



**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**

**CONTACT ☎ (239) 261-3400**

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*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.



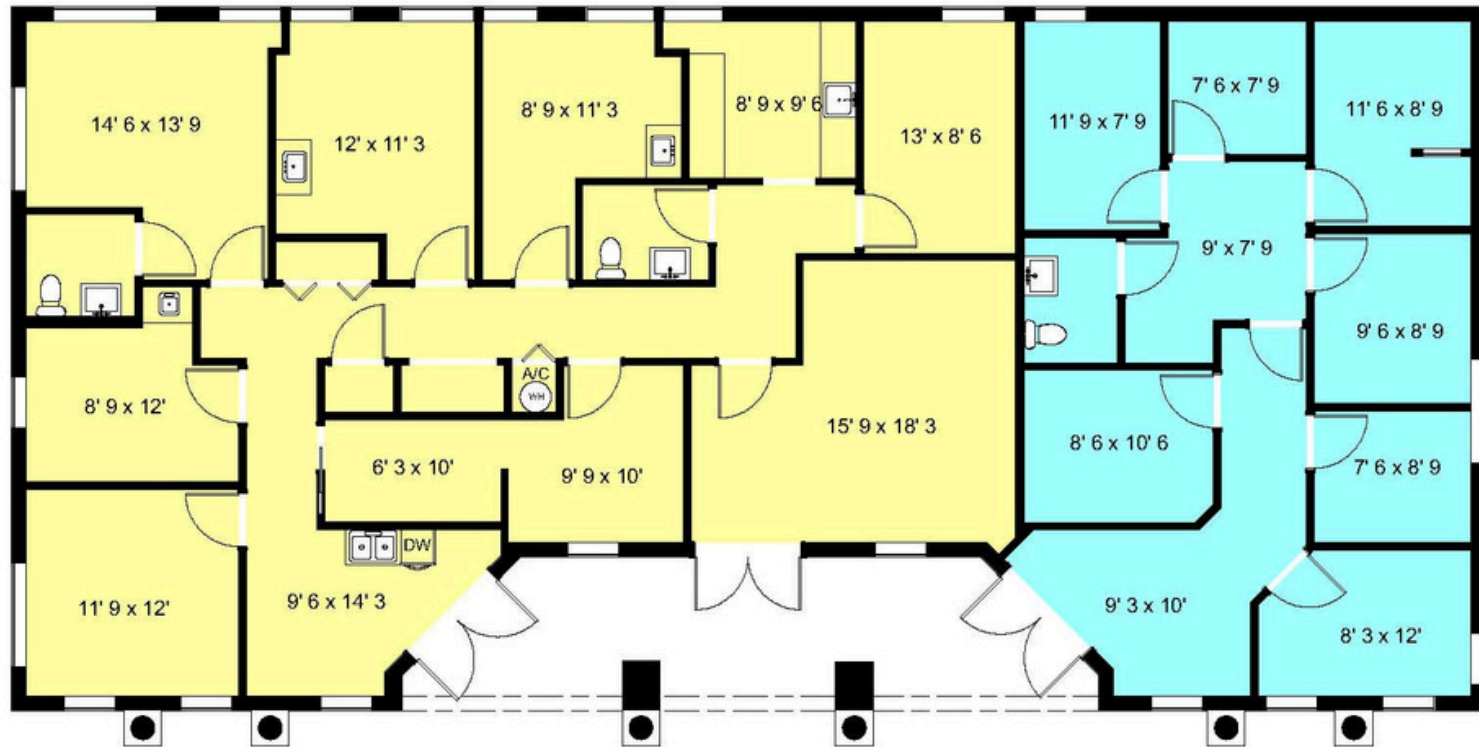
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## FLOOR PLAN



SUITE 301	1,975 sq. ft.
SUITE 303	1,025 sq. ft.
<b>TOTAL AREA</b>	<b>3,000 sq. ft.</b>

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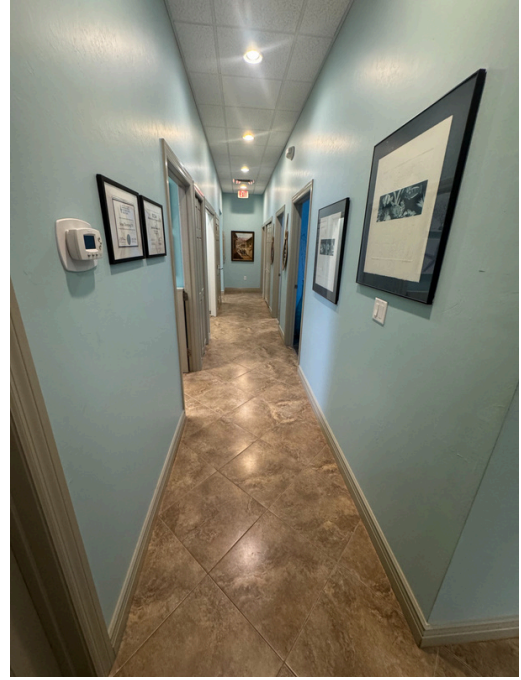
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## PHOTOS



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# OFFERING SUMMARY

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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

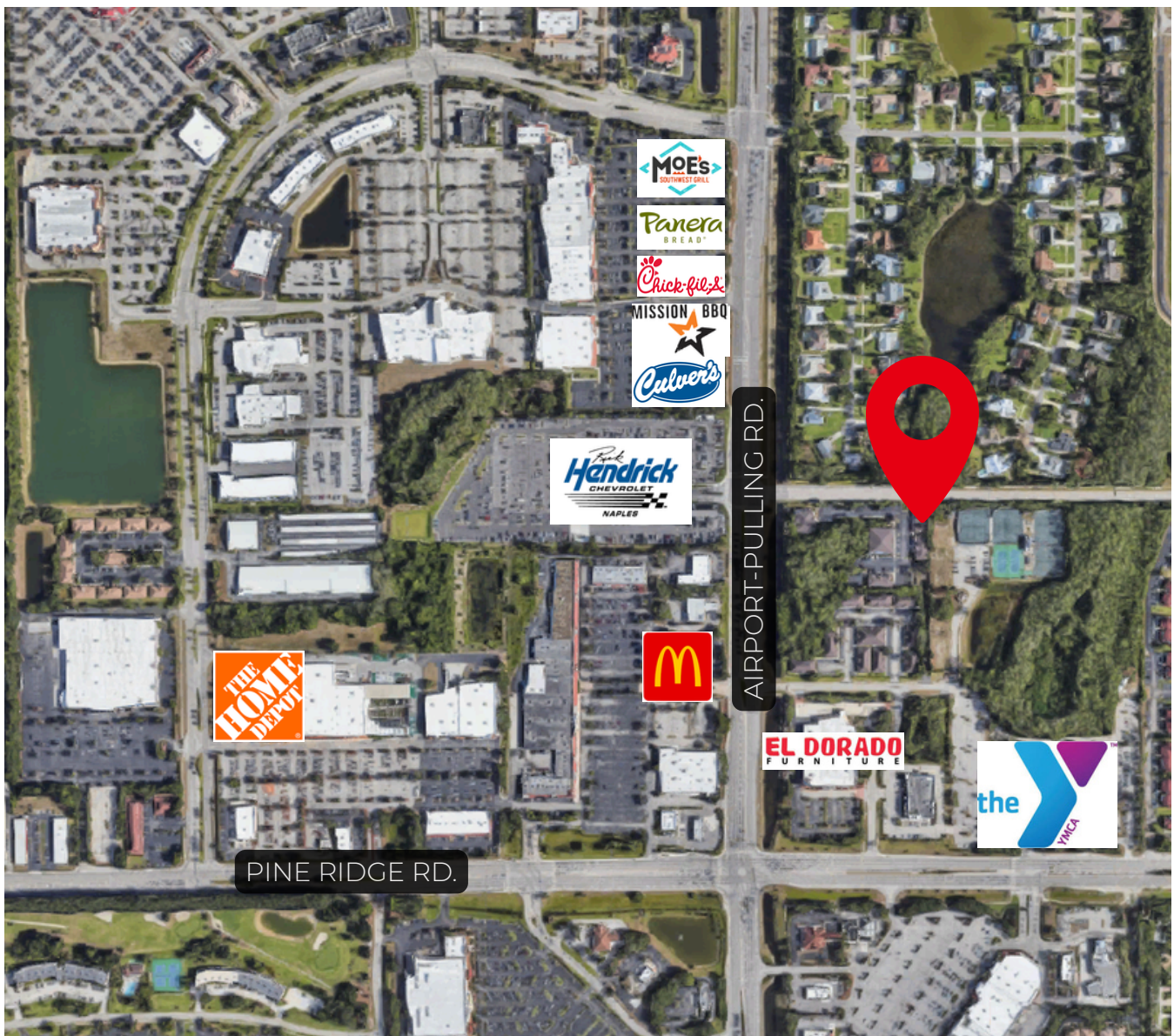
**UNIT:** 301 & 303

**YEAR BUILT:** 2004

**2024 R.E. TAXES:** \$7,709.84

**2025 ASSOC. FEES:** \$2,875.00  
(Quarterly)

**AVAILABILITY:** IMMEDIATELY



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