

990

9th ST N,
Naples, FL 34102



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



For Sublease
± 15,979 SF
Medical Building in
Downtown Naples

// PROPERTY HIGHLIGHTS



Situated in the heart of Downtown Naples directly on Tamiami Trail (US-41), a major thoroughfare with high visibility and strong traffic exposure



Minutes from top amenities, restaurants, and businesses



Near other healthcare providers, perfect for medical referrals and patient convenience



Designed with multiple exam rooms, private offices, and support areas, tailored for medical operations



69 dedicated parking spaces, including covered parking for staff, highly desirable for both patients and employees



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// PROPERTY DESCRIPTION

Now available for immediate occupancy, this 17,817 SF medical office building is ideally positioned in the heart of Downtown Naples with prominent exposure near Tamiami Trail (US-41). The space is fully built out for medical use and includes a functional layout with multiple exam rooms, private offices, and dedicated clinical and support areas suitable for a wide range of medical specialties.

The property offers excellent visibility, easy access for patients and staff, and ample on-site parking, including covered spaces. Located approximately one mile from NCH Baker Hospital and close to Naples' premier medical facilities, dining, and amenities, this location combines operational efficiency with a highly desirable downtown presence.

GLA	± 15,979 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2002
PARKING	10 covered, 59 surface
ZONING	City of Naples
SUBMARKET	Naples
LEASE EXP.	08/31/2032



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// 1ST FLOOR

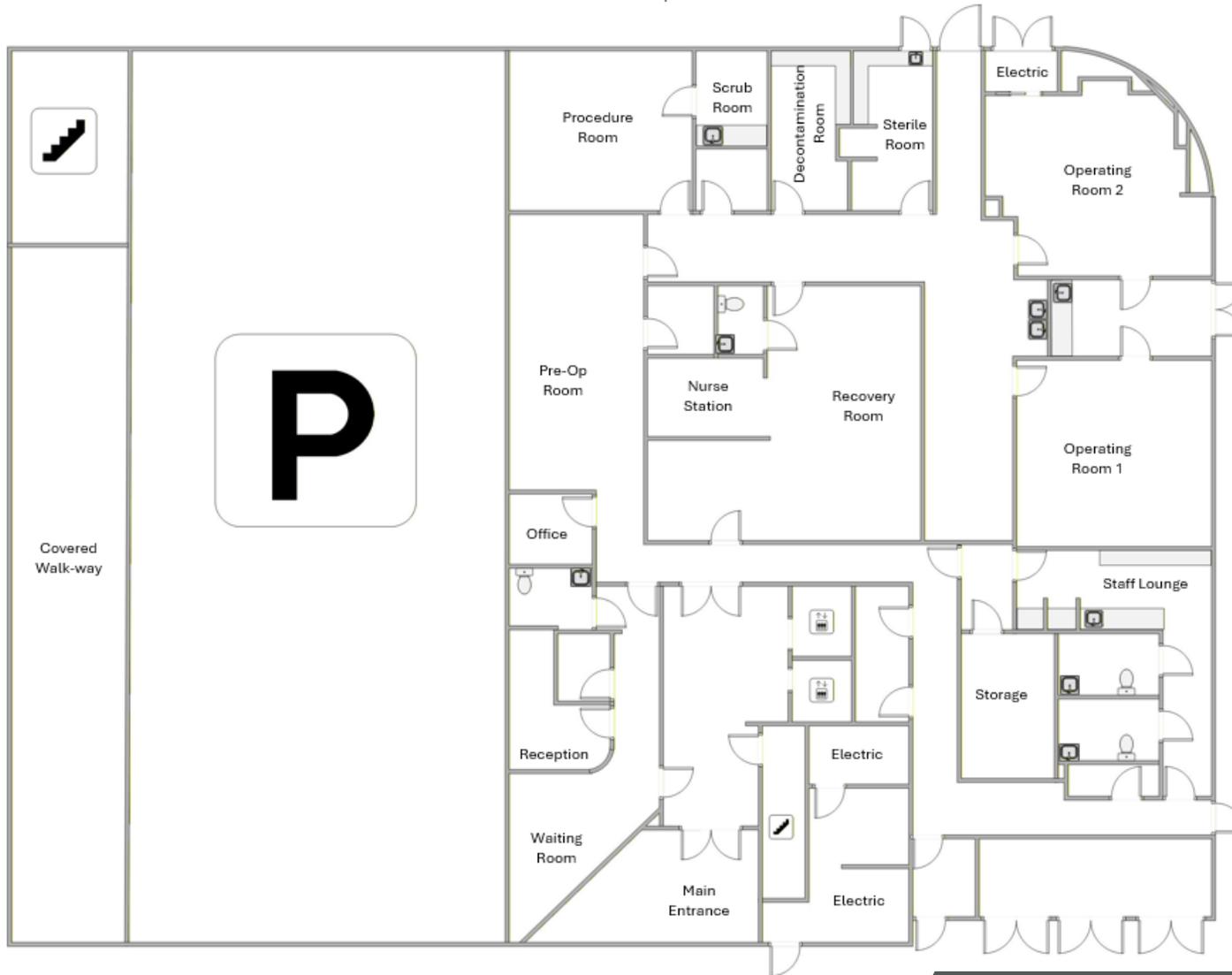
CURRENT USE	SQUARE FEET
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Surgical Center

± 6,119 SF

Highlights

- Ample covered parking and walk-way
- Reception / waiting room
- Pre-operation room
- Two operation rooms
- Multi-bay recovery room
- Procedure room
- Decontamination, sterile, and scrub rooms
- Two elevators



// 2ND FLOOR

CURRENT USE SQUARE FEET

Medical Office

± 9,860 SF

Highlights

- 12 exam rooms
- Four procedure rooms
- Six private offices
- Two elevators
- Support areas
- Two balconies
- Large lobby



Property Overview
LOCATION AERIAL



// MEDICAL NEIGHBORS & DISTANCES



0.8 Miles



0.8 Miles



1.2 Miles



4.2 Miles

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// 2025 DEMOGRAPHICS

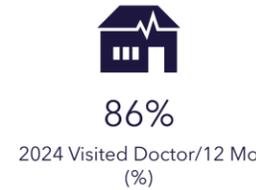
POPULATION TRENDS AND KEY INDICATORS

OneOncology Portfolio
Ring of 20 miles

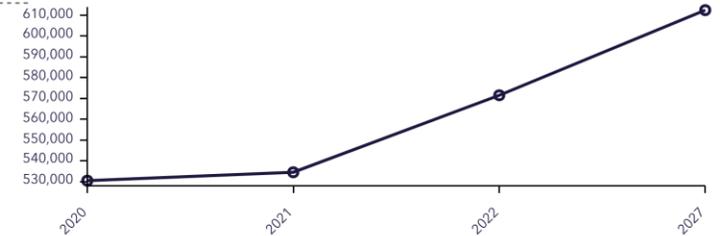


571,477	259,569	2.16	56.4	\$96,499	\$579,785	173	63	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

Medical



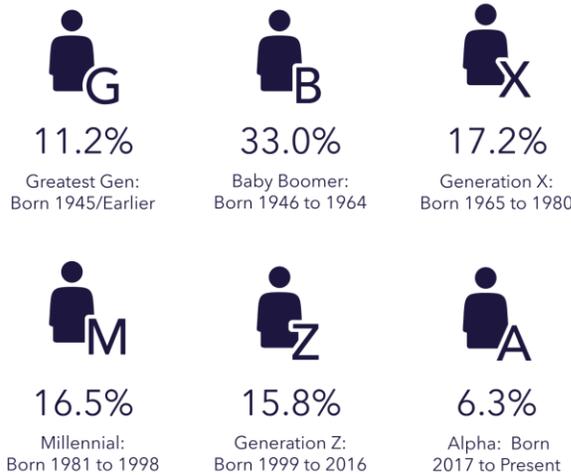
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



BUSINESS

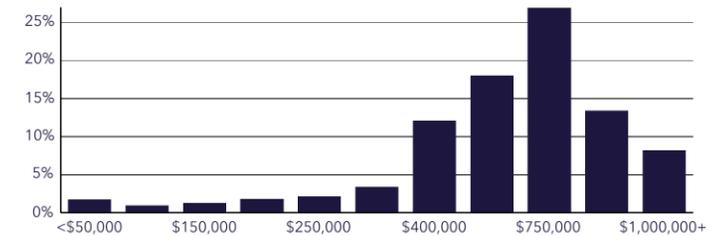


28,229
Total Businesses



287,791
Total Employees

Home Value



Source: Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle
Esri forecasts for 2025, 2030
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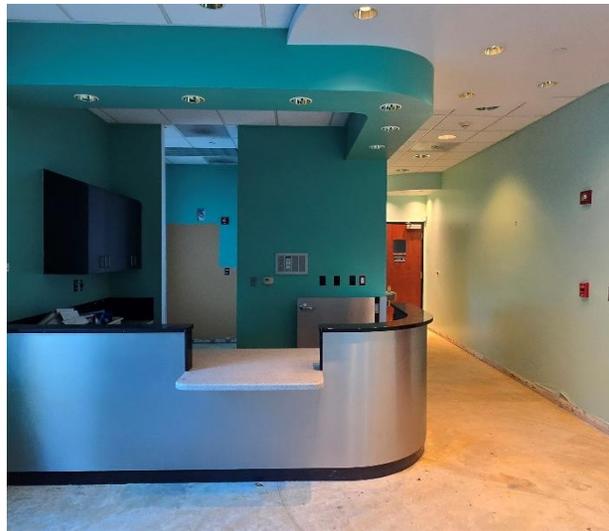
// GALLERY



BRIGHT OPEN LOBBY SPACE



RECEPTION / ADMIN



CHECK-IN/OUT



WORKSTATIONS

// GALLERY



TWO ELEVATORS



PROCEDURE ROOM



RECOVERY



OFFICE SPACE

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