

SIERRA MEADOWS MEDICAL CENTER

8360 SIERRA MEADOWS BLVD.
NAPLES, FL 34113

Medical Office Building For Lease

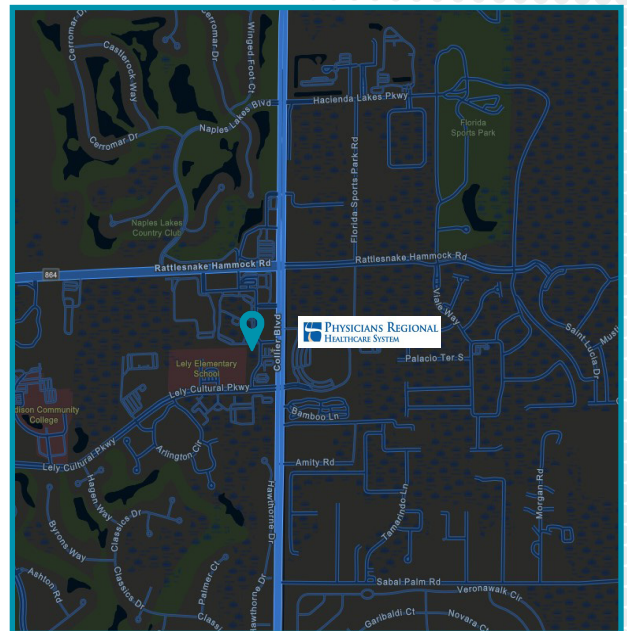


PROPERTY HIGHLIGHTS

- Tailored for Medical Office Users
- Ample Parking
- Across the street from Physicians Regional Collier Campus
- Newly renovated interior and exterior
- Move-in ready space

PROPERTY DETAILS

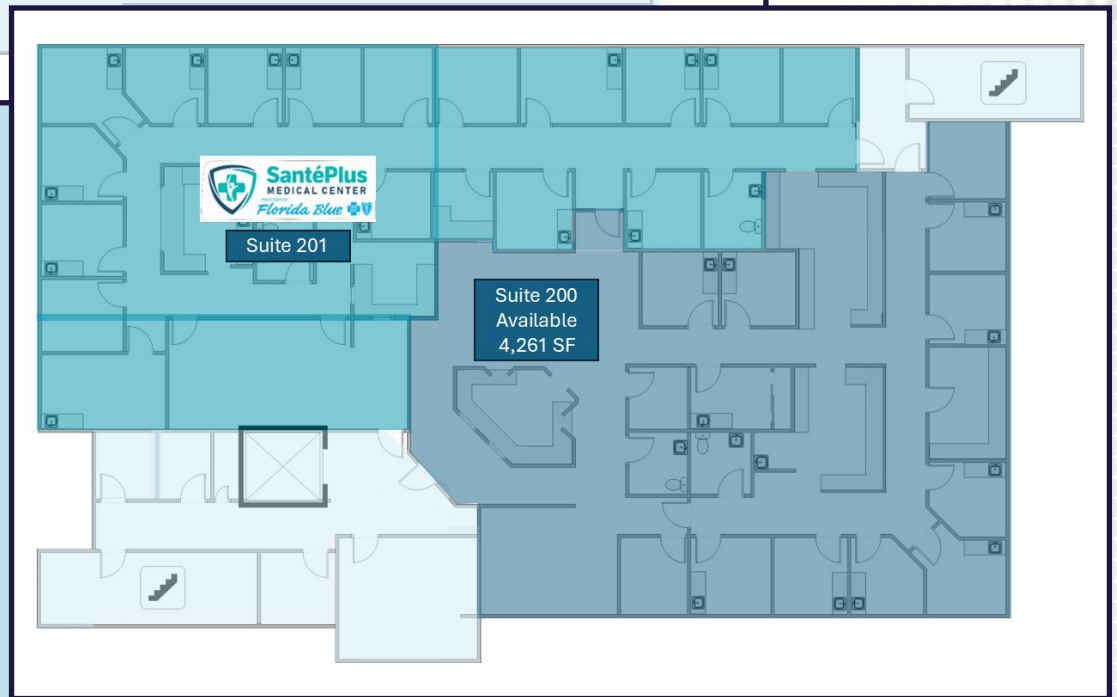
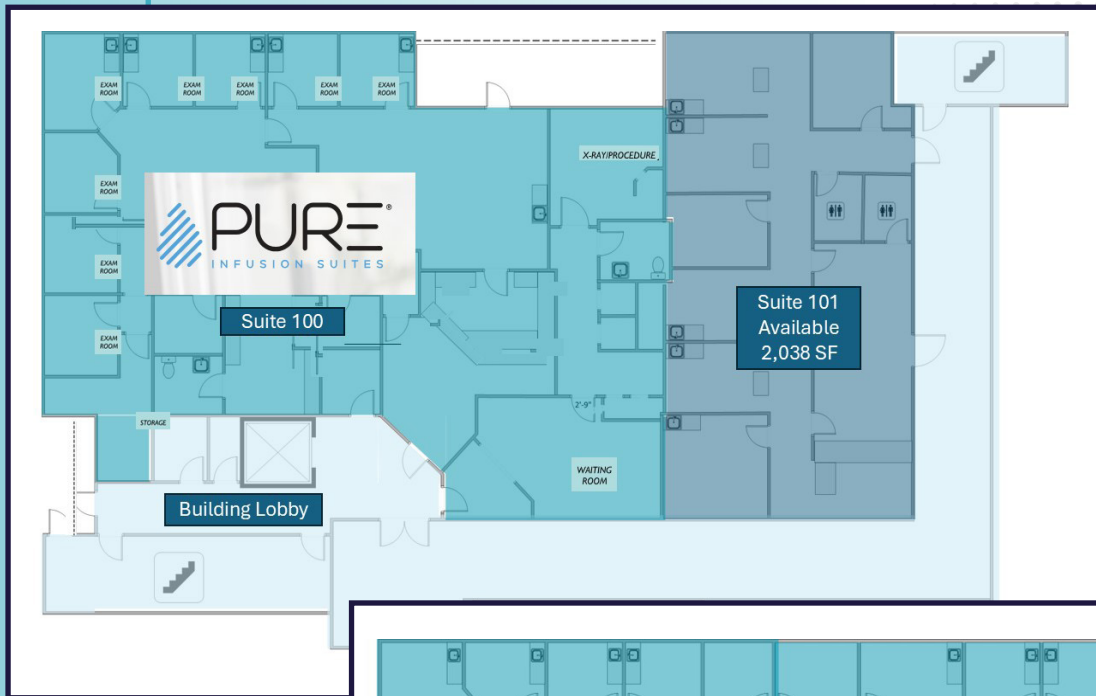
| | |
|---------------|---------------|
| Lease Rate | \$22.50 NNN |
| CAM | \$11.12 |
| Parking Ratio | 5.07/1,000 SF |
| Year Built | 2007 |
| Submarket | Lely |



8360 SIERRA MEADOWS BLVD

NAPLES, FL 34113

Floor Plans



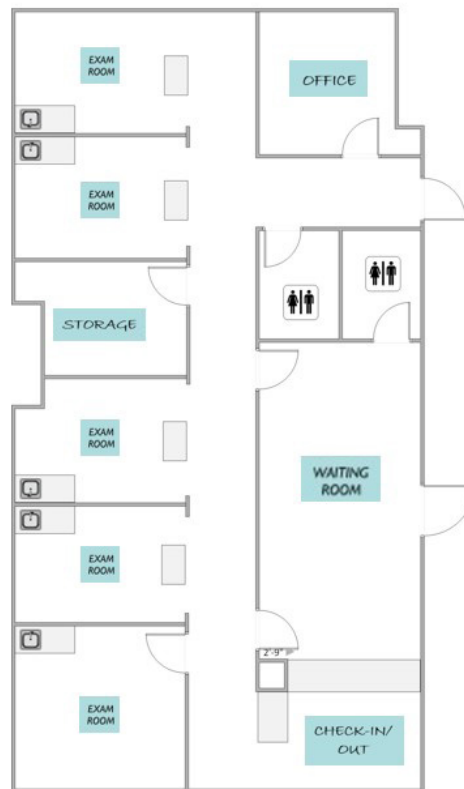
8360 SIERRA MEADOWS BLVD.

NAPLES, FL 34113

Suite 101 | 2,038 SF

| Suite | Size (SF) | Lease Rate | CAM | Date Available |
|-------|-----------|-------------|---------|----------------|
| 101 | 2,038 SF | \$22.50 NNN | \$11.12 | 01/01/2025 |

Suite 101 Proposed Build-out



SPACE HIGHLIGHTS

- Private Exterior Entrance
- 4 Exam Rooms
- Procedure Room with Sink
- Two Restrooms
- Check-in/out and Waiting Room
- Private Office Space

8360 SIERRA MEADOWS BLVD.

NAPLES, FL 34113

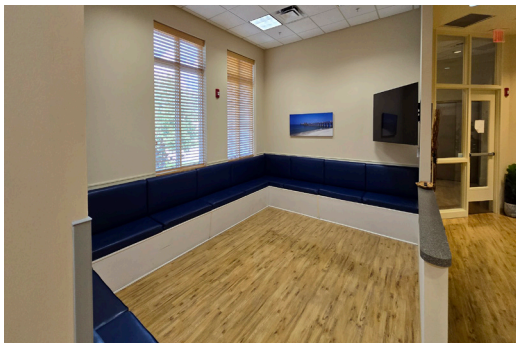
Suite 200 | 4,261 SF

| Suite | Size (SF) | Lease Rate | CAM | Date Available |
|-------|-----------|-------------|---------|----------------|
| 200 | 4,261 SF | \$22.50 NNN | \$11.12 | 01/01/2025 |



SPACE HIGHLIGHTS

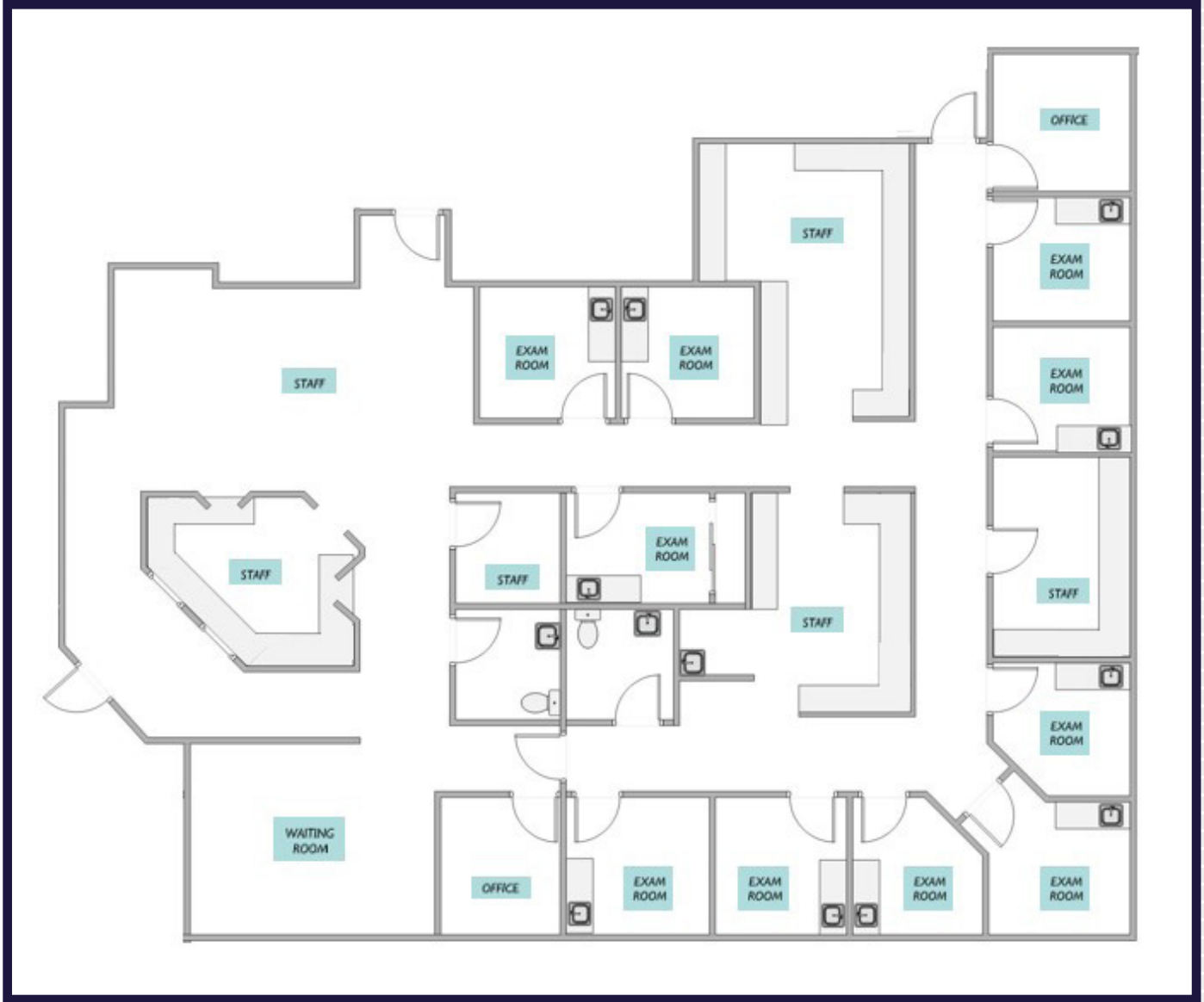
- Well / Sick Waiting Areas
- Nine Exam Rooms with Sinks
- Three Offices
- Two Restrooms
- Lab Area
- Staff Lounge / Dictation
- Two Nurse's Stations



8360 SIERRA MEADOWS BLVD.

NAPLES, FL 34113

Suite 200 | 4,261 SF



8360 SIERRA MEADOWS BLVD

NAPLES, FL 34113

Demographics

Local Facilities



Physicians Regional Healthcare



NCH Baker Campus



The Arlington of Naples



Discovery Village

SUITE SIZE
2,038-4,261 SF

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| 2023 TOTAL POPULATION | 5,192 | 35,270 | 100,023 |
| 2023 MEDIAN AGE | 49.1 Yrs | 60.3 Yrs | 55.9 Yrs |
| 2023 AVERAGE HOUSEHOLD INCOME | \$90,231 | \$98,160 | \$66,826 |
| 2023 AVERAGE MEDICAL SPENDING | \$1,577 | \$1,909 | \$1,778 |



GARY TASMAN
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



VANESSA TYLER
Associate Director
+1 239 489 3600
vtyler@cpswfl.com

