

# Physicians Regional Pine Ridge Medical Office Building

6376 Pine Ridge Rd  
Naples, FL 34116



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Property Highlights

<b>Address</b>	6376 Pine Ridge Rd Naples, FL 34116
<b>Year Built</b>	2021
<b>Lease Rate</b>	\$28.00 NNN
<b>CAM</b>	\$12.98
<b>Total Bldg. SF</b>	± 106,596 SF
<b>Frontage</b>	± 600' Pine Ridge
<b>Zoning</b>	CPD - Commercial

6376 Pine Ridge Rd., Naples, FL 34116 – an exceptional opportunity to lease space in a prominent four-story medical office building nestled on approximately 9.23 acres in the esteemed Golden Gate submarket of Collier County. Boasting a total of 106,596 square feet, this strategically located property stands as a premier destination for healthcare professionals.

This prime location offers not only the advantage of a well-established medical community but also convenient accessibility for both healthcare providers and patients alike. Join the ranks of esteemed professionals who recognize the potential of this medical office building, and elevate your practice in this sophisticated and thriving healthcare hub.

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FOR LEASE

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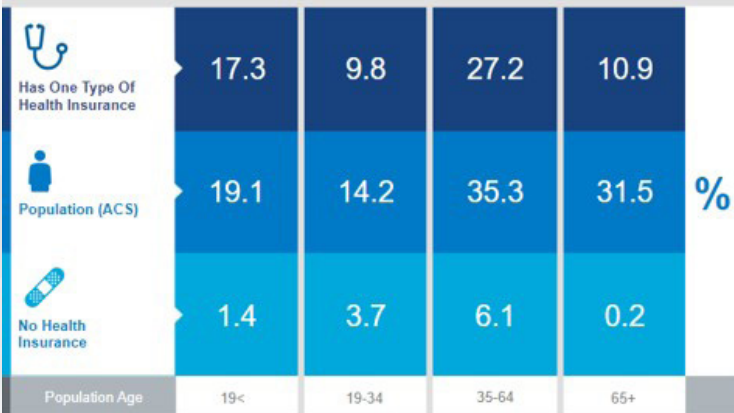
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# Healthcare Demographics \*Within 15-Minute Drive Time

## Health Care & Insurance

6376 Pine Ridge Rd, Naples, Florida, 34119 3  
Drive time of 15 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



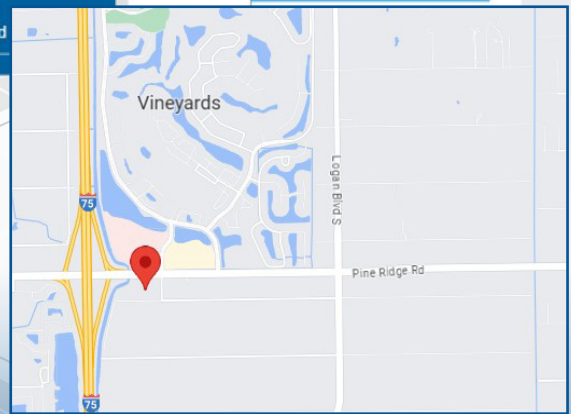
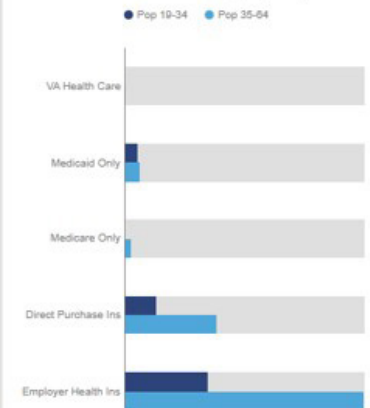
This infographic contains data provided by ACS, Euro-Monitor, Esri-U.S. BLS. The vintage of the data is 2017-2021, 2023.  
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## Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,532.5
Medicare Payments	\$1,489.3
Physician Services	\$334.0
Dental Services	\$577.1
Eyecare Services	\$110.8
Lab Tests/X-rays	\$90.6
Hospital Room & Hospital Service	\$299.6
Convalescent/Nursing Home Care	\$46.1

## Health Insurance Coverage (ACS)



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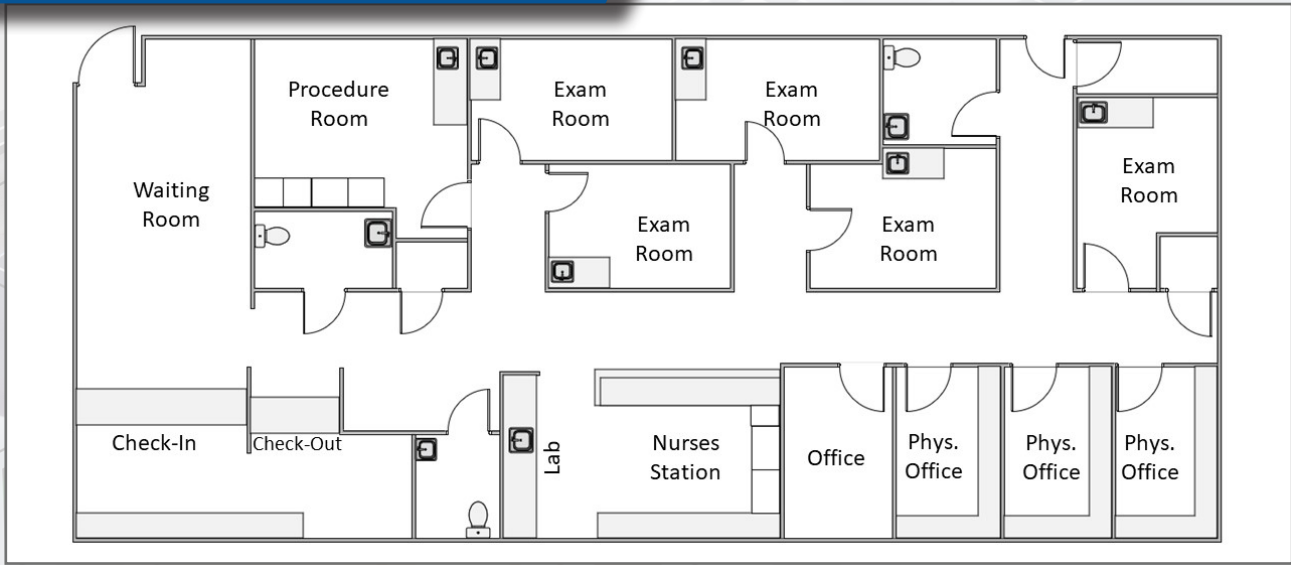
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Unit	Size (SF)	Lease Rate	CAM (PSF)	Monthly Total <small>*tax not included</small>
420	3,203 SF	\$28.00 NNN	\$12.98	\$10,938.25

- Contemporary Design
- Natural Lighting
- Gray Luxury Vinyl Plank Flooring
- Neutral Color Scheme
- Energy Efficient Lighting
- Roller Shades
- 15+ Person Waiting Room
- Separate Check-In / Checkout
- Nurse Station with Four Workstations
- 4 exam Rooms with Sinks
- 1 Procedure Room
- Private Staff Entry
- Staff Break-room
- Janitorial closet
- One Manager Office
- Ample Storage
- IT Dedicated Room



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