

# SIERRA MEADOWS MEDICAL CENTER

8360 SIERRA MEADOWS BLVD.  
NAPLES, FL 34113

Medical Office Building For Lease

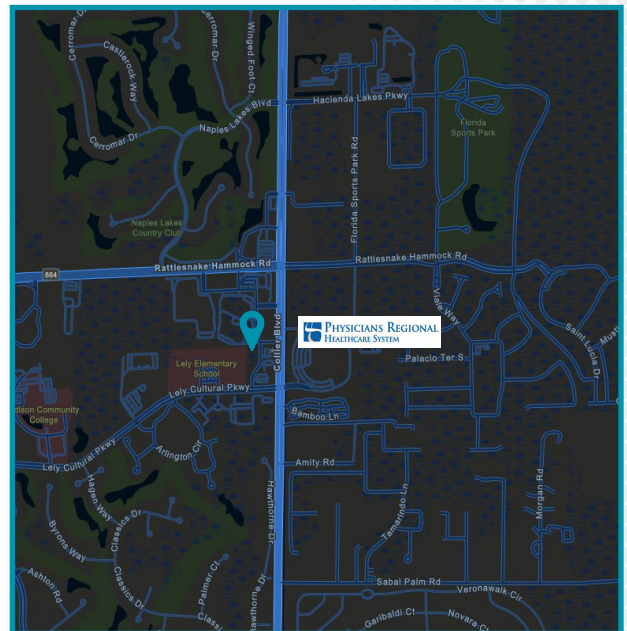


## PROPERTY HIGHLIGHTS

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



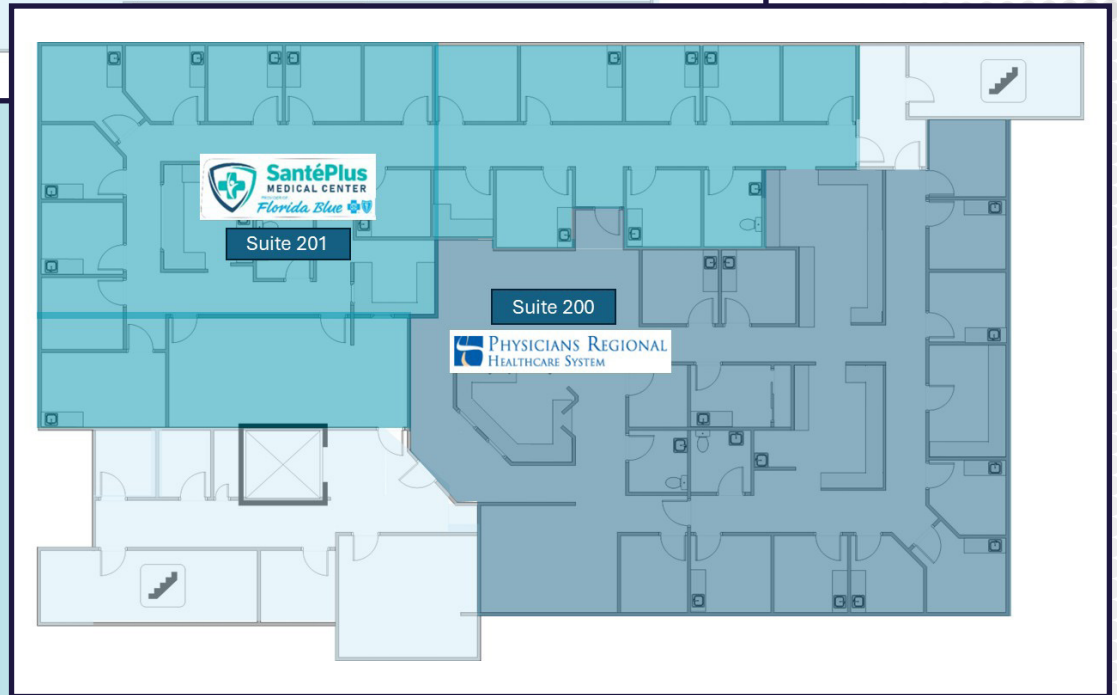
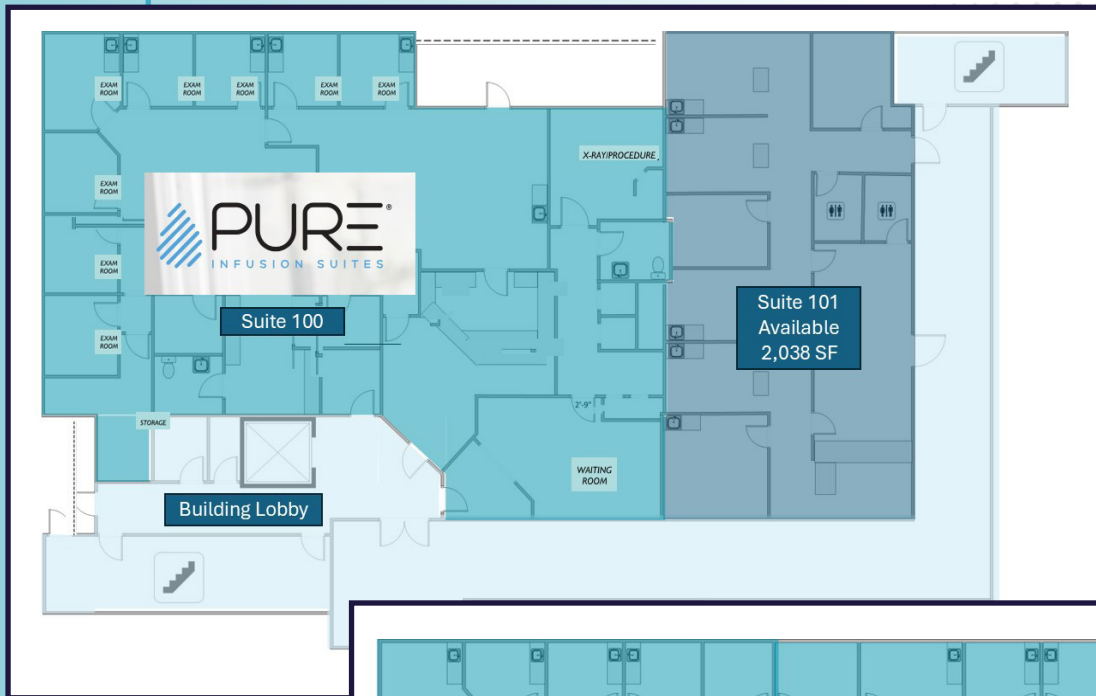
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## Floor Plans



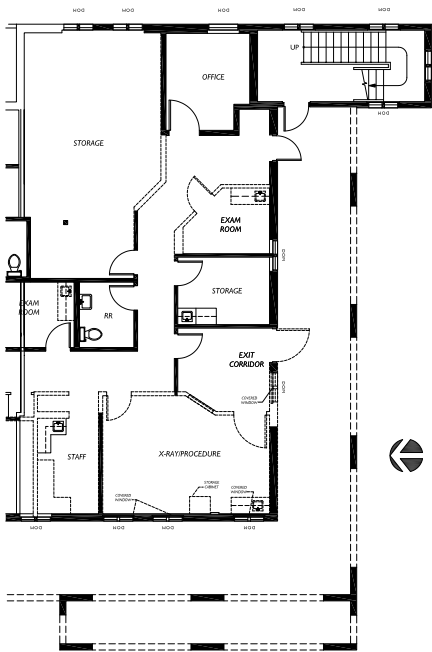
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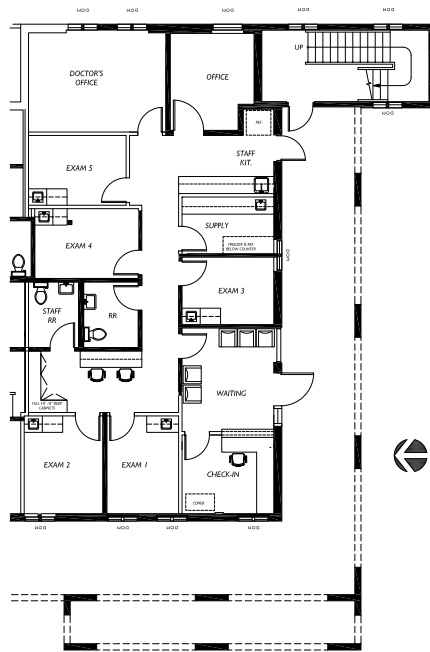
Suite 101 | 2,038 SF

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

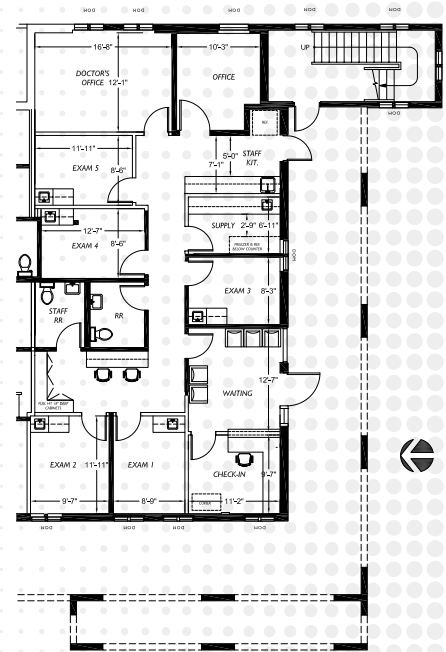
## Suite 101 Proposed Build-out



EXISTING / DEMO PLAN



TEST-FIT PLAN



TEST-FIT PLAN (DIMENSIONS)

The permit has been obtained for the proposed floor plans

## SPACE HIGHLIGHTS

- Suite Needs to be Built Out
- Private Exterior Entrance
- 4 Exam Rooms
- Procedure Room with Sink
- Landlord to Add Exterior Storfront Entry
- 2 Restrooms
- Check-in/out and Waiting Room

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## Demographics

### Local Facilities



Physicians Regional Healthcare



NCH Baker Campus



The Arlington of Naples



Discovery Village

SUITE SIZE  
2,038 SF

### 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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