



Colliers



Newly Renovated  
**Commons Medical Center**  
Naples, FL

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Asking rent:  
**\$24.00 NNN**

Accelerating success.



# Property Overview

The Commons Professional Park is comprised of two (2), three (3) story buildings totaling 90,000 square feet. The building located at 708 Goodlette is fully **approved for medical use**. Ownerships recent investment into capital enhancing to the common areas makes this asset the superior choice for image conscious medical professionals within southern Naples.

The asset is uniquely situated within the sought after S Naples affluent sub-market and provides value conscious tenant convenient accessibility to 5th Ave, Naples Executive Airport, and the Court House.

## Property Address:

704 - 708 Goodlette Rd N,  
Naples, FL 34102

## OpEx:

\$9.00 PSF

## Size:

90,000 SF

## Lease Rate:

\$24.00 PSF NNN

## Year Built:

2004 - 2006

## Parking:

270 spaces

## Available space:

708 Goodlette Rd. N.  
(Approved for Medical)  
3rd Floor: 2,454 - 8,235 SF

Commons Professional Park highlights include:

- Corporate Campus Environment
- Ample parking
- Close proximity to US 41, 5th Ave., Naples Community Hospital, and local governmental agencies.
- Entire building backup generator
- Controlled access
- 10 foot ceilings
- Impact windows

# Property Aerial



## Demographics



**Total Population  
(2023)**  
1-Mile: 6,687  
3-Mile: 59,728  
5-Mile: 140,389



**Average HH Income  
(2023)**  
1 Mile: \$92,189  
3-Mile: \$105,088  
5-Mile: \$116,527



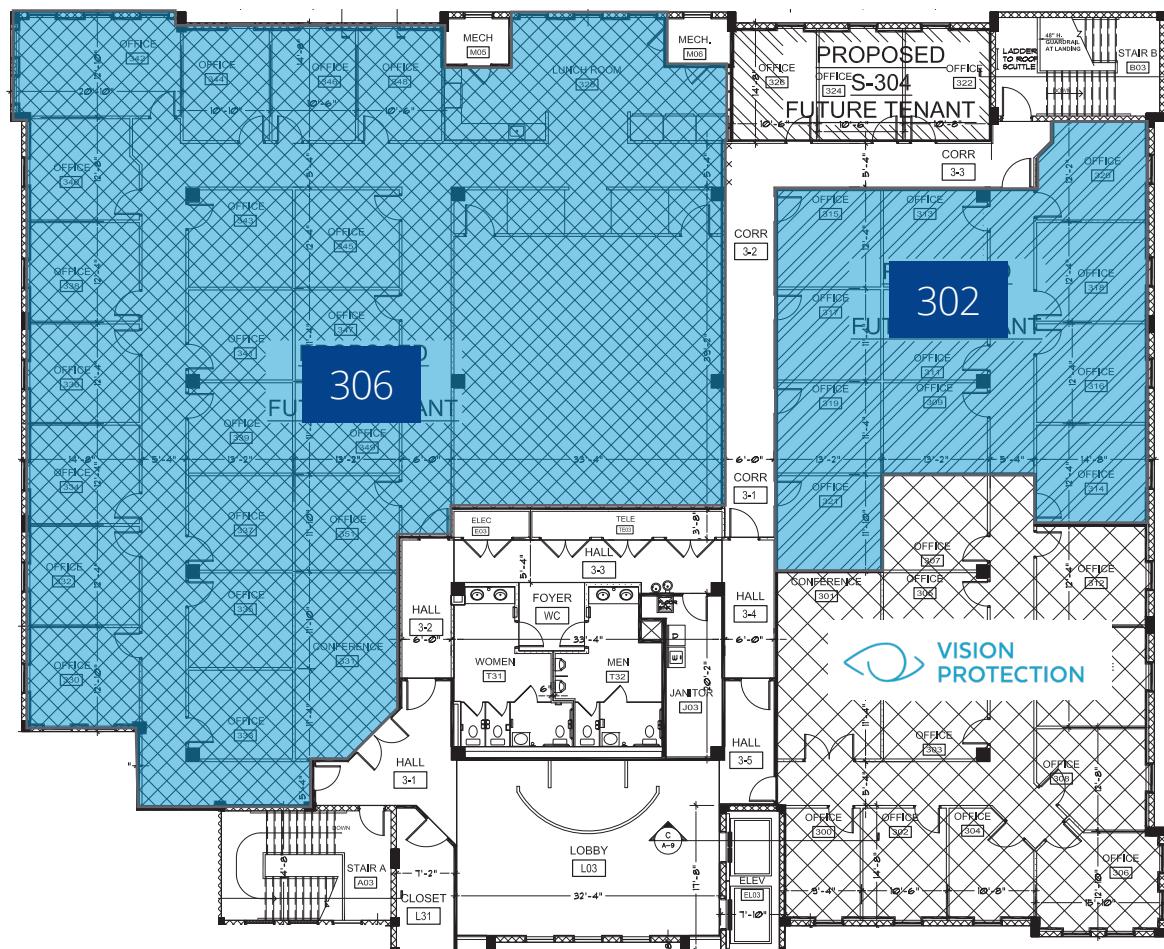
**Households  
(2023)**  
1-Mile: 2,758  
3-Mile: 27,326  
5-Mile: 61,524

# 708 Goodlette | Floor Plans

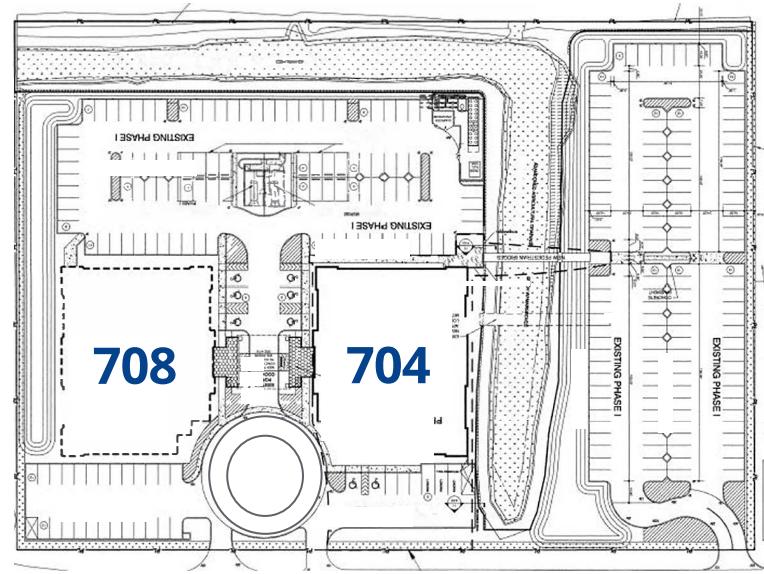
## Availability Medical Office Opportunity

Suite	Size (SF)	Base Rent	OpEX (PSF)	Sales Tax	Monthly Rent
302	2,454	\$24.00	\$9.00	\$438.65	\$7,187.15
306	8,235	\$24.00	\$9.00	\$1,472.01	\$24,118.26

\*Approved for Medical



## Site Plan



## 708 Lobby





## Commons Medical Center

708 Goodlette Rd. N.  
Naples, Florida 34102

### Contact Us:

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