



**MEDICAL OFFICE CONDO
FOR SALE**

**OLYMPIA MEDICAL PARK
2350 Vanderbilt Beach Road
Suite 301
Naples, FL 34109**

HIGHLIGHTS

- * Class "A" Medical Office Building
- * Beautiful Views From 3rd Floor
- * 1 Assigned Covered Parking Space
- * 2nd Exam Room - Lead Lined Walls
- * Medical Grade Soft Faux Vinyl Flooring
- * Quartz Countertops
- * Parabolic LED Lighting
- * 20 Foot Ceiling Height
- * Ample Storage
- * All Medical Tenant Mix
- * Immediate Availability

Suite Information: An impressively built out 2,011 USF (2,475 RSF) medical office featuring high end finishes which include 8' double entry doors, quartz countertops, medical grade vinyl flooring and parabolic LED lighting. Space consists of reception area; treatment, procedure and exam rooms; office; front & back waiting areas; kitchen/break room; 2 HC restrooms; ample storage and one assigned covered parking space.

** Immediate Availability **

Property Information: Olympia Medical Center is a 3 story, 27,824 SF medical office building 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 and two Ritz Carlton hotels/resorts.

Sale Price: \$1,249,875.00
(\$505.00/RSF)

Property Taxes \$4,661.36 (2022)

Annual Condo Fees: \$8,518.00 (2023)

Year Built: 2008

Zoned: CPD

AADT: 26,500

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