

OLYMPIA MEDICAL CENTER

Medical Office
Condo
For Sale

2350 Vanderbilt
Beach Road
Suite 203
Naples, FL 34109



Property Information:

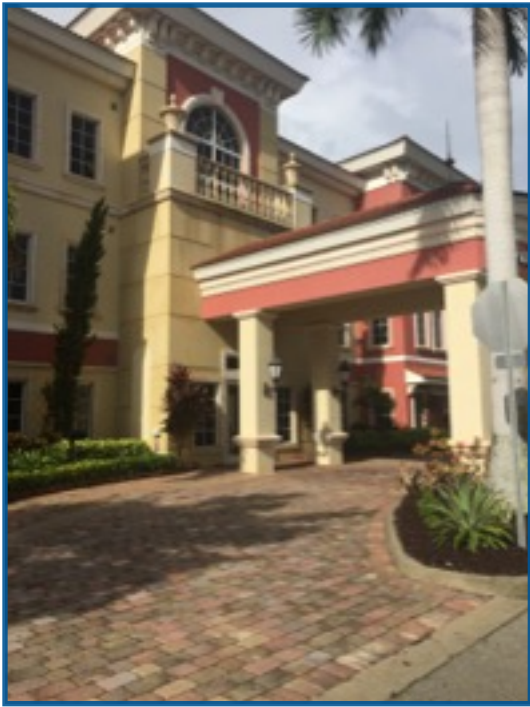
Second floor, 2,147 RSF suite, delivered grey shell, immediate availability. A must see property for any physician looking for Class "A" office space in a beautifully designed 3 story medical office building with covered drop off/pick up, lobby directory, stairway and elevator access to second and third floors, private rear access for physicians/staff, one assigned/covered parking space. Current medical practices include Internal Medicine, Vascular Surgery, Pulmonary, Podiatry, Dermatology and Pain Management.

Bldg. Size: 27,824 sq. ft.
Year Built: 2008
Zoned: PUD
ADT: 43,500 (2016)

Suite Size 1,745 USF/2,147 RSF
Asking Price: \$536,750.00 (\$250.00/sf; Grey Shell)
Build to Suit: \$805,125.00 (\$375.00/sf; Basic Medical Build Out)
Condo Dues: \$2,147.00/qtr.
Property Tax: \$1,529.11 (2016)



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OLYMPIA MEDICAL CENTER

- Beautifully Designed Medical Office Building
- Covered Drop-Off/Pick-Up
- Lobby Directory
- Assigned/Covered Parking Space
- Private Rear Entrance For Physicians/Staff
- Stairway/Elevator Access to 2nd and 3rd Floors



This three-story medical office building is located in the highly sought after North Naples area . . . with access from both Vanderbilt Beach Road and Airport-Pulling Road.



Strategically Located Between Four Naples Hospitals:

- 3.22 Miles: North Collier Hospital
- 4.78 Miles: Physicians Regional on Pine Ridge Rd.
- 8.79 Miles: Naples Community Hospital (downtown)
- 14.08 Miles: Physicians Regional on Collier Blvd.