



Community Medical Center

680 2nd Ave N Suite 100, Naples, FL 34102

Jonathan Kepple

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Community Medical Center

\$15 /SF/Year

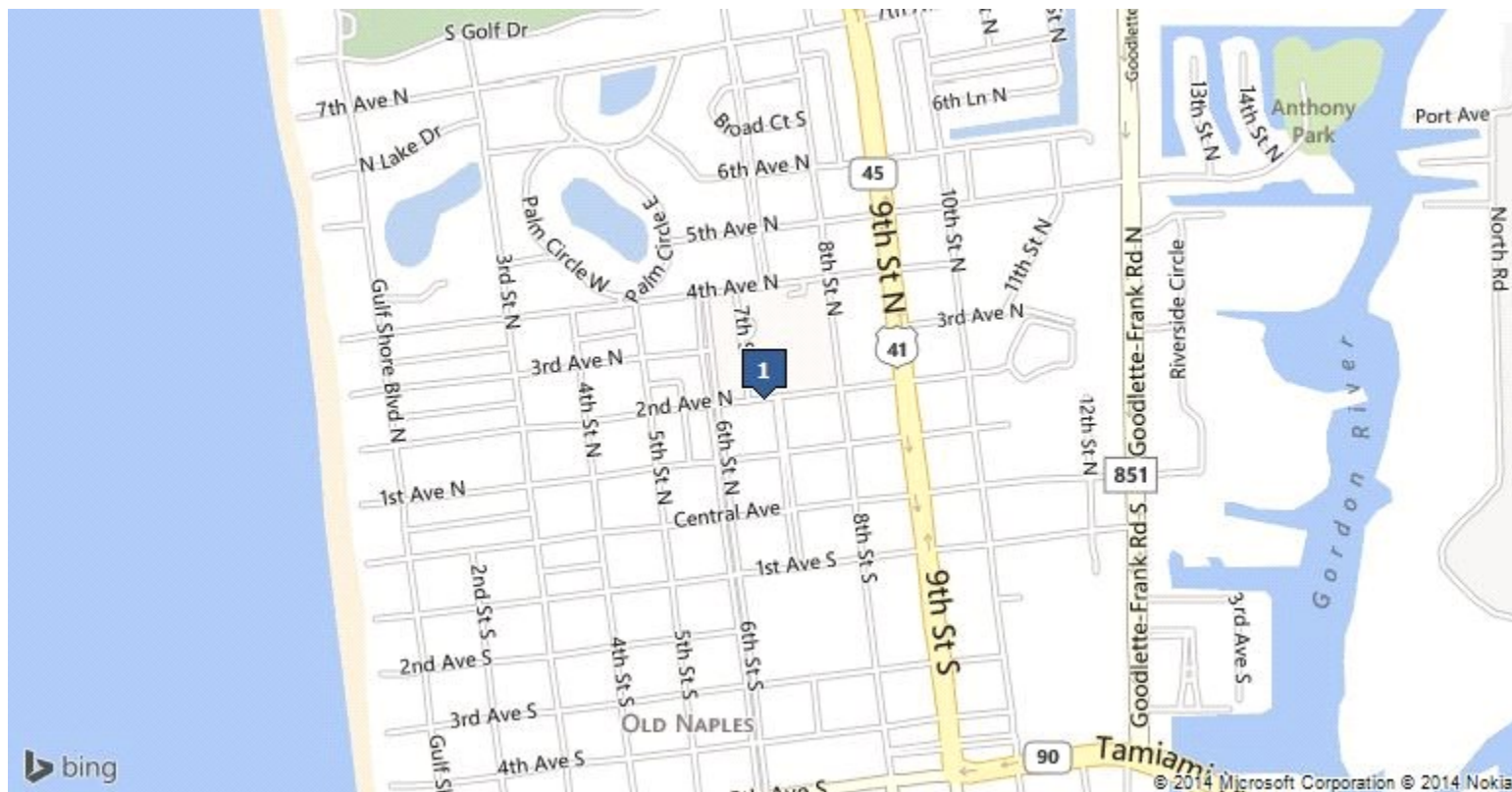
Medical office space located just south of NCH Downtown Hospital. Former cardiac office delivered move in ready for any Physician. There can be 4 patient rooms(wall needs to be put in, we can do it quickly), a large comfortable reception area, admin/file room, break room and bathroom in place. FIRST FLOOR unit, easy walk up to the unit for patients!

- First Floor Unit
- Move in Quickly
- 1 Block From Hospital
- Great Parking
- Hard to find small space in Downtown Naples

Total Space Available:	1,375 SF
Rental Rate:	\$15 /SF/Year
Property Type:	Office
Property Sub-type:	Medical Office
Additional Sub-types:	Office Building
Building Size:	11,300 SF
Building Class:	B
Year Built:	1983
Zoning Description:	medical

Space 100

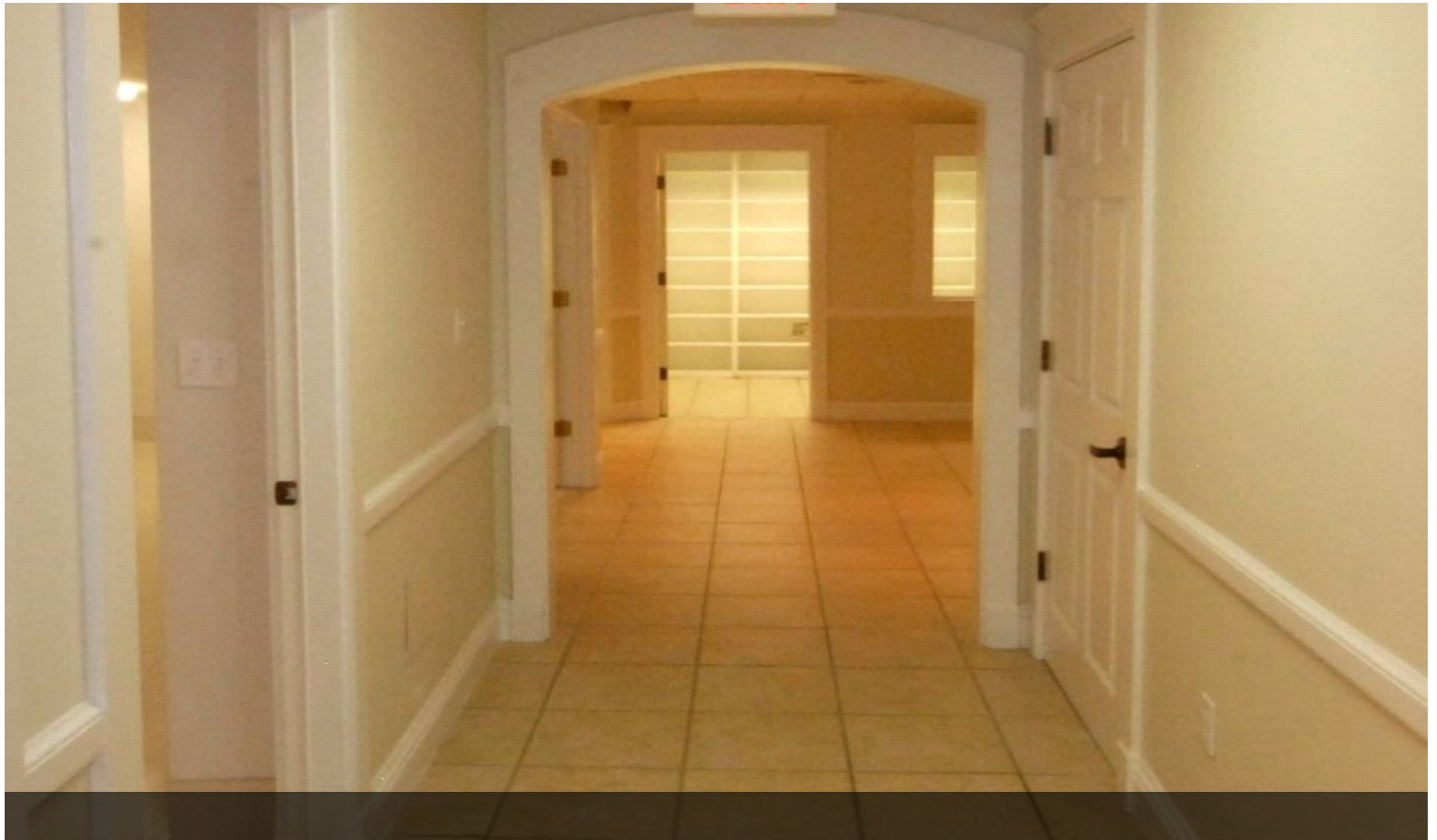
Space Available	1,375 SF
Rental Rate	\$15 /SF/Year
Space / Lot Type	Medical Office
Lease Type	NNN
Date Available	Jun 2014



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Located just south of NCH, you can't get any closer to the hospital. Great parking and covered parking for physicians.

Property Photos



Property Photos



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Property Photos

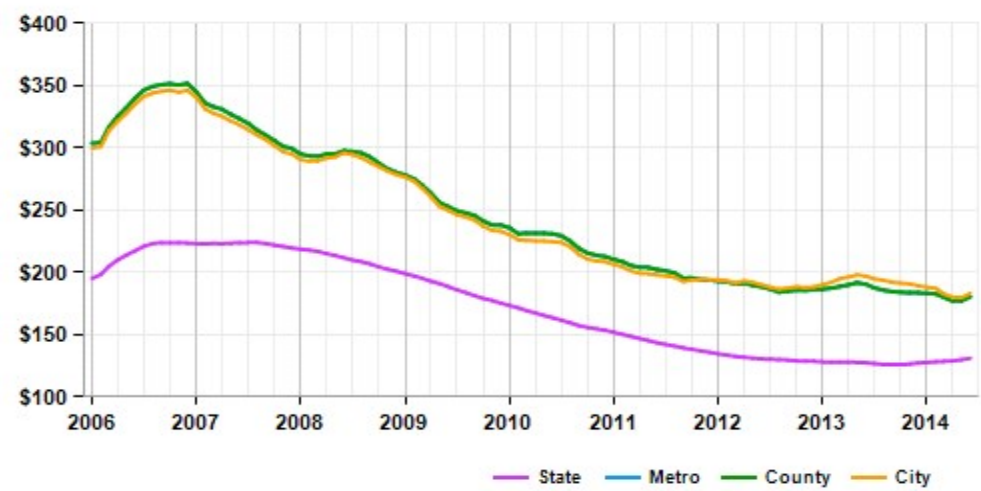


Property Photos



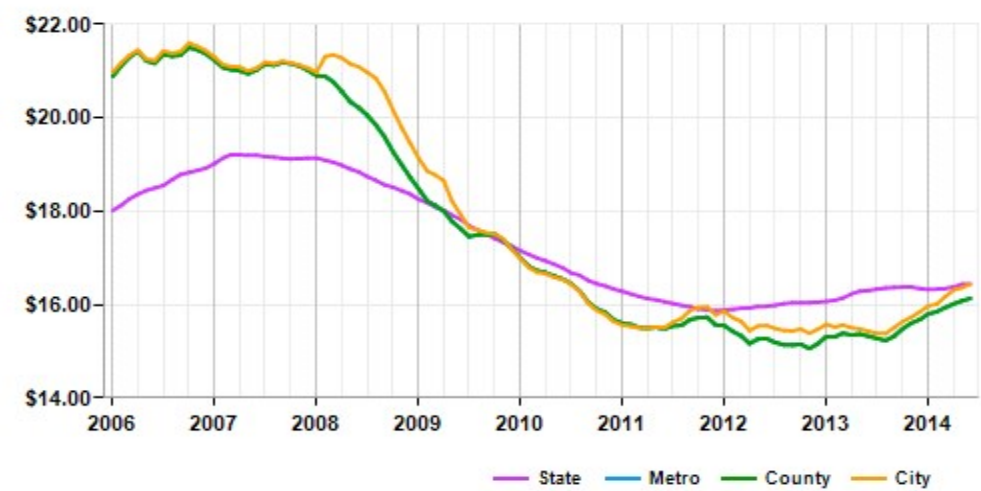
Market Trends

Asking Prices Office for Sale Naples, FL (\$/SF)



	Jun 14	vs. 3 mo. prior	Y-O-Y
State	\$131	+1.9%	+2.8%
Metro	\$181	+0.3%	-5.2%
County	\$181	+0.3%	-5.2%
City	\$183	+0.2%	-7.1%

Asking Rent Office for Lease Naples, FL (\$/SF/Year)



	Jun 14	vs. 3 mo. prior	Y-O-Y
State	\$16.45	+0.6%	+0.9%
Metro	\$16.13	+1.3%	+5.3%
County	\$16.13	+1.3%	+5.3%
City	\$16.44	+1.7%	+6.5%