



Colliers



Built Out Medical Opportunity  
**Commons Professional Park**  
Naples, FL

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Asking rent:  
\$20.00 - \$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. 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:

\$20.00 - \$24.00 PSF NNN

## OpEx:

\$12.50 PSF

## Year Built:

2004 - 2006

## Parking:

270 spaces

## Available space:

**704 Goodlette Rd. N.**  
2nd Floor: 15,035 SF  
3rd Floor: 7,835 SF

**708 Goodlette Rd. N.**  
3rd Floor: 2,877 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

# 704 Goodlette | Floor Plans

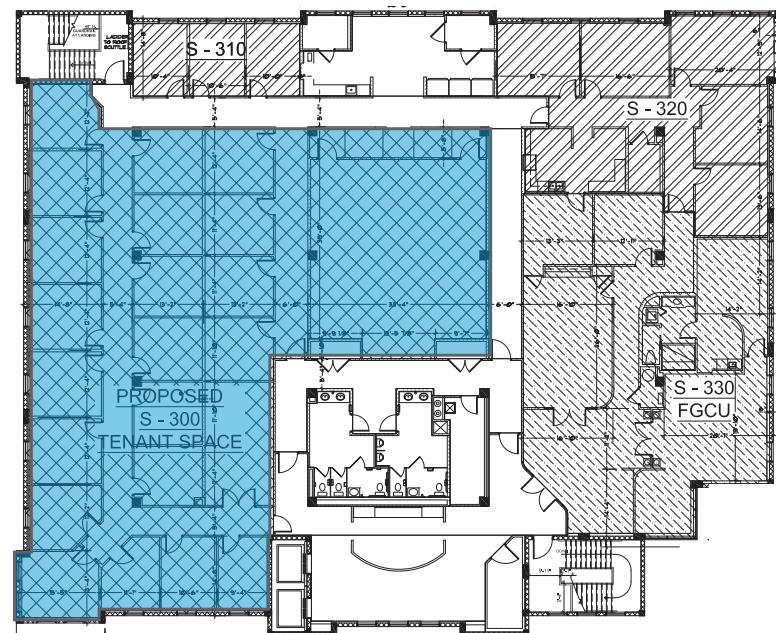
## Availability Professional Office

Suite	Size (SF)	Base Rent	OpEX (PSF)	Monthly Rent
200	15,035	\$20.00	\$12.50	\$40,719.79
300	7,835	\$20.00	\$12.50	\$21,219.79

Excluding Tax



300

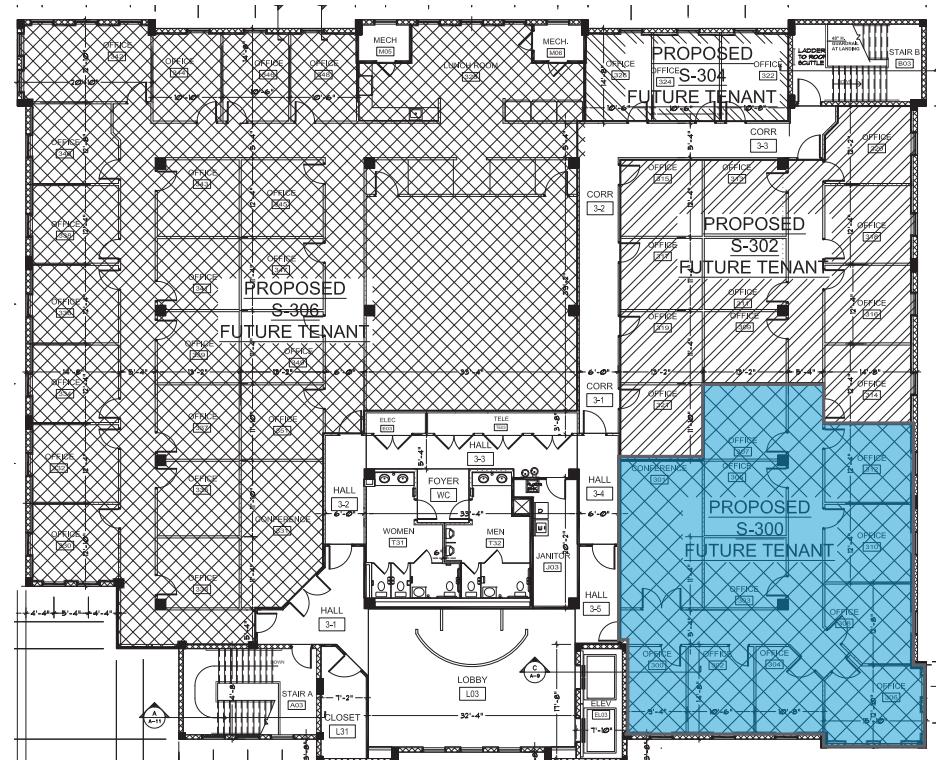


# 708 Goodlette | Floor Plans

Availability  
Built Out Medical Opportunity

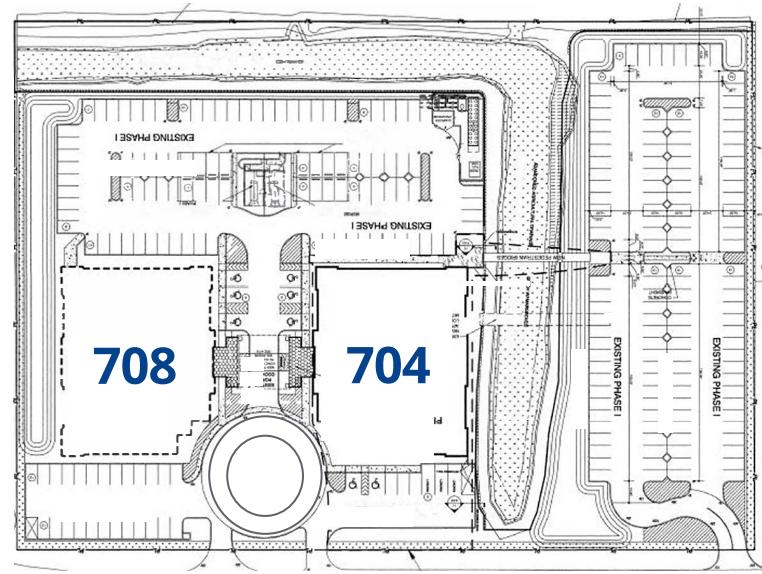
Suite	Size (SF)	Base Rent	OpEx (PSF)	Monthly Rent
300	2,877	\$24.00	\$12.50	\$8,750.88

Excluding Tax



300

## Site Plan



## 708 Lobby





## Commons Professional Park

704-708 Goodlette Rd. N.  
Naples, Florida 34102

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