



Investment  
Properties  
Corporation

S A L E   O R   L E A S E

# MEDICAL OFFICE CONDO

📍 Located off Airport-Pulling Rd. N | Across from Naples Promenade

5500 Bryson Dr | Naples, FL 34109



Medical office condo available for sale or lease in a highly desirable Naples location. Directly across from Naples Promenade offering convenient access to restaurants, shopping, and amenities.

click  
here!



Google  
Maps

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Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcn Naples.com](http://www.ipcn Naples.com)

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



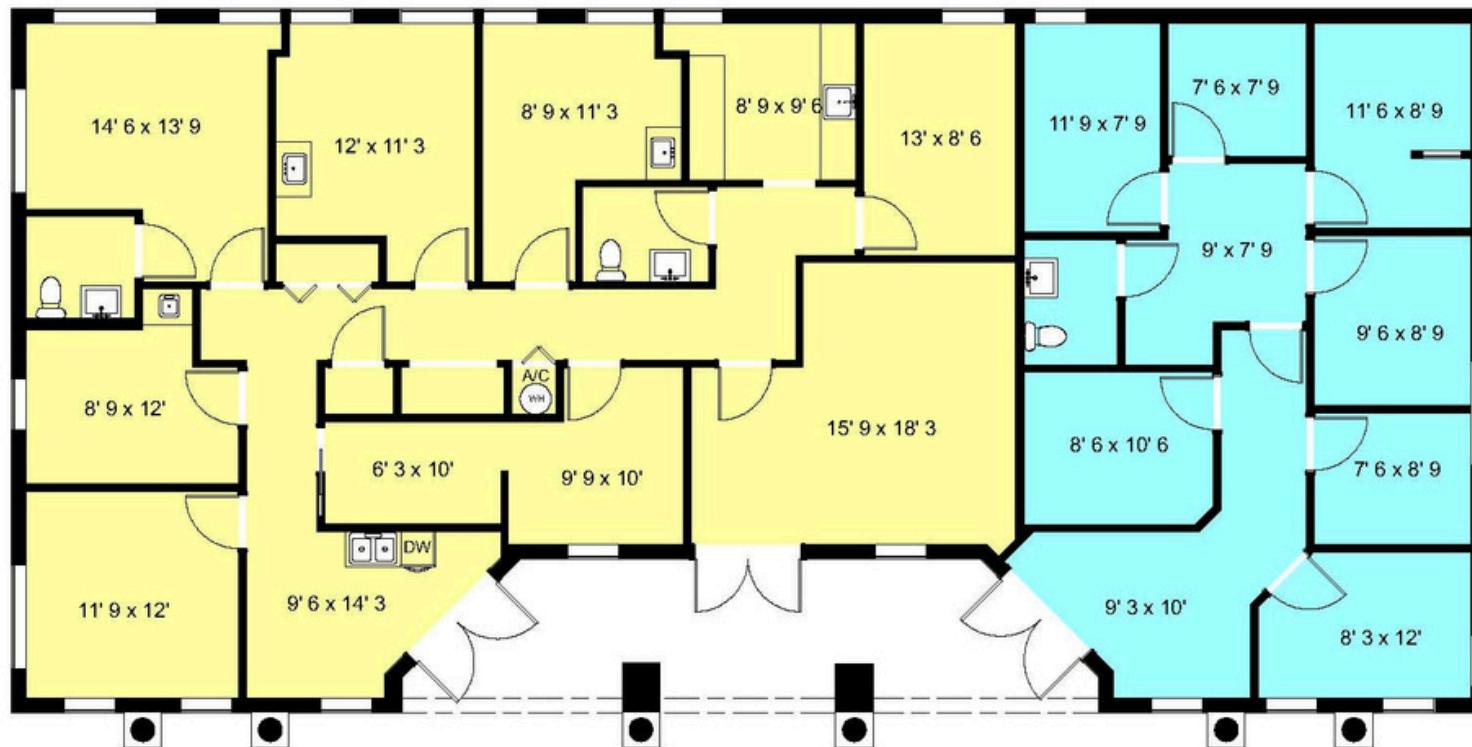
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## FLOOR PLAN



**SUITE 301** **1,975** sq. ft.

**SUITE 303** **1,025** sq. ft.

**TOTAL AREA** **3,000** sq. ft.

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# PHOTOS

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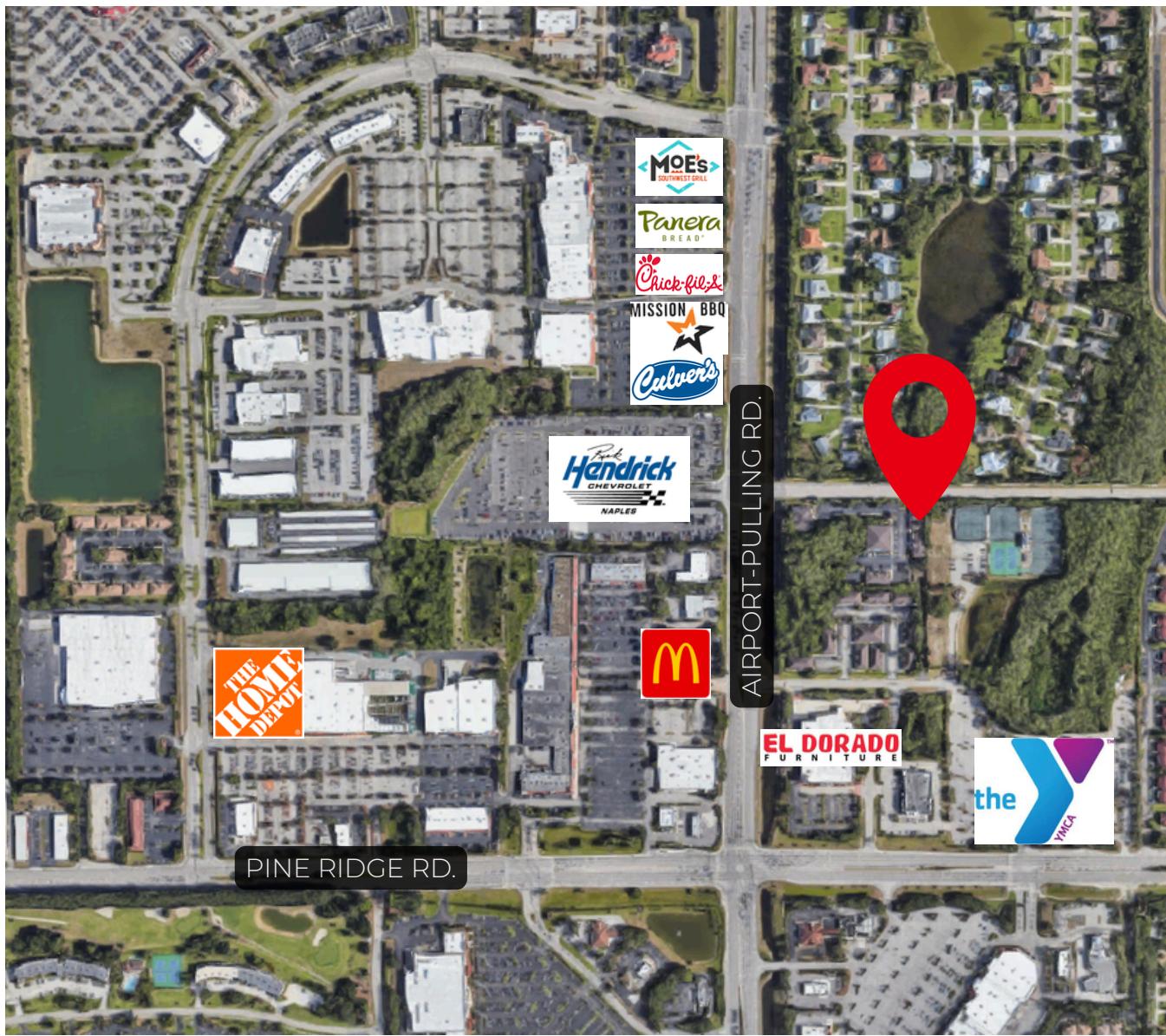
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**SALE PRICE:** \$1,500,000  
(SUITE 301 & 303)  
**SALE PRICE:** \$1,000,000  
(SUITE 301)  
**LEASE RATE** \$30.00 PSF NNN  
**RENTABLE SF:** +/- 3,000  
**UNIT:** 301 & 303

**YEAR BUILT:** 2004  
**2024 R.E. TAXES:** \$7,709.84  
**2025 ASSOC. FEES:** \$2,875.00  
(Quarterly)  
**AVAILABILITY:** IMMEDIATELY



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