

BR
Bayfront Realty
(239) 571-9524

2340 VANDERBILT BEACH ROAD
NAPLES, FL 34109
Vanderbilt Professional Center



VANDERBILT
PROFESSIONAL
CENTER



THE PROPERTY

Dynamic Location on
Vanderbilt Beach Rd. just
west of Airport Rd.

MEDICAL SPACE NEAR HOSPITALS

- New Construction
- Medical Zoned & Parked
- Medical Impact Fees Paid
- Generous T.I. Allowance
- Two Suites Per Floor

Perfect for:

- Internal Medicine
- Dental Office
- Eye Care
- Cardiologist

**COMPLETION
DEALS NOW
AVAILABLE!**

BASE RENT PER LEASABLE SQ FT:

BASE RENT: \$ 25.00 (2nd, 3rd)
OPERATING: \$ 9.00

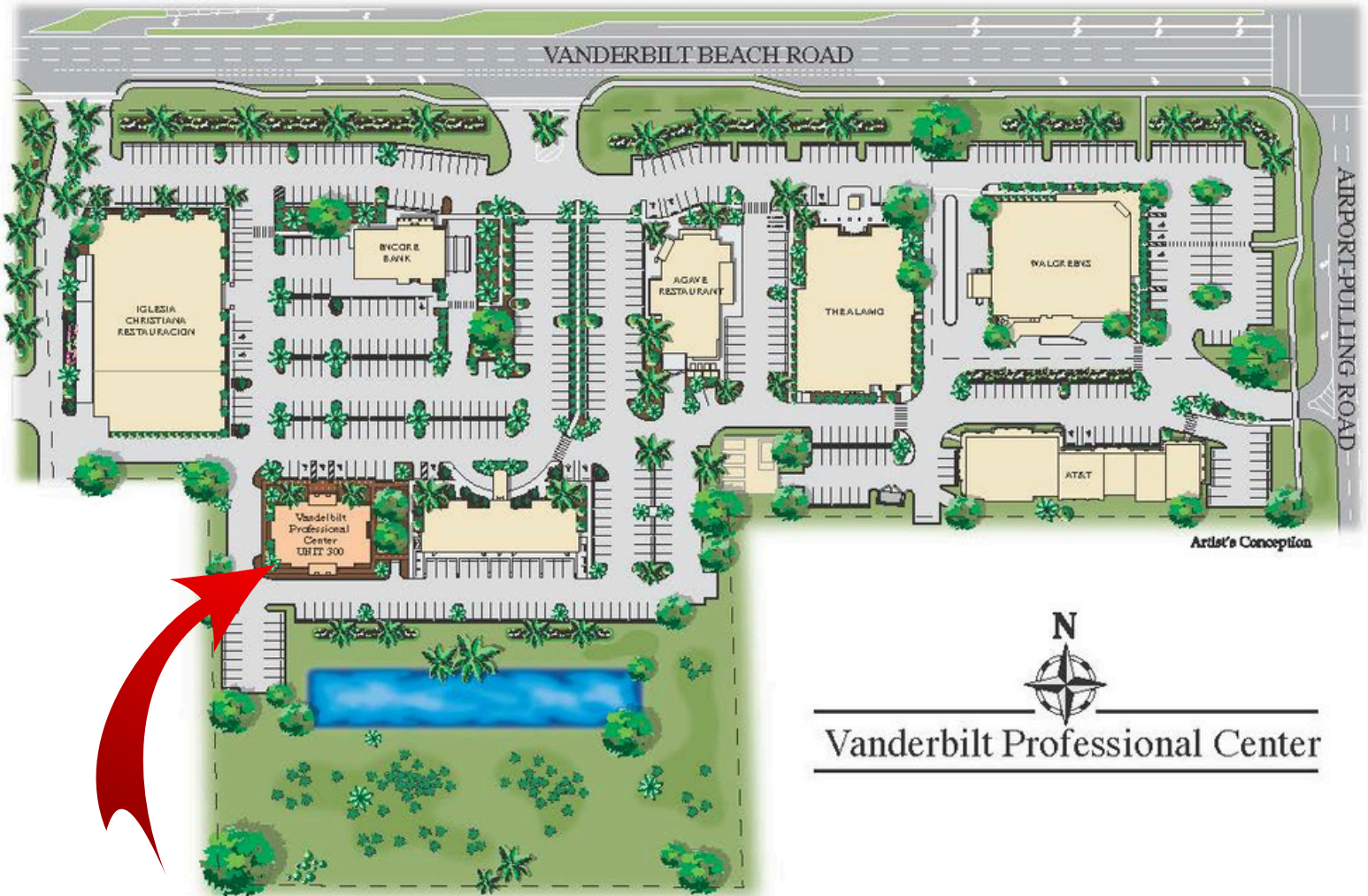
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Located in a Dynamic Medical & Professional Complex



Floorplan - 1st Level

Suite 101 (LEASED) 2551.111 SF Usable - 3193.347 SF Leasable

Suite 102 (LEASED) - 2245.333 SF Usable - 2810.592 SF Leasable



**VANDERBILT PROFESSIONAL CENTER
 MEDICAL BUILDING
 1ST LEVEL FLOOR PLAN**



Floorplan - 2nd Level

Suite 201 (LEASED) 2551.111 SF Usable - 3193.347 SF Leasable

Suite 202 - 2245.333 SF Usable - 2810.592 SF Leasable



VANDERBILT PROFESSIONAL CENTER
 MEDICAL BUILDING
 2ND LEVEL FLOOR PLAN



Floorplan - 3rd & 4th Level

Suite 301 - 2551.111 SF Usable - 3193.347 SF Leasable

Suite 302 - 2245.333 SF Usable - 2810.592 SF Leasable



VANDERBILT PROFESSIONAL CENTER
MEDICAL BUILDING
3RD & 4TH LEVEL FLOOR PLAN



Floorplan - 4th Level

Suite 401 (LEASED) - 2551.111 SF Usable - 3193.347 SF Leasable

Suite 402 (LEASED) - 2245.333 SF Usable - 2810.592 SF Leasable

Sample Floorplan



VANDERBILT PROFESSIONAL CENTER
 MEDICAL BUILDING



Lease Details

Floor	Suite #	Status	Unit Size (SF) (Useable)	Unit Size (SF) (Leaseable)	Base Rent Per Leasable SF NNN	Monthly Base Rent	Monthly CAM \$9.00 Per SF	Monthly Rent w/Cam SubTotal	2% Tax	TOTAL Monthly Rent
1	101	LEASED	2,551.111	3,193.347	28.00	7,451.14	2,395.01	9,846.15	196.92	LEASED
1	102	LEASED	2,245.333	2,810.592	28.00	6,558.05	2,107.94	8,665.99	173.32	LEASED
2	201	LEASED	2,551.111	3,193.347	25.00	6,652.81	2,395.01	9,047.82	180.96	LEASED
2	202	AVAILABLE	2,245.333	2,810.592	25.00	5,855.40	2,107.94	7,963.34	159.27	\$8,122.61
3	301	AVAILABLE	2,551.111	3,193.347	25.00	6,652.81	2,395.01	9,047.82	180.96	\$9,228.77
3	302	AVAILABLE	2,245.333	2,810.592	25.00	5,855.40	2,107.94	7,963.34	159.27	\$8,122.61
4	401	LEASED	2,551.111	3,193.347	25.00	6,652.81	2,395.01	9,047.82	180.96	LEASED
4	402	LEASED	2,245.333	2,810.592	25.00	5,855.40	2,107.94	7,963.34	159.27	LEASED

Map

Dynamic Location on Vanderbilt Beach Rd. just west of Airport Rd. next to the Alamo Gun Range. Convenient to restaurants, shops, and banking.

