



THE PROPERTY

- New Construction
- MHK Architecture
- Medical parking
- Covered porte-cochere
- Lake Views

PRIME MEDICAL SPACE FOR LEASE

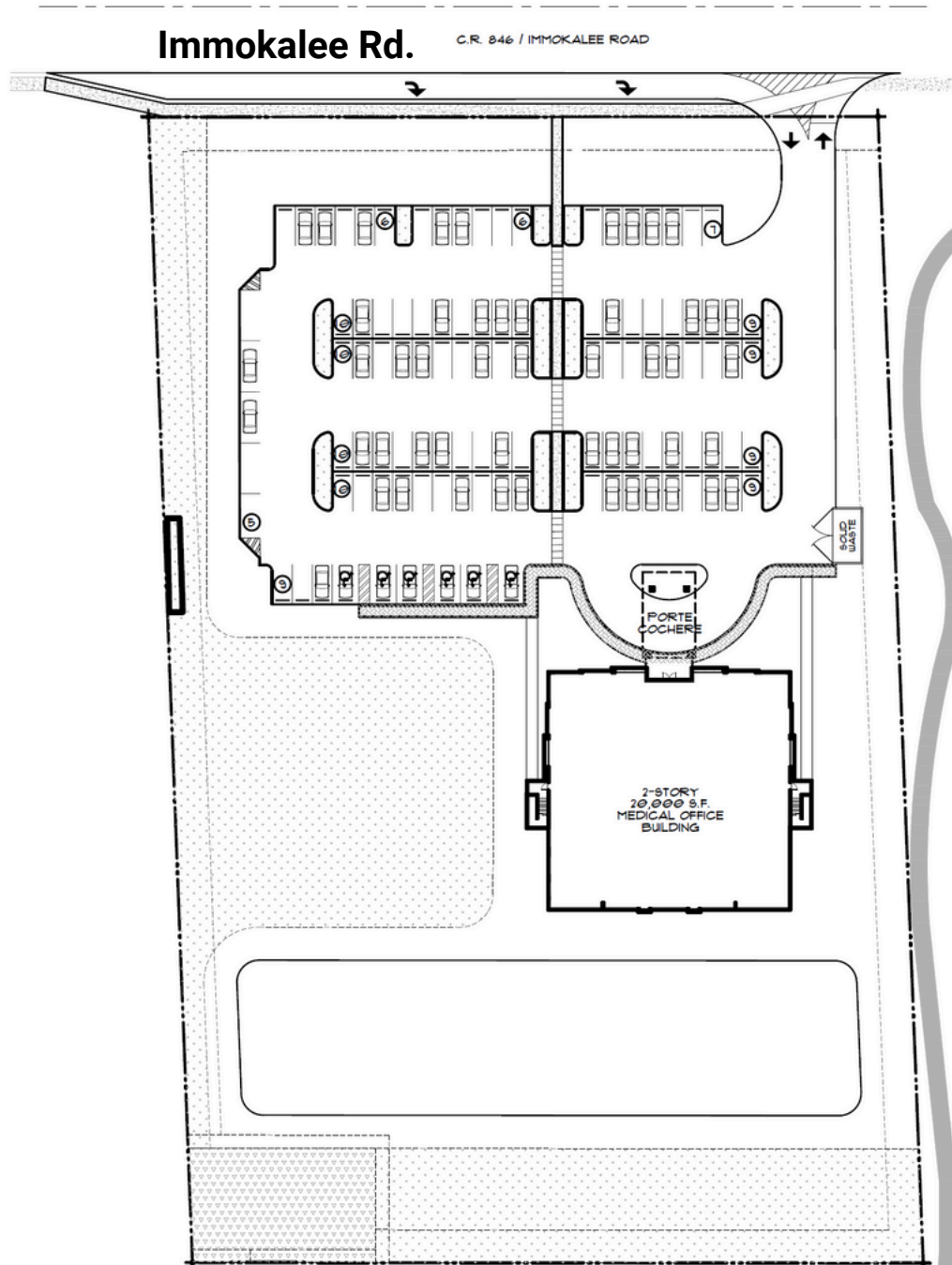
- 12,000 SF of ground floor space
- Customize your space now
- Generous TI Allowance
- Medical Parking
- Medical Zoning
- Medical Impact Fees Paid
- Available October 2024
- Easy Access to I-75
- 20,000 SF Total
- Anchored by one of the most recognized dermatology practices in SW Florida

BASE RENT PER MO: \$35.00 PSF x 12,000 = \$35,000
CAM/OPERATING: \$ 9.50 PSF X 12,000 = \$ 9,500
SUBTOTAL: \$44,500
SALES TAX 2.0%: \$ 890
TOTAL MONTHLY RENT: \$ 45,390

Bayfront Realty-Broker
Bill Klohn
(239) 571-9524
bklohn@me.com

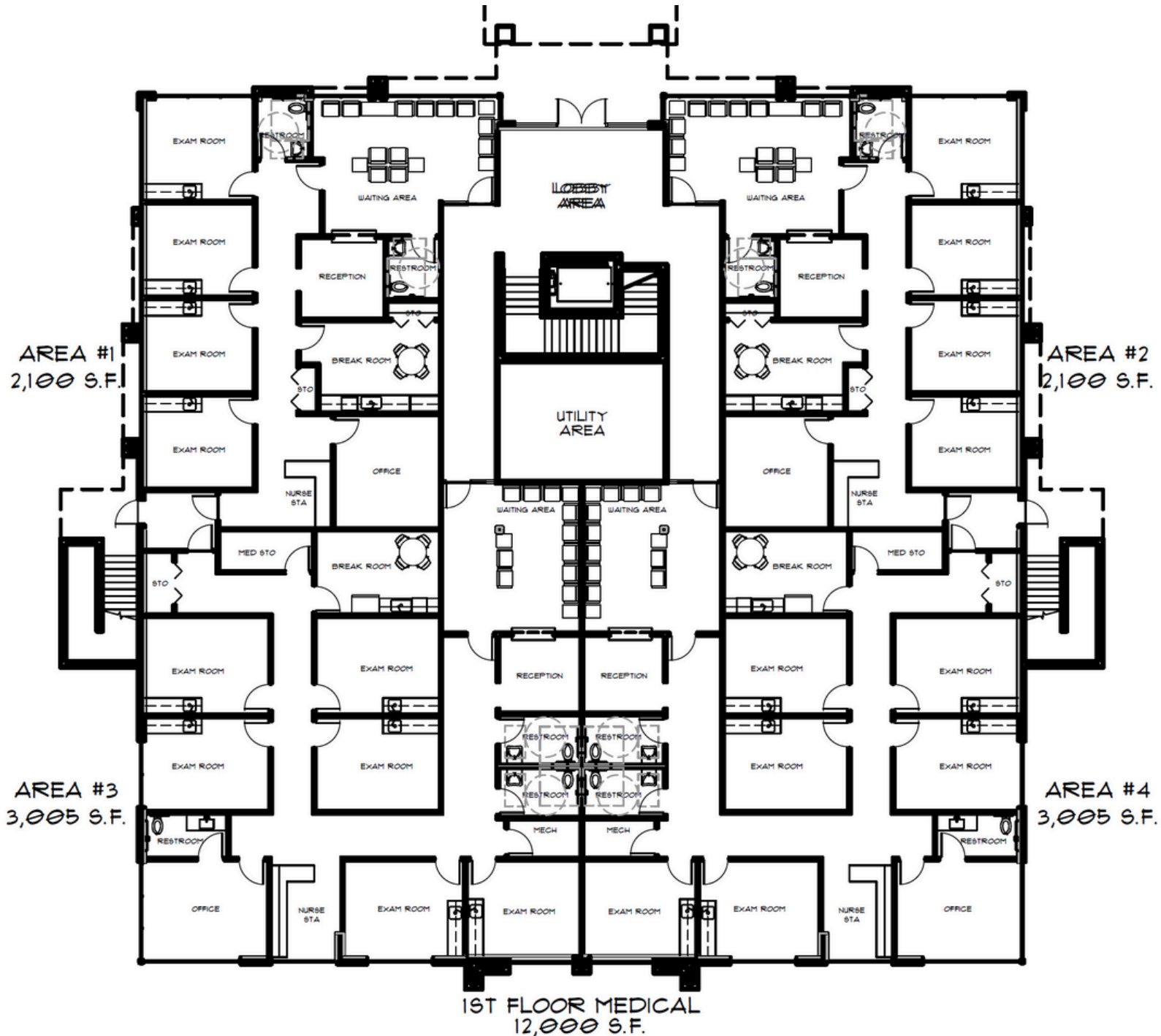


Site Plan



SITE PLAN DIAGRAM
SCALE: 1" = 10'-0" 

1st Floor - Proposed Layout



BR
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7650 IMMOKALEE RD. UNIT 101
NAPLES, FL 34119

Ivy Medical Center

Property Renderings



Ivy Medical Center
Naples Florida

MHK
ARCHITECTURE
& PLANNING



7650 IMMOKALEE RD.
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Ivy Medical Center

Location Info

Close to I-75

Map

