



Colliers

Newly Renovated
Commons Medical Center
Naples, FL

Brandon Stoneburner

Executive Vice President
+1 239 985 8074
brandon.stoneburner@colliers.com

Michael Ciccarello

Vice President
+1 239 985 8076
michael.ciccarello@colliers.com

12800 University Drive
Suite 400
Fort Myers, FL 33907
www.colliers.com

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

Size:

90,000 SF

Lease Rate:

\$24.00 PSF NNN

OpEx:

\$9.00 PSF

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)

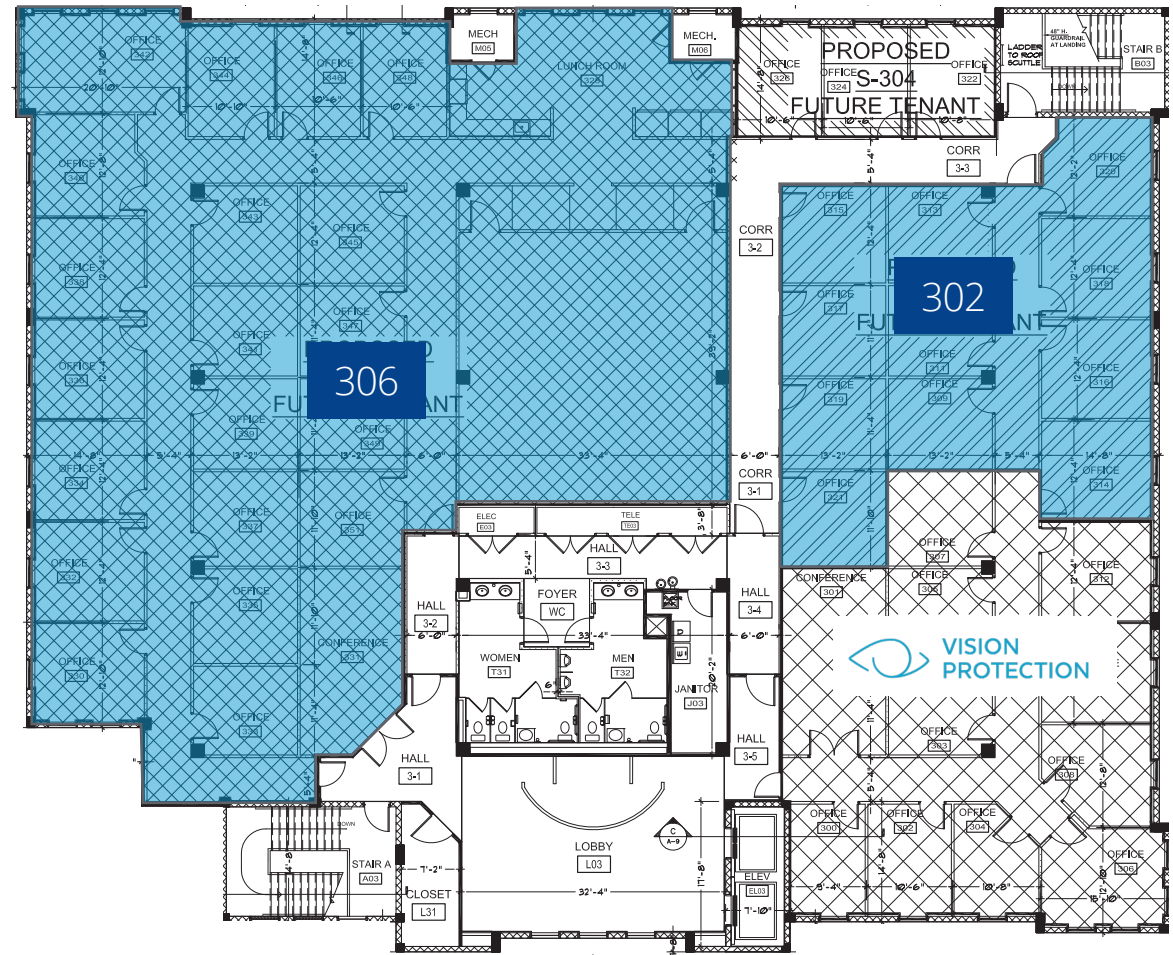
1-Mile: 2,758
3-Mile: 27,326
5-Mile: 61,524

708 Goodlette | Floor Plans

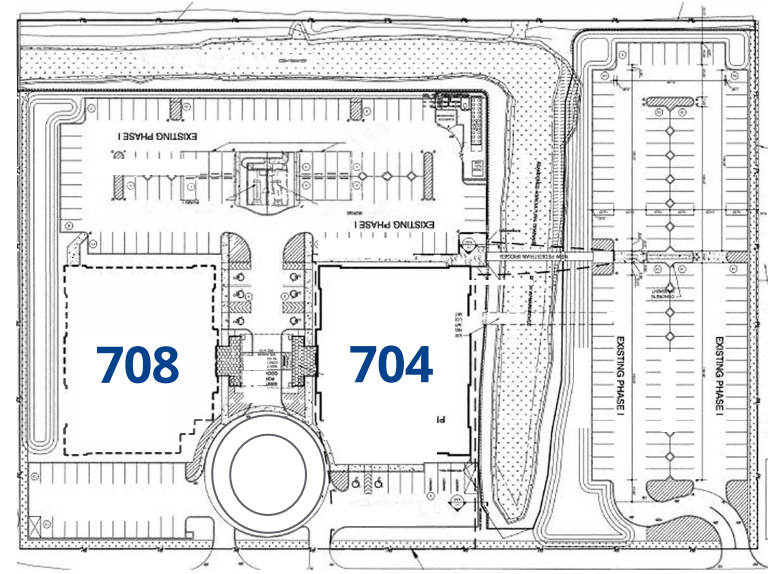
Availability Medical Office Opportunity

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:

Brandon Stoneburner
Executive Vice President
+1 239 985 8074
brandon.stoneburner@colliers.com

Michael Ciccarello
Vice President
+1 239 985 8076
michael.ciccarello@colliers.com



Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.