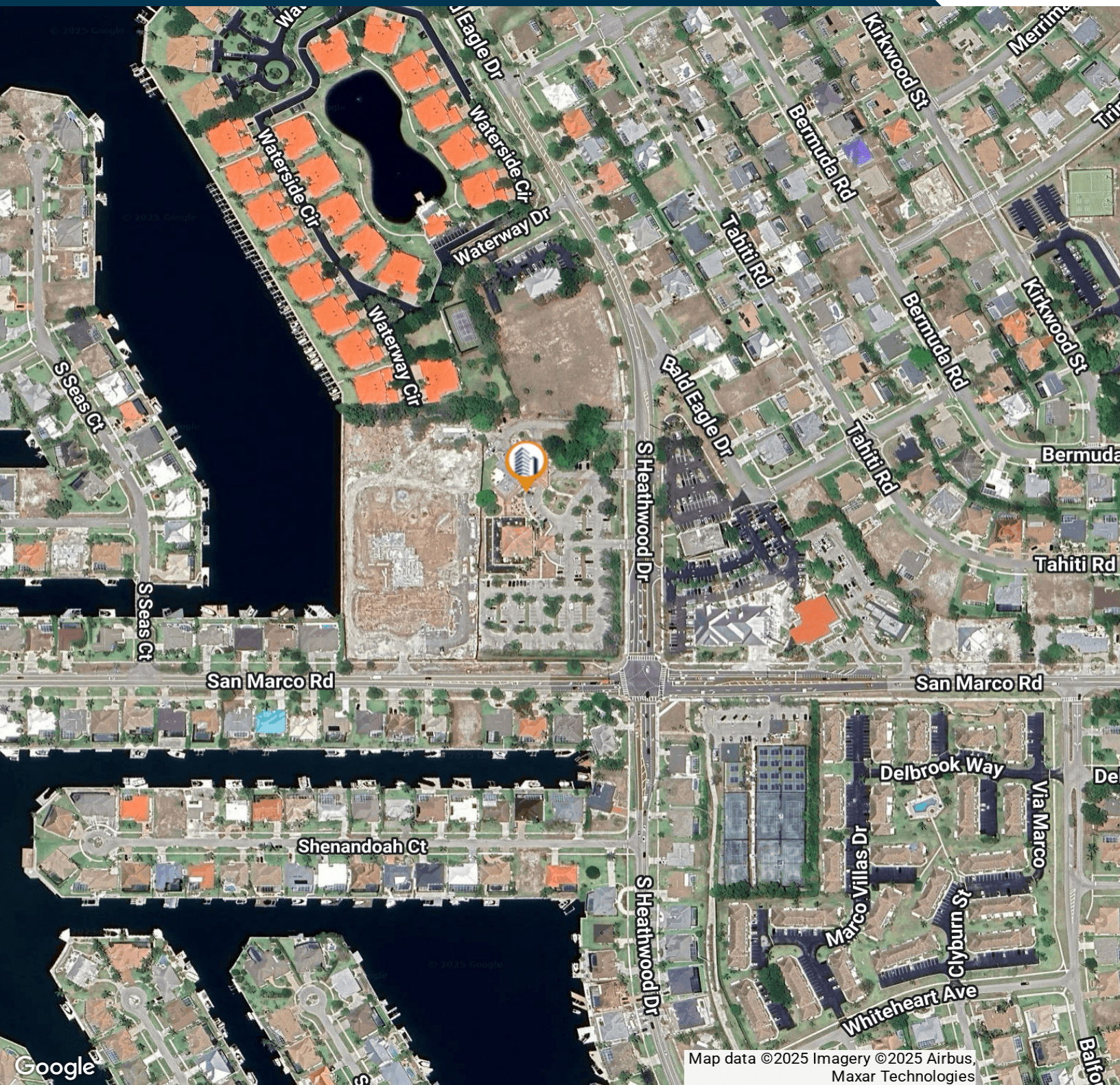
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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PROFESSIONAL BACKGROUND

Peter Warrick-Marsh is a dedicated Commercial Real Estate Advisor with deep roots in Southwest Florida. A Naples resident since the age of five, he brings nearly 30 years of local market knowledge to his clients. His background as a successful retail business owner instilled a strong commitment to client service, strategic problem-solving, and market insight—key assets in commercial real estate. Specializing in investment properties, retail spaces, and development opportunities, Peter leverages his expertise to guide buyers, sellers, and investors through complex transactions. His professionalism, integrity, and determination ensure clients receive exceptional service and tailored real estate solutions.

MEMBERSHIPS

NABOR® Member

The National Association of REALTORS®

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