

## **BRENNAN MEDICAL BUILDING**

One Mile From Naples Community Hospital - Downtown

# **FOR LEASE**

730 Goodlette- Frank Rd N Naples, FL 34102

Welcome to our Lakefront Professional Medical Office Conveniently Located in Downtown Naples, FL.



### **Contact Agents:**

**Ryan Paiva** Director of Property Management / Sales Associate Rpaiva@welshfl.com 239.248.7154 Rosa Gervasi

Property Manager / Sales Associate Rosag@welshfl.com 239.784.6183

### **Property Overview**

- Availability: Ste 203: 1,684 SF
- Rental Rate: \$27.00 PSF
- Est. CAM: \$9.90 PSF
- Permitted Medical, Professional Uses: Office
- Amenities & Features:
- Built-out Medical Space, Ample Parking, Drive up Patient Pick-up/Drop off, Signage, Waterfront, Vending



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Office: 239.261.4744 / Fax: 239.263.4142

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2950 Tamiami Trail N. Suite 200, Naples FL. 34103



**Surrounding Area** 

### Approved Downtown Redevelopment Projects

- Metropolitan Naples Mixed-use
   <a href="https://www.metropolitannaples.com/">https://www.metropolitannaples.com/</a>
- Downtown Naples Redevelopment Mixed-use <a href="https://www.gulfshorebusiness.com/major-redevelopment-project-proposed-in-downtown-naples/">https://www.gulfshorebusiness.com/major-redevelopment-project-proposed-in-downtown-naples/</a>
- Naples Square Mixed use <u>https://www.gulfshorebusiness.com/gb\_daily/construction-underway-on-ac-hotel-by-marriott-at-naples-square/</u>
- Gulf shore Playhouse Commercial

https://www.gulfshoreplayhouse.org/

1 MILE 3 MILES 5 MILES Subject Property 3,856 112,092 44,111 2022 Total Population 57.7 Yrs 56.8 Yrs 48.8 Yrs 2022 Median Age \$105,262 \$69,207 \$74,300 2022 Average Household Income \$887 \$1,030 \$1,055 2022 Average Medical Spending

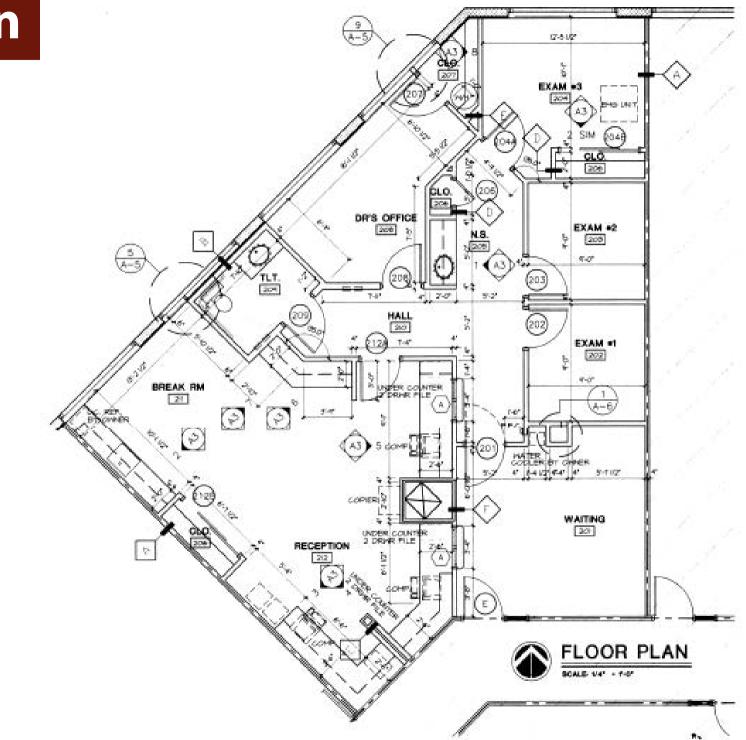


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### Floor Plan





# **Building Exterior**

