



COMMERCIAL

For More Information Contact:
Jeff Forsythe, Advisor
Cell: (239)233-5212
Fax: (239)437-7714
Email: JForsythe@viprealty.com
www.vipcommercial.com



NAPLES MEDICAL OFFICE FOR LEASE IMMOKALEE ROAD & AIRPORT PULLING ROAD



PROPERTY DESCRIPTION

- Location: 90 Cypress Way E., Suite 10
Naples, FL 34110
- Parcel ID #: 64530000035
- Zoning: PUD (Planned Unit Development)
- Available Space: 1,585± - 1,758± SF
- Year Built: 1996
- Parking: 2 Assigned Covered Parking Spaces + Ample Shared Parking
- Utilities: All available to site
- Comments: This existing medical office, with close proximity to North Collier Hospital, is available for lease. The space is an internally divided portion of Suite 10 with shared use of the main entrance, and the kitchen with refrigerator, microwave, and dishwasher.

Additional Details

(6) Exam Rooms	(2) Offices	Three-Windowed Reception Desk
Waiting Room	(2) Nurse Stations	IT Room/Office
Large Rolling File Storage Area	Nurse/Lab Station with Sink	(2) Restrooms
Built-In Desks & Cabinetry	Unfinished Attic Storage	Alarm System

LEASE RATE: \$17.95 PSF BASE + FIXED CAM FEES OF \$6/PSF

(Rate Based on a 4 Year Term for 1,758± SF)

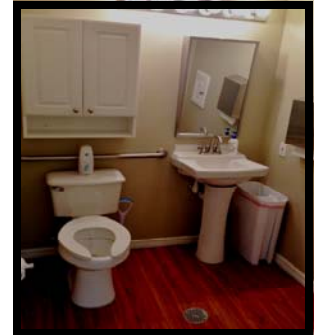
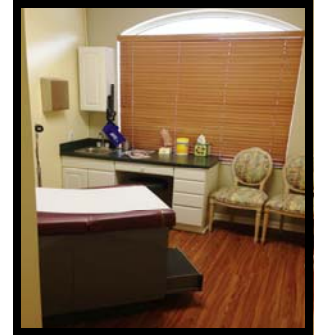
Modified Gross & Fully Furnished Turnkey Terms Available

Showings by Appointment Only! Please Do Not Disturb the Tenants!

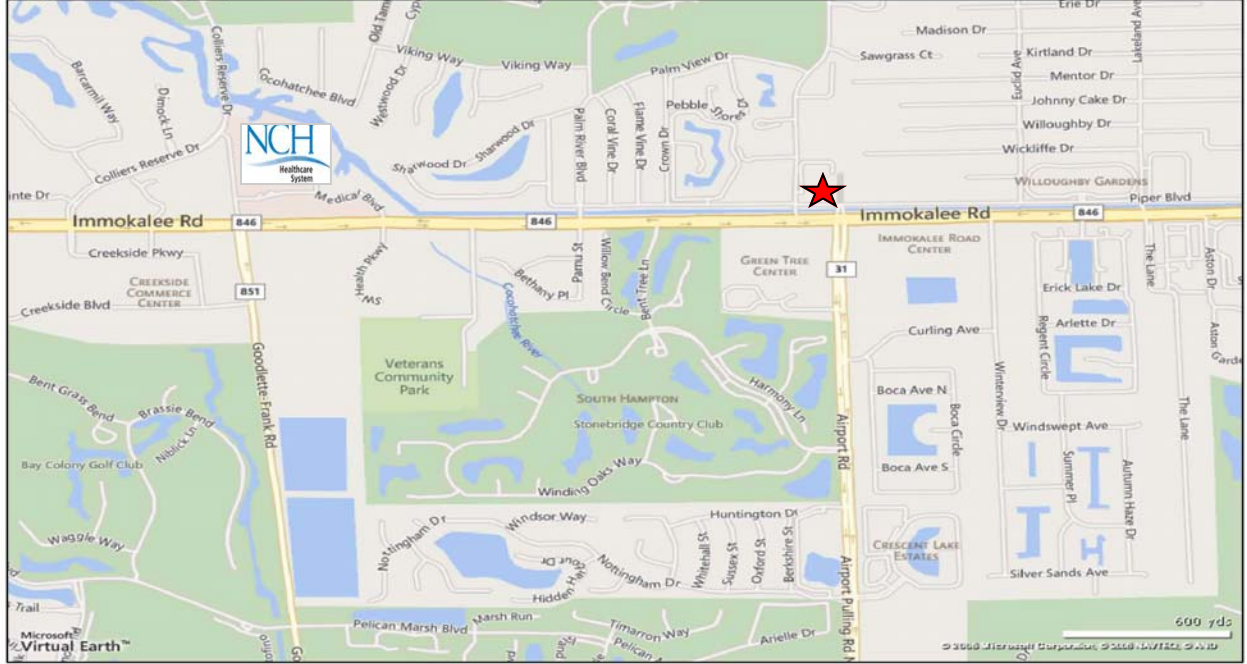
**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
 Phone 239.489.3303 Ext 172 ~ Fax 239.437.7277**



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