

LEASE MEMORANDUM BROCHURE

Class A Medical Office

1885 Southwest Health Parkway

North Naples, FL 34109

8,497 sq ft • Class A Modern Office • Single Tenant Lease

 **Saggio Realty Inc**

Mike Rivera, Broker

 **CreNaples.com**

 **CUSHMAN &
WAKEFIELD**



Property Overview

Property Specifications

Building Size	8,497 sq ft
Property Type	Class A Medical Office
Lease Type	Single Tenant
Current Use	Gynecologic/Oncology
Zip Code	34109

Key Features

 Medical parking with ambulatory drop-off

 Double automatic doors

 Medical equipment storage



Potential Uses

Medical Offices	Urgent Care Centers
Surgery Centers	X-Ray Centers
Corporate Offices	Real Estate Offices

Location Highlights



NCH Hospital Proximity

Located directly in front of NCH North Naples Hospital, providing immediate access to one of Southwest Florida's premier healthcare facilities.



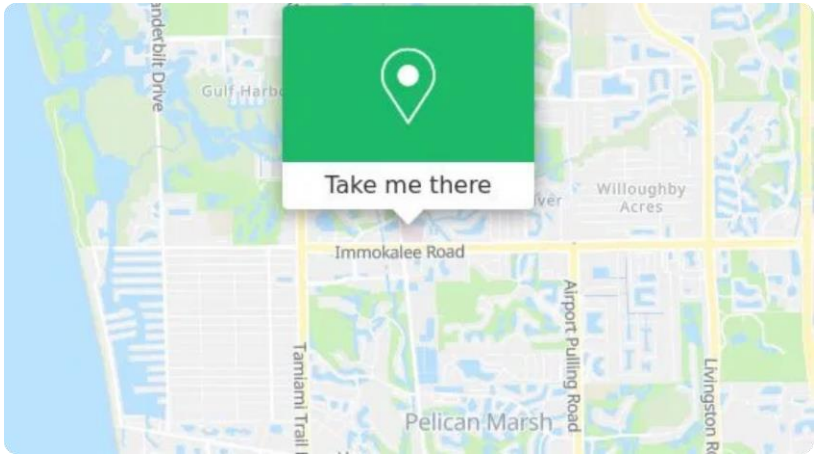
Health Park Location

Situated within the established Health Park medical district, surrounded by complementary healthcare services and medical professionals.



Major Road Access

Prime corner location with direct access to Immokalee Road and Goodlette Road, two of North Naples' most important transportation corridors.



Property Address

1885 Southwest Health Parkway
Naples, FL 34109

Key Proximities



NCH Hospital

Adjacent



Immokalee Rd

Direct



Goodlette Rd

0.1 mi



Mercato

2 mi

Transportation Benefits



High visibility location



Ample medical parking



Ambulatory drop-off



Public transit access

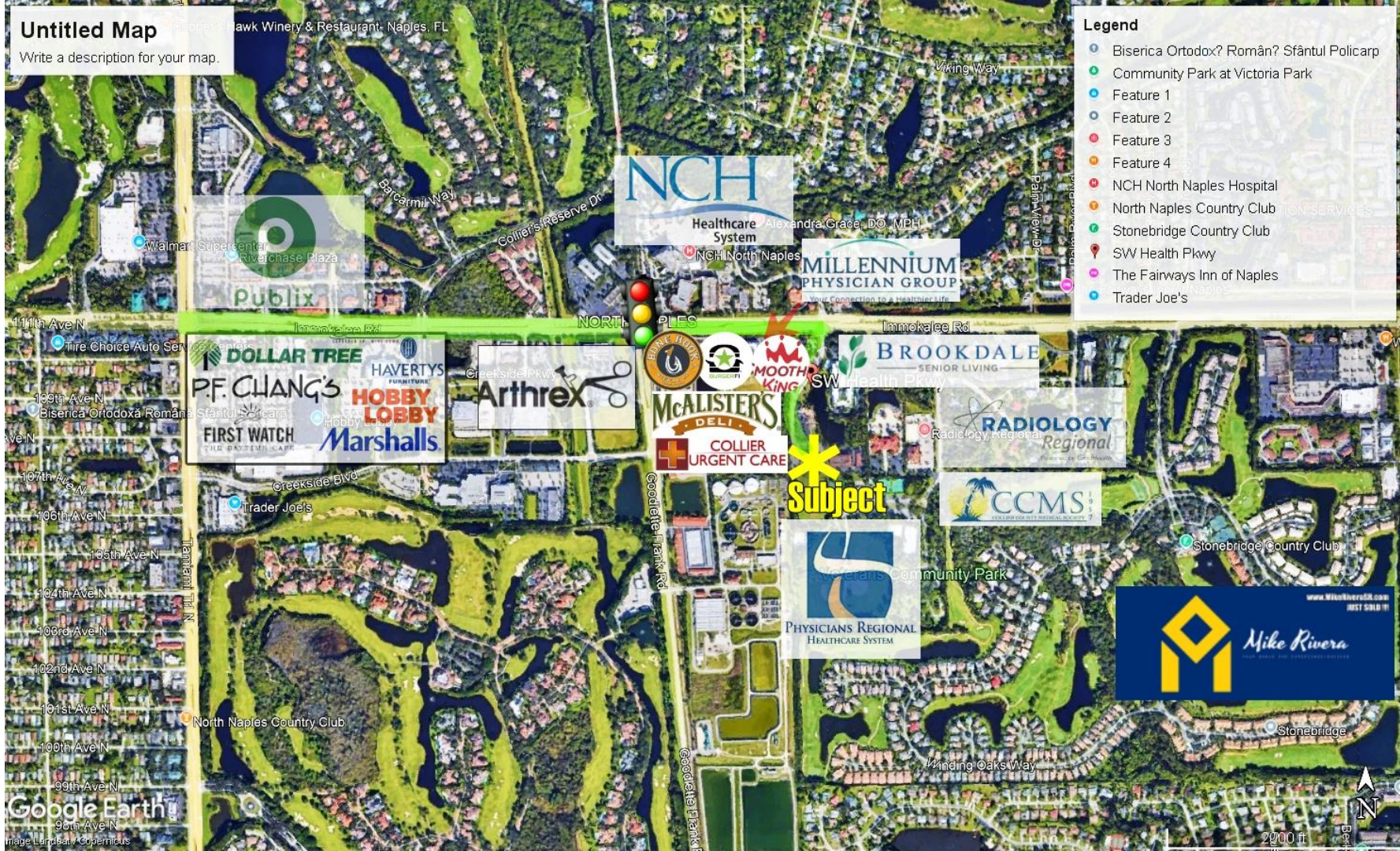
Untitled Map

OpenStreetMap Winery & Restaurant: Naples, FL

Write a description for your map.

Legend

- Biserica Ortodoxa? Român? Sfântul Policarp
- Community Park at Victoria Park
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- NCH North Naples Hospital
- North Naples Country Club
- Stonebridge Country Club
- SW Health Pkwy
- The Fairways Inn of Naples
- Trader Joe's







Aerial Perspective

Property Aerial View



Bird's eye view of 1885 Southwest Health Parkway

This aerial perspective showcases the property's strategic location and excellent accessibility features:

- ✓ **Prime Corner Location:** Situated at a high-visibility corner with excellent frontage.
- ✓ **Ample Parking:** Dedicated medical parking with ambulatory drop-off zone.
- ✓ **Landscaped Surroundings:** Professional landscaping enhances the property's curb appeal.

NCH Hospital Proximity



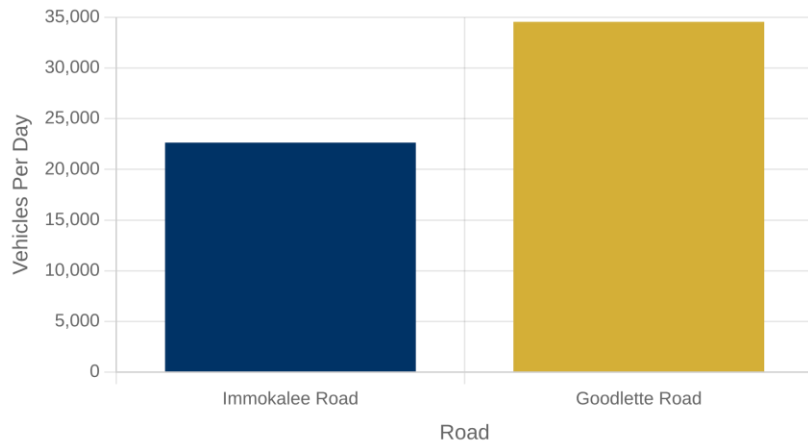
Aerial view of NCH North Naples Hospital

The property's proximity to NCH North Naples Hospital creates exceptional value for medical tenants:

- ✓ **Immediate Hospital Access:** Located directly in front of NCH North Naples Hospital (261 beds).
- ✓ **Medical Ecosystem:** Part of an established healthcare district with complementary services.
- ✓ **Built-in Referral Network:** Proximity to hospital creates natural patient flow and referral opportunities.

Traffic Analysis

Daily Traffic Volume



High Visibility Location

The intersection of Goodlette Road and Immokalee Road is one of North Naples' busiest commercial corridors, providing exceptional visibility and accessibility for medical office tenants.



Combined daily traffic at intersection: **57,930+ vehicles**

Strategic Location Benefits



Direct proximity to NCH North Naples Hospital with 261 beds



Located at the **heart of North Naples' medical district**



Serves **affluent North Naples demographic** with high healthcare utilization



Ample parking with dedicated medical spaces and ambulatory drop-off

Competitive Advantage

The property's location at this high-traffic intersection provides medical tenants with exceptional visibility, accessibility, and proximity to complementary healthcare services, creating a significant competitive advantage in the North Naples market.

Market Fundamentals

Southwest Florida Medical Office Market

3.9%

Vacancy Rate

\$27.46

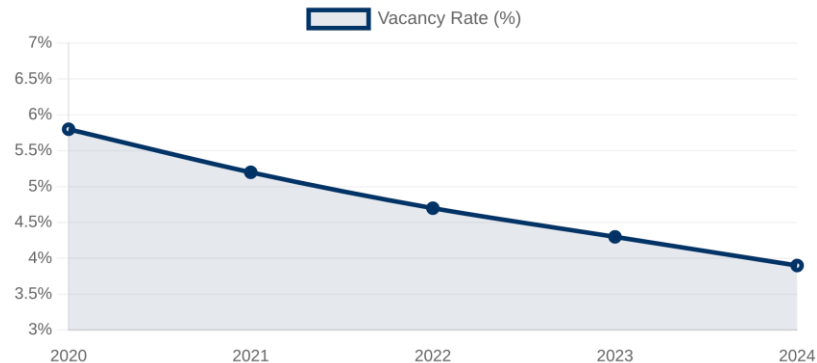
Avg. Rent PSF

61K

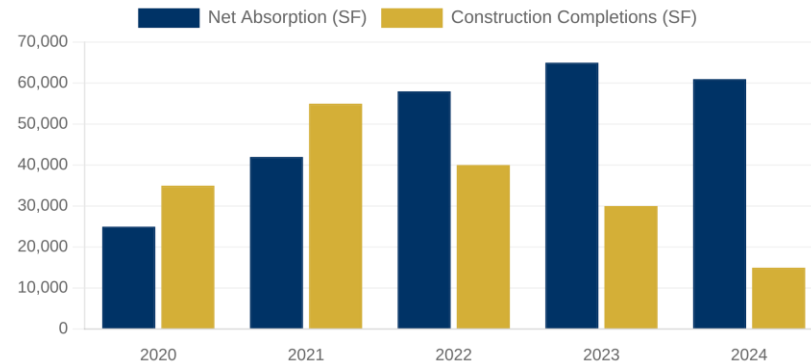
Net Absorption

The medical office market in Southwest Florida continues to experience steady growth, supported by the addition of 1,200 new healthcare jobs in the past year. With the region's significant 65+ population, demand for healthcare services remains strong.

Vacancy Trend Analysis



Space Demand & Deliveries



Market Insights

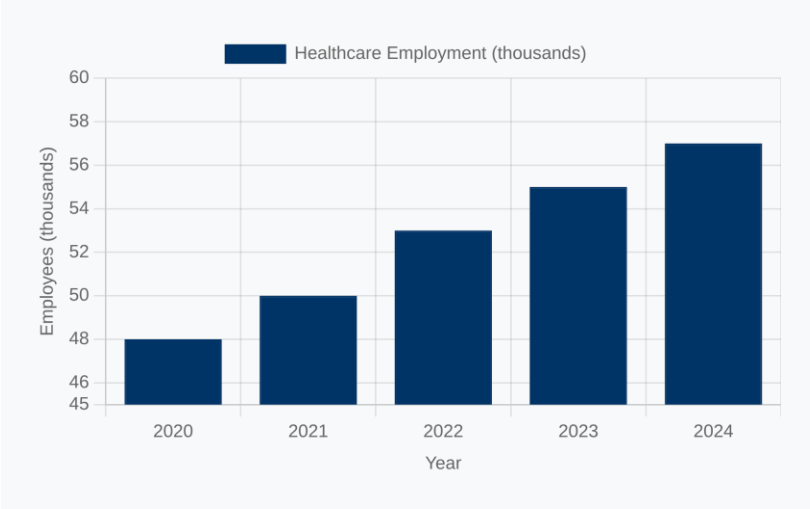
Limited New Supply: With limited new supply in the pipeline, pricing is expected to grow steadily. Gross rent stands at \$27.46 per square foot, marking a 3% quarter-over-quarter increase.

Strong Leasing Activity: Vacancy rates continue to decline, with a 40-basis-point decrease year-over-year and a significant 80-point drop since 2022. This reflects strong leasing activity in the region.

Sustained Demand: Year-to-date leasing activity has reached 365,749 SF, indicating sustained demand despite the limited availability of new space.

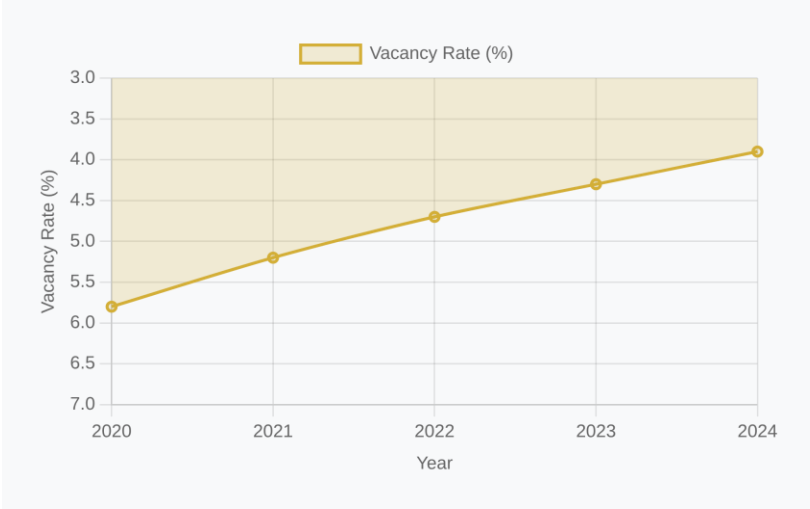
Economic Indicators

Healthcare Employment Growth



Southwest Florida's healthcare sector continues to experience steady growth, supported by the addition of 1,200 new healthcare jobs in the past year. This growth is driven by the region's aging population and expanding medical facilities.

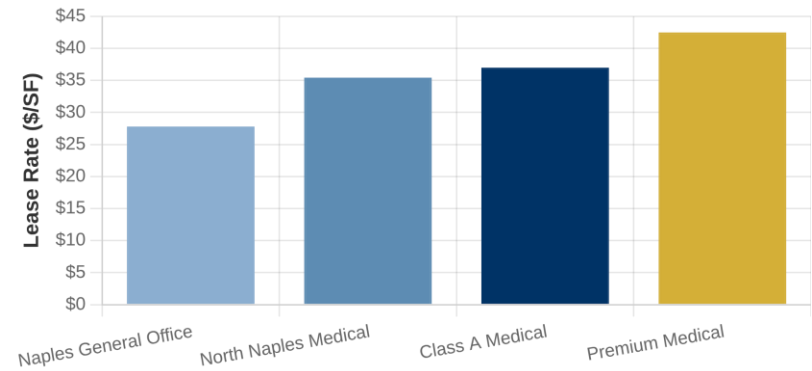
Medical Office Market Trends



The medical office market in Southwest Florida remains strong with a low vacancy rate of 3.9%, reflecting high demand for healthcare services. Asking rents have increased by 16% year-over-year, indicating a robust market for medical office space.

Lease Rate Analysis

Market Rate Comparison

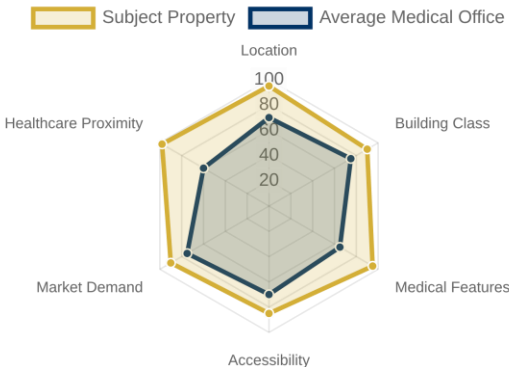


Rate Breakdown

Naples Average Office Rate	\$27.80/SF
North Naples Medical Office	\$35.43/SF
Class A Medical Office	\$37.00/SF
Subject Property	Contact for Pricing

Market Trend Insight

Lease Rate Factors



Value Proposition

Strategic Location Premium

Immediate proximity to NCH North Naples Hospital creates exceptional value through built-in referral networks.

Medical-Ready Infrastructure

Purpose-built medical office with specialized features reduces tenant improvement costs significantly.

Value Proposition

Prime Medical Location

Situated directly in front of NCH North Naples Hospital in the established Health Park medical district, providing immediate access to healthcare hub.

Class A Medical Infrastructure

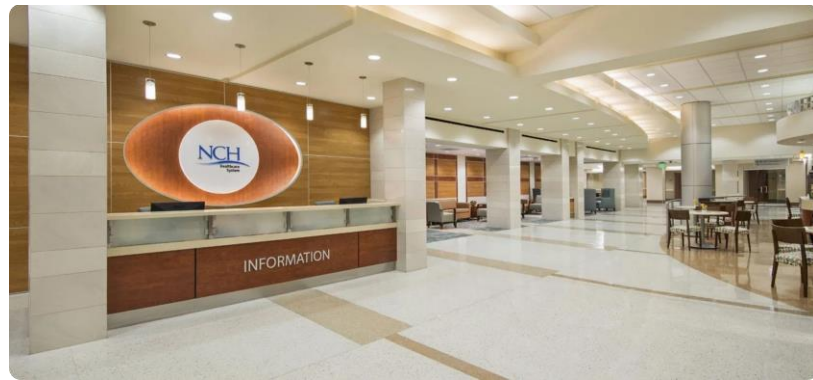
Purpose-built medical office with specialized features including ambulatory drop-off and medical-grade infrastructure, minimizing tenant improvement costs.

Strong Market Fundamentals

Southwest Florida medical office market maintains a low 3.9% vacancy rate with rising lease rates, indicating strong demand in this growing market.

Growing Patient Base

North Naples features a large and growing 65+ population (416K+), creating sustained demand for medical services in this affluent area.



Superior Accessibility

Excellent visibility and access from major transportation corridors (Immokalee Road and Goodlette Road).

Versatile Space

8,497 sq ft of flexible space suitable for various medical specialties or professional office uses.

Investment Opportunity

This property represents a rare opportunity to secure a high-end medical office in one of Southwest Florida's most desirable healthcare corridors. With strong market fundamentals and prime location, this lease offers exceptional value.

Photo suite



Photo suite



Photo suite

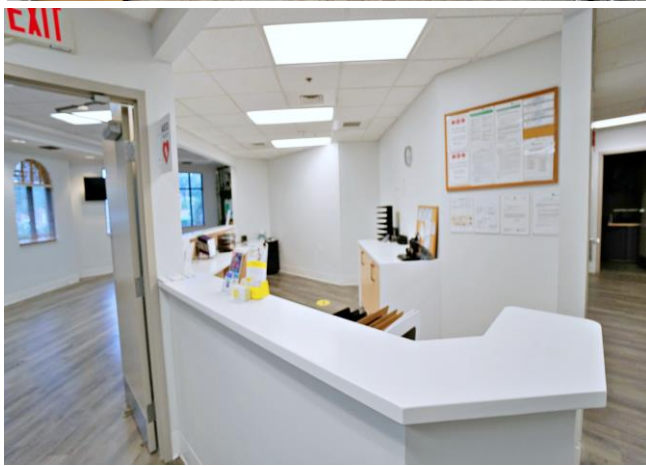
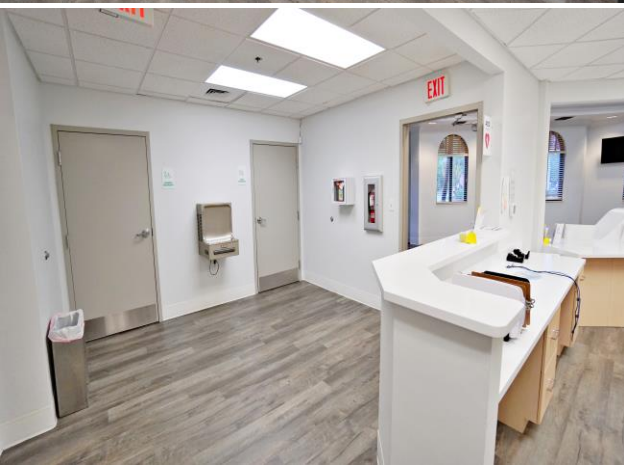
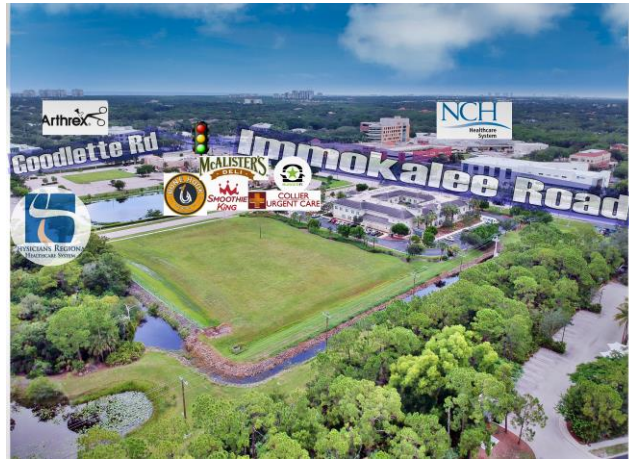


Photo suite



Contact Information

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In partnership with



Jack Seher, Amy Foote, CCIM
Healthcare Advisory Practice

Schedule a Viewing

Saggio Realty Inc

Property Availability

1885 Southwest Health Parkway

North Naples, FL 34109



Why Choose This Property

- Prime location in front of NCH North Naples Hospital
- Purpose-built medical office with specialized features
 - Excellent visibility and access from major roads
- Located in high-demand, low-vacancy medical district