



Sierra Meadows Medical Center

8360 Sierra Meadows Blvd
Naples, FL 34113

Property Features

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

For more information:

Vanessa Tyler

Senior Associate

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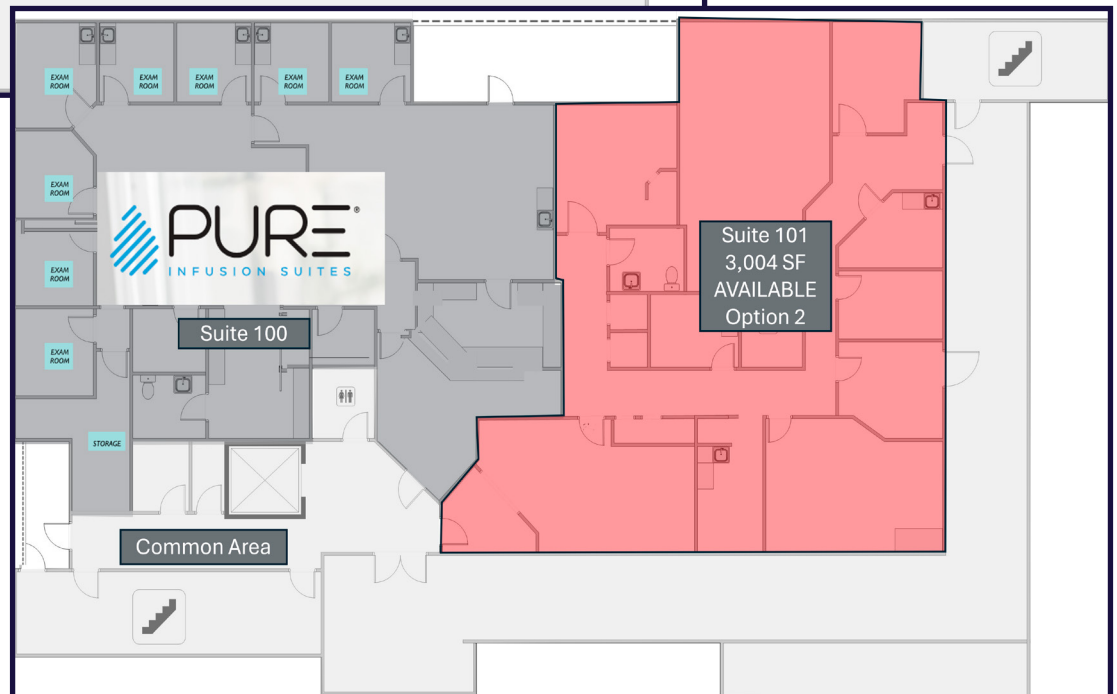
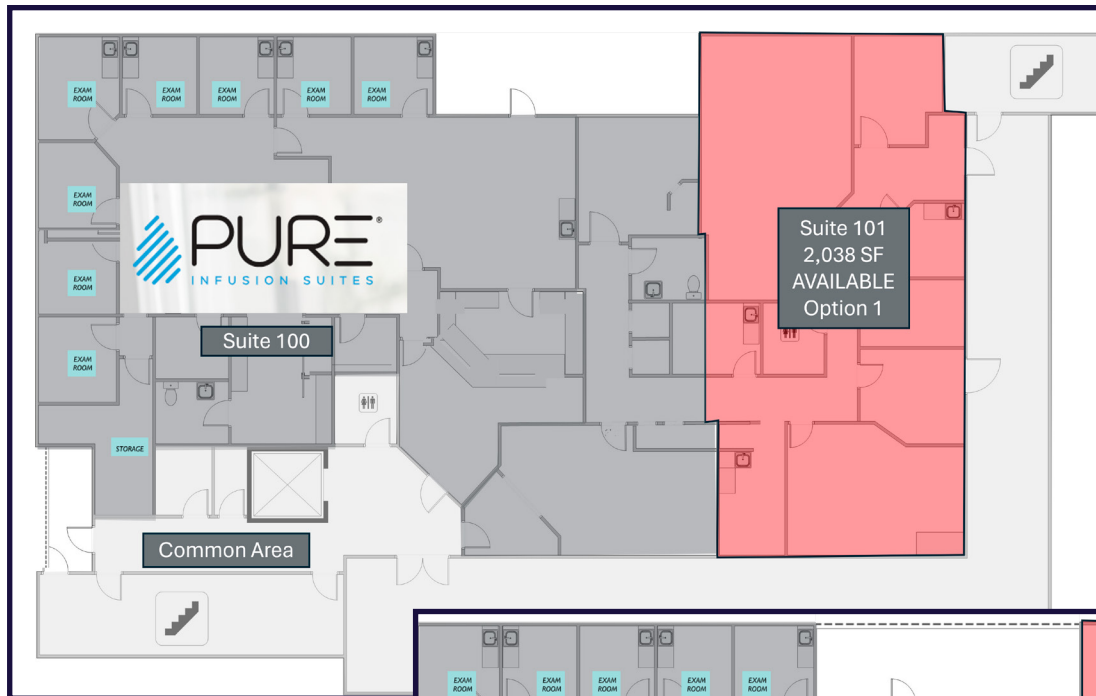
vtyler@naiburnsscalo.com



Property Details

Lease Rate	CAM	Parking Ratio	Year Built	Submarket
\$24.00 NNN	\$12.04	5.07/1,000 SF	2007	Lely

Suite 101 Floor Plan Options



For more information:

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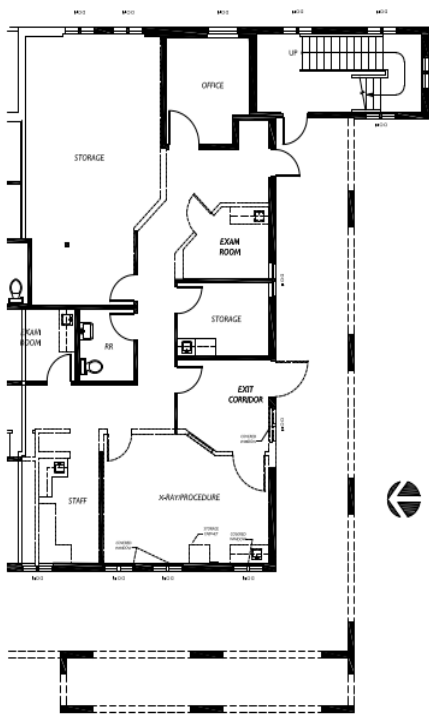
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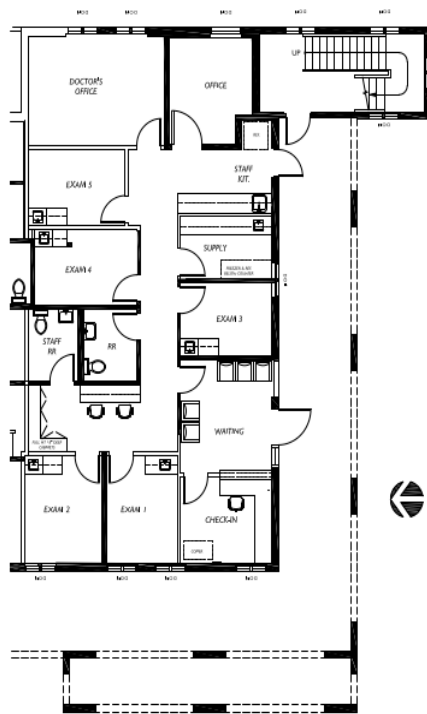
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Suite	Floor Plan	Size (SF)	Lease Rate	CAM
101	Option 1	2,038 SF	\$24.00 NNN	\$12.04

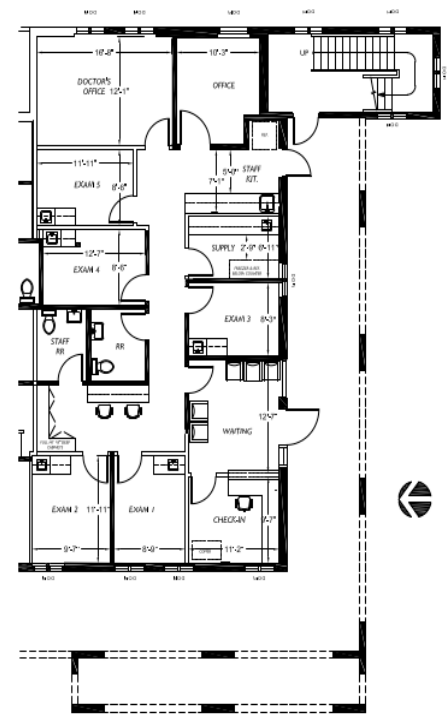
- Suite Needs to be Built Out
- Private Exterior Entrance
- Permit obtained for option 1 floor plans
- Multiple Exam Rooms
- Landlord to Add Exterior Storefront Entry
- 2 Restrooms
- Check-in/out and Waiting Room



EXISTING / DEMO PLAN



TEST-FIT PLAN



TEST-FIT PLAN (DIMENSIONS)

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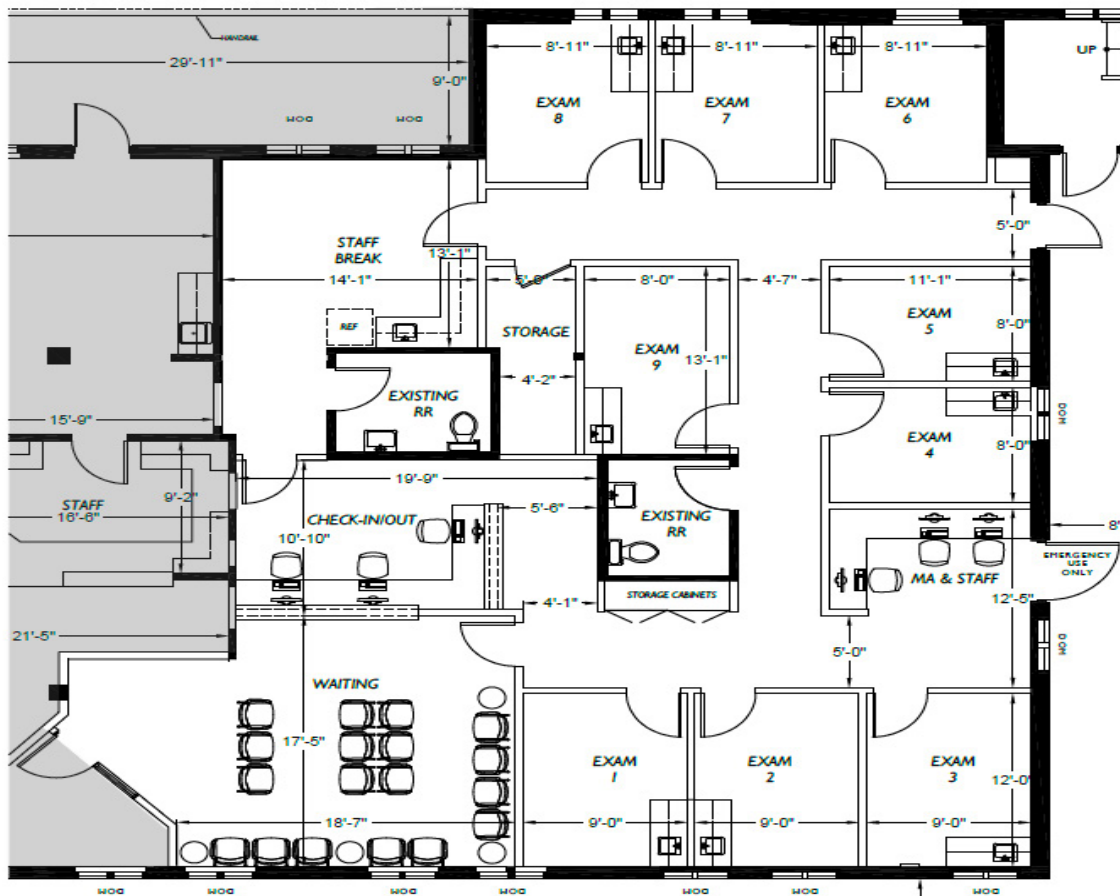
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Suite	Floor Plan	Size (SF)	Lease Rate	CAM
101	Option 2	3,004 SF	\$24.00 NNN	\$12.04

- Suite Needs to be Built Out
- Private Exterior Entrance
- Multiple Exam Rooms
- Landlord to Add Exterior Storefront Entry
- 2 Restrooms
- Check-in/out and Waiting



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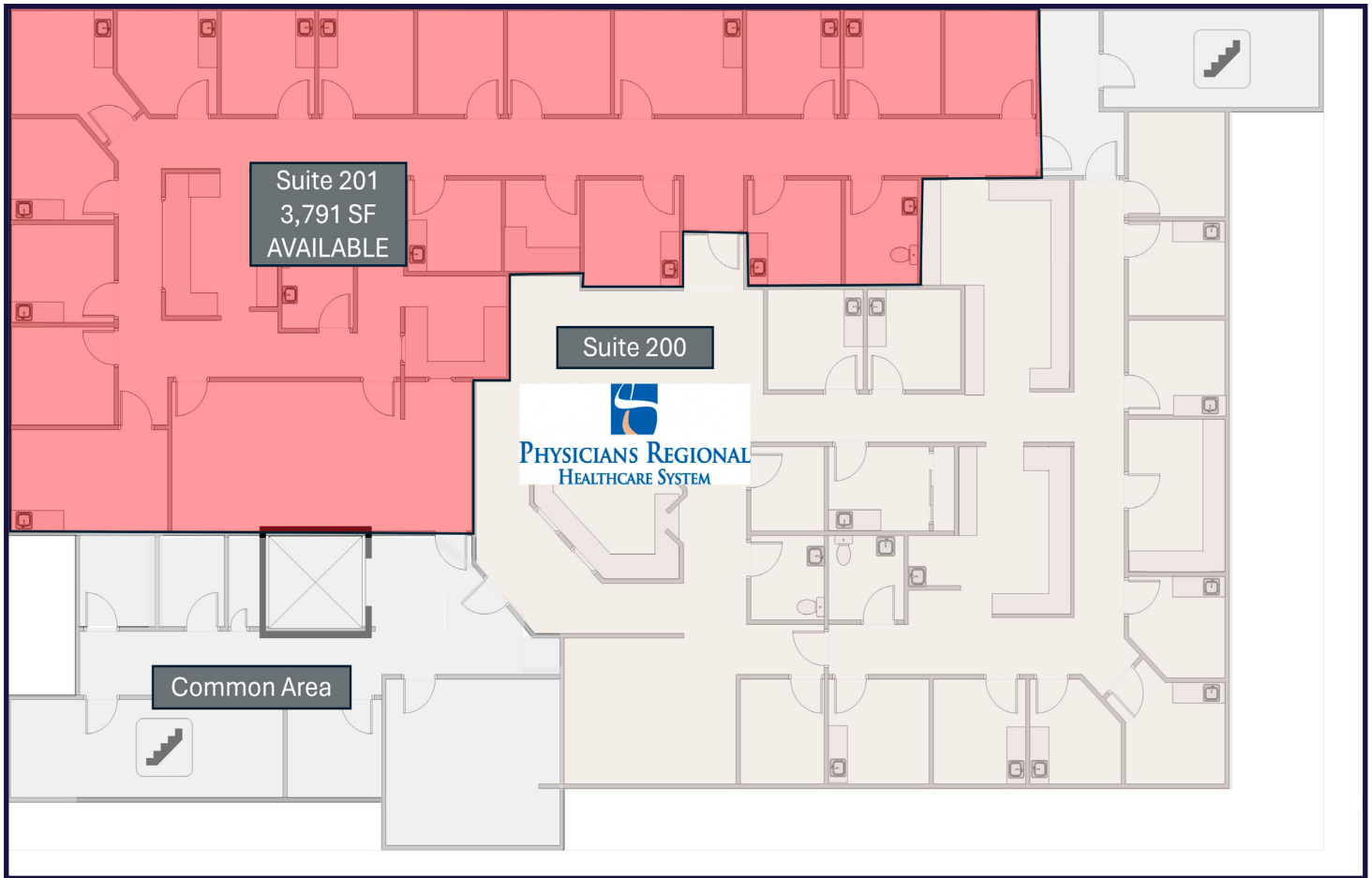
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Suite 201 Floor Plan



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- Waiting room
- 2 procedure rooms
- 12 exam rooms
- Check-in/Check-out area
- 2 Restrooms
- 3 offices
- Nurse Station
- Available immediately

The floor plan shows a building layout with the following rooms and dimensions:

- Top Row (Left to Right):**
 - EXAM ROOM (8'-11" x 8'-10")
 - EXAM ROOM (9'-7" x 8'-11")
 - EXAM ROOM (9'-11" x 9'-3")
 - EXAM ROOM (9'-3" x 8'-5")
 - OFFICE (9'-11" x 9'-11")
 - OFFICE (9'-11" x 12'-3")
 - EXAM ROOM (12'-3" x 9'-0")
 - EXAM ROOM (9'-0" x 9'-4")
 - EXAM ROOM (9'-4" x 9'-1")
 - OFFICE (9'-1" x 9'-1")
- Second Row (Left to Right):**
 - EXAM ROOM (9'-0" x 8'-10")
 - EXAM ROOM (5'-1" x 5'-0")
 - EXAM ROOM (4'-4" x 4'-4")
 - EXAM ROOM (4'-11" x 4'-6")
 - EXAM ROOM (9'-0" x 8'-0")
 - STAFF (7'-4" x 7'-4")
 - EXAM ROOM (9'-0" x 9'-0")
 - EXAM ROOM (6'-0" x 9'-5")
 - EXAM ROOM (9'-0" x 7'-11")
- Third Row (Left to Right):**
 - EXAM ROOM (8'-8" x 8'-10")
 - EXAM ROOM (12'-4" x 10'-10")
 - STAFF (18'-2" x 4'-4")
 - EXAM ROOM (4'-6" x 4'-6")
 - EXAM ROOM (9'-0" x 8'-0")
 - STAFF (7'-4" x 7'-4")
 - EXAM ROOM (9'-0" x 9'-0")
 - EXAM ROOM (6'-0" x 9'-5")
 - EXAM ROOM (9'-0" x 7'-11")
- Bottom Section:**
 - EXAM ROOM (8'-8" x 8'-10")
 - EXAM ROOM (8'-10" x 14'-3")
 - WAITING ROOM (12'-7" x 29'-2")
 - STAFF (9'-8" x 9'-8")
 - STAFF (9'-6" x 9'-6")

Other features include a central corridor, restrooms, and various utility areas (e.g., GWT, GWT, GWT).

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Local Facilities:



Physicians Regional
Healthcare



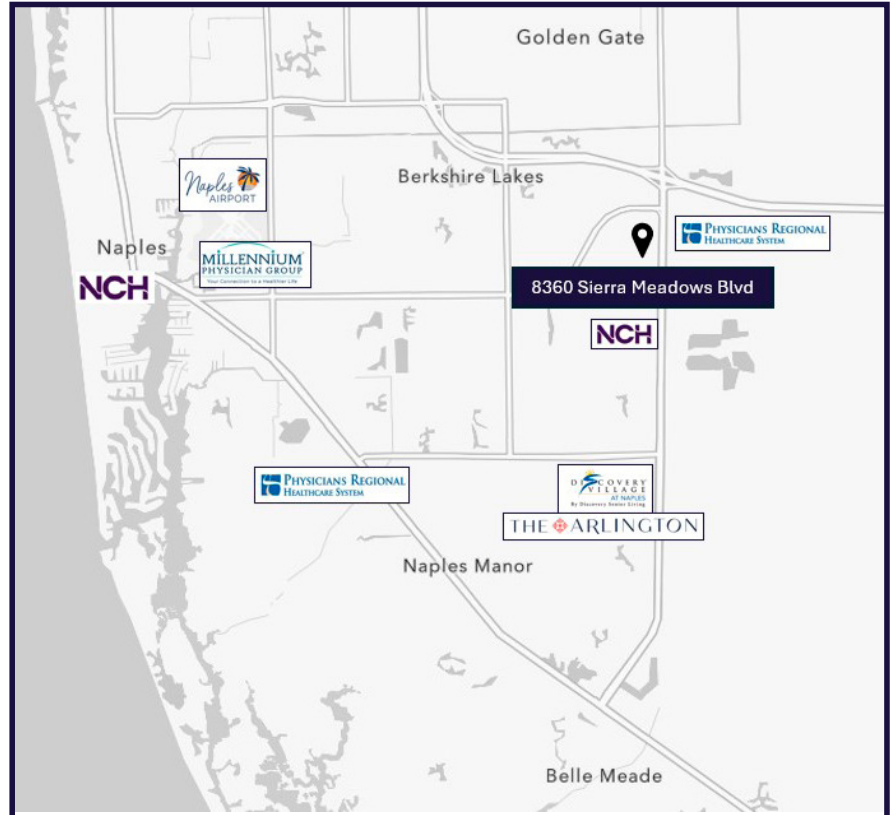
NCH Baker Campus



The Arlington of Naples



Discovery Village



Demographics

2025 Demographics	1-Mile	3-Miles	5-Miles
2025 Total Population	5,546	37,267	101,510
2025 Median Age	49.1 Yrs	60.9 Yrs	56.3 Yrs
2025 Average Household Income	\$118,198	\$113,328	\$74,223
2025 Average medical spending	\$1,674	\$1,933	\$1,852

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