

Great Naples
Location...

Suite B 103

Located in Park Shore
area

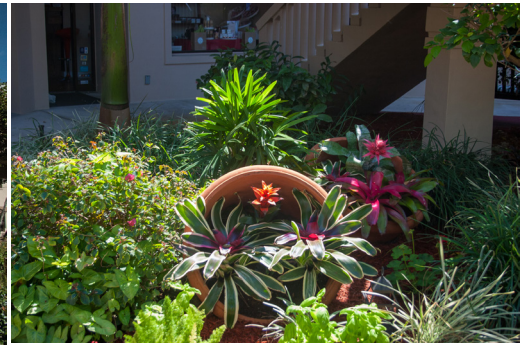
US 41 Frontage

Near Waterside Shops

Surrounded by Affluent
Residential Communities

ALEXANDER BUILDINGS

**4085 Tamiami Trail North
Naples, FL 34103**



Naples, Florida

Serving the greater area of Naples, Florida, including Park Shore and Pelican Bay. Near major shopping and dining destinations. Established restaurant with outdoor patio dining, indoor dining and wine bar on premises.

The grounds are well manicured with mature trees and landscaping. The complex is broken into four individual buildings adjoined by a garden courtyard.



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239-261-1734

Medical Office Available



Unit Size:	3,350 SF
Divisible:	No
Building Size:	32,236 SF
Lease Type:	NNN
Price/SF:	\$22.50
CAM:	\$6.92
Use:	Professional Office or Medical Office

Description:

9-12 Exam Rooms
2 Physician offices (one with full bath)

Rarely available medical office unit in the heart of Pelican Bay, Parkshore and Moorings area. Accessible from Old Trail Dr. and US41. Modern updated unit and ready to move in!

Key Features:

Fiberoptic in unit and cable available
Easy access from Old Trail Blvd and Tamiami Trail
Serving affluent neighborhoods
Music system ready
Alarm system



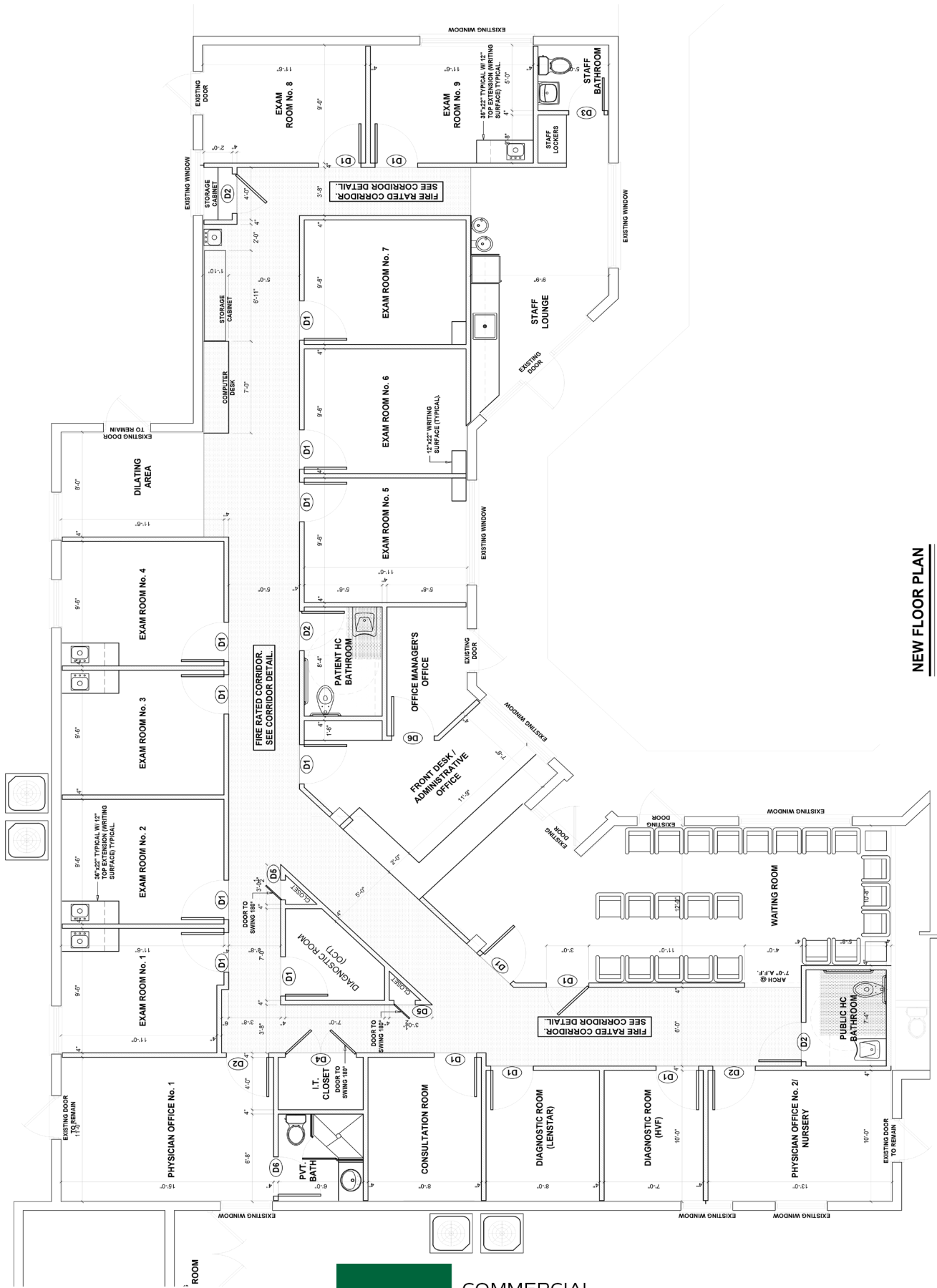
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NEW FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

- 1 HOUR FIRE RATED WALL
- FIRE EXTINGUISHER
- EXIT
- EXIT TRAVEL DISTANCE

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Key Southwest Florida Data

Traffic Count (average daily traffic volume)

Location: North of Golden Gate Parkway on US41 Count Station 15
March 2019: 42,883 Vehicles
Source: City of Naples

Regional Area Population

Location:	Collier County: (Naples, Golden Gate & Marco Island)
Population, 2018 estimate:	378,488
Population percent change, April 1, 2000 to July 1, 2009:	26.7%
April 1, 2010 to July 1, 2018:	17.7%
Source:	US Census Bureau State & County QuickFacts

Southwest Florida International Airport Total Passengers

Source: Lee County Port Authority Department of Public Affairs

1990	3,734,067	2000	5,207,212	2012	7,350,625
1991	3,436,520	2001	5,277,708	2013	7,637,801
1992	3,472,661	2002	5,185,648	2014	7,970,493
1993	3,717,758	2003	5,891,668	2015	8,371,801
1994	4,005,067	2004	6,736,630	2016	8,604,673
1995	4,098,264	2005	7,518,169	2017	8,842,549
1996	4,317,347	2006	7,643,217	2018	9,373,178
1997	4,477,865	2007	8,049,676		
1998	4,667,207	2008	7,603,845		
1999	4,897,253	2009	7,415,958		
		2010	7,514,316		
		2011	7,537,745		

Businesses Nearby

Ann Taylor
Ann Taylor LOFT
Anne Fontaine
Anthropologie
Apple
babyGap
Banana Republic
Barnes & Noble
BASLER
BCBG Max Azria
BrickTop's Restaurant
Brio Tuscan Grille
Brooks Brothers
Burberry
Cache
California Pizza Kitchen
Calypso
Cartier
Chico's
Christofle
Coach
Cole Haan
CVS
De Beers
Edward Beiner Eyewear
Gap
GapKids
Gucci
Haagen-Dazs
Hermes
J. Crew at-the-beach
Juicy Couture
Kate Spade
Lacoste
Louis Vuitton
lululemon athletica
M.A.C.
MaxMara
Naples Grand Resort
Nordstrom
Outback Steakhouse
Papyrus
Pottery Barn
Publix Supermarket
Ralph Lauren
Saks Fifth Avenue
Salvatore Ferragamo
Silver Spoon Cafe
Soma Intimates
St. John
Starbucks
Swarovski
Talbots
Talbots Petites
The Beach House of Naples
Tiffany & Co.
Tourneau
Tumi
U.S. Trust
Van Cleef & Arpels
Vilebrequin
White House/Black Market
Williams-Sonoma
Yamron Jewelers