

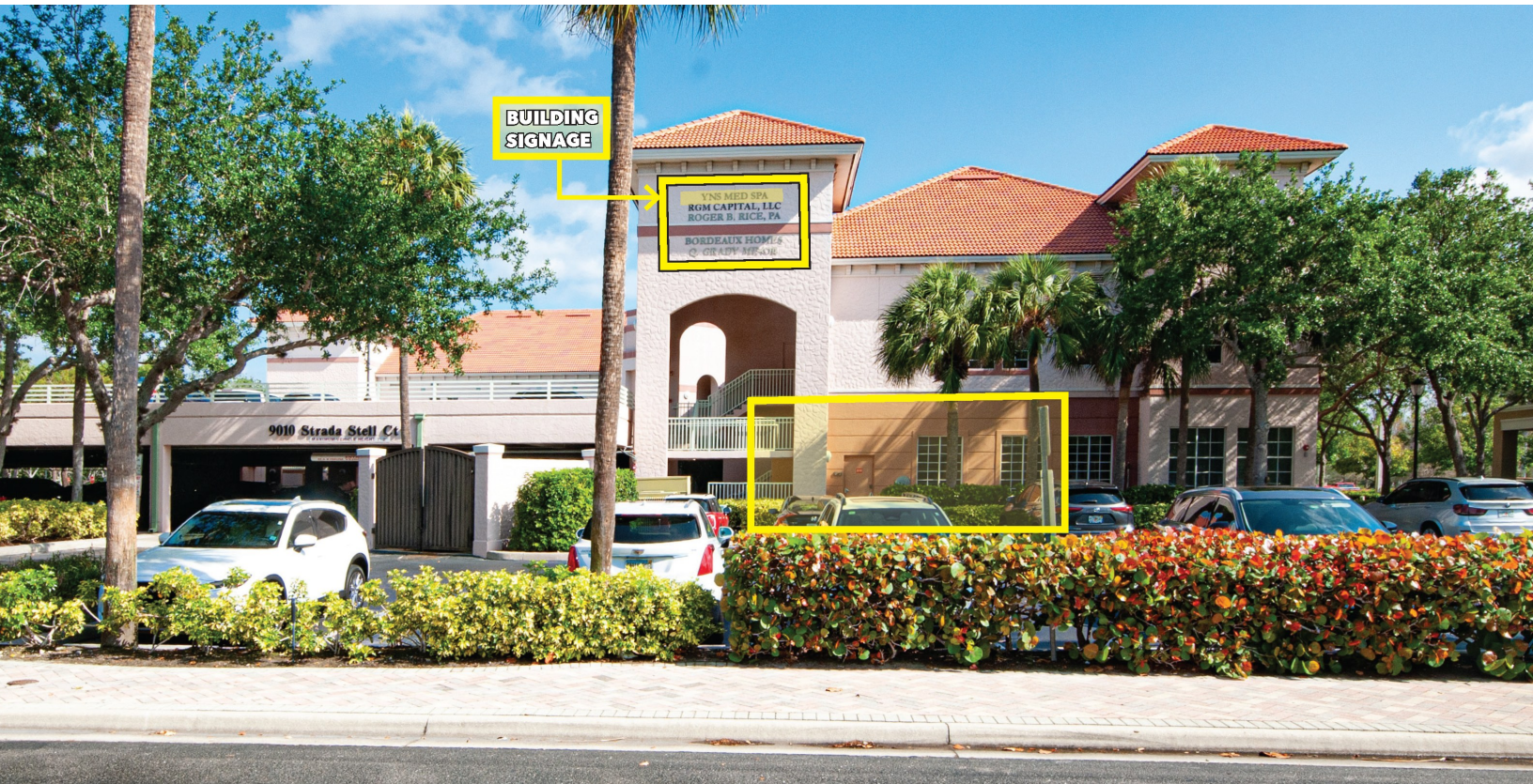
VANDERBILT GALLERIA

9010 Strada Stell Court #106

Naples, FL 34109

FOR SALE or LEASE

CLASS "A" MEDICAL CONDO



PREMISES:

- 1st floor, 1,352 +/- SF office/medical office condo
- 2 private parking spaces (1 space is covered)
- Building signage available
- Built-out and ready for occupancy

SALE PRICE: \$845,000

- POA Fees: \$12,000 (2025)
- RE Taxes: \$3,834 (2025 TRIM)

LEASE RATE: \$35.00 PSF + NNN (est. \$13.70 PSF)

ZONING: Approved for office or medical office uses

LOCATION: Located within Vanderbilt Galleria at the NW corner of Vanderbilt Beach Road and Airport-Pulling Road.

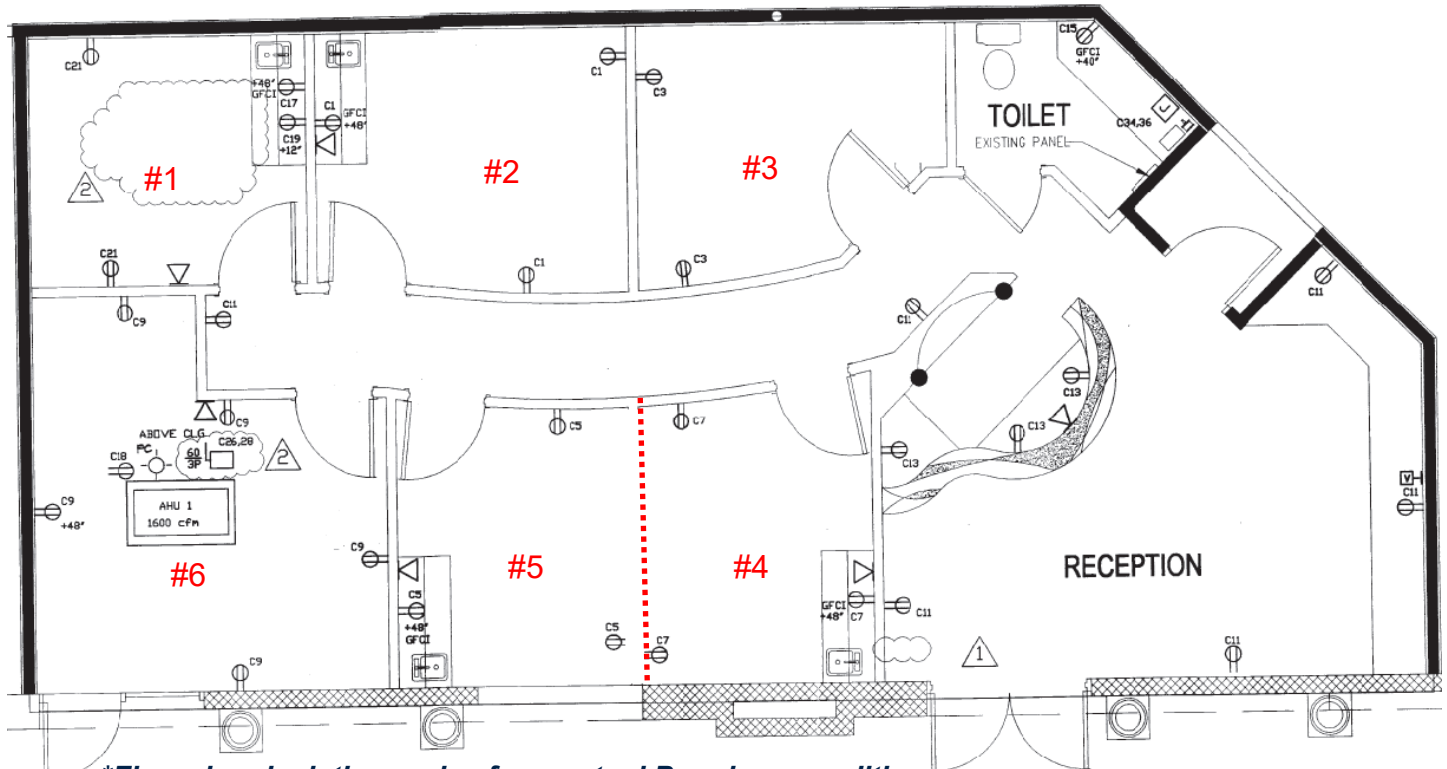


PREMIER
COMMERCIAL



PREMIER
COMMERCIAL

FLOOR PLAN

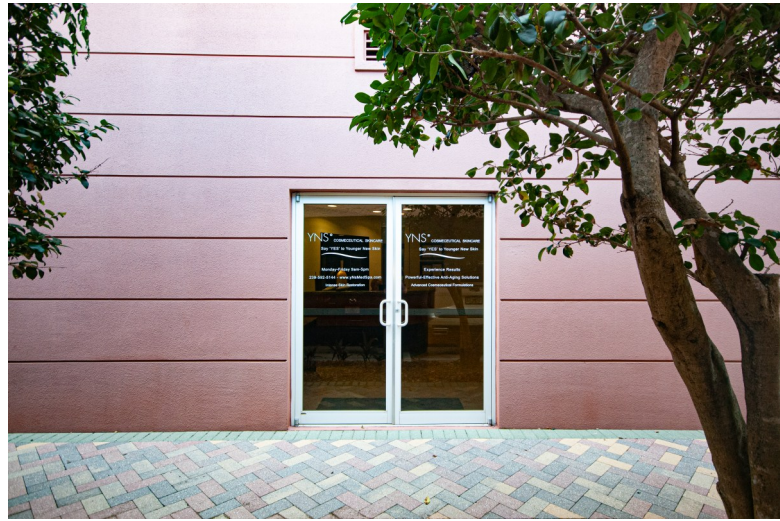


**Floorplan depiction varies from actual Premises condition*

LOCATION MAP



INTERIOR PHOTOS



CONTACT US:

Matthew Stepan, CCIM
Commercial Advisor
MattS@premiermail.net

WT Pearson
Broker Associate
WT@premiermail.net