



Dennis J Lynch, in cooperation with Sunderland Associates, proudly introduces the Gridley Medical Building. Servicing South Naples, this 3-story newly built facility was constructed for the medical use tenant.

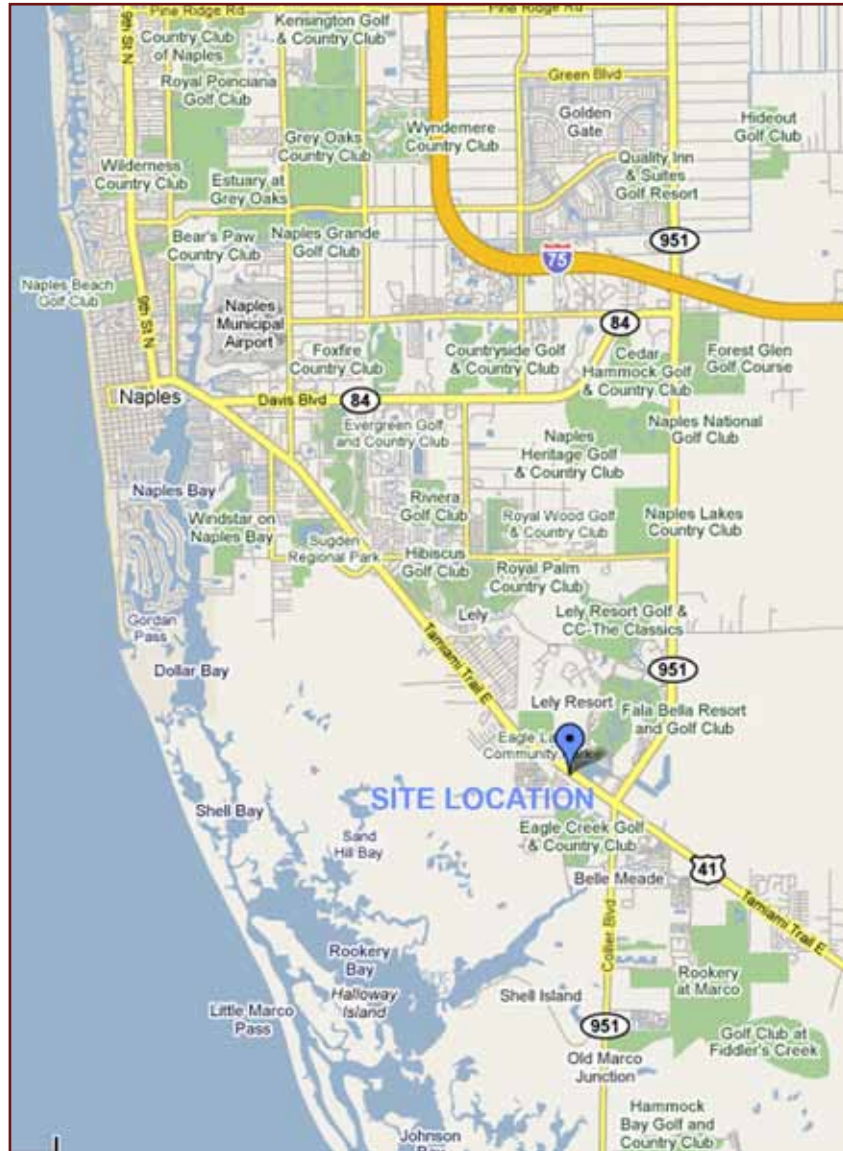
Surrounded by many new dense residential neighborhoods, the high growth area of South Naples is commercially under served. The developers of Gridley Medical Building have paid medical impact fees and have erected the largest possible directory monument for excellent US-41 visibility.

Located directly across from Lely Resort Golf and Country Club, the Gridley Medical Building property has excellent access sharing a main intersection with the resort community. The property location allows an easy commute to the new Physicians Regional Hospital and Collier Boulevard.



# Location

12250 Tamiami Trail East • Naples, Florida 34113



## GRIDLEY MEDICAL BUILDING

The site is located on the artillery road of Tamiami Trail East. Close to Collier Boulevard intersection, easy patient commuting from all points in Naples is an asset to the property. Many new residential and commercial developments are under construction in the immediate area. Regional Physicians Hospital is a few minutes drive from the property.



# Monument Sign

*Space Available*

20 FEET TALL



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15 FEET WIDE

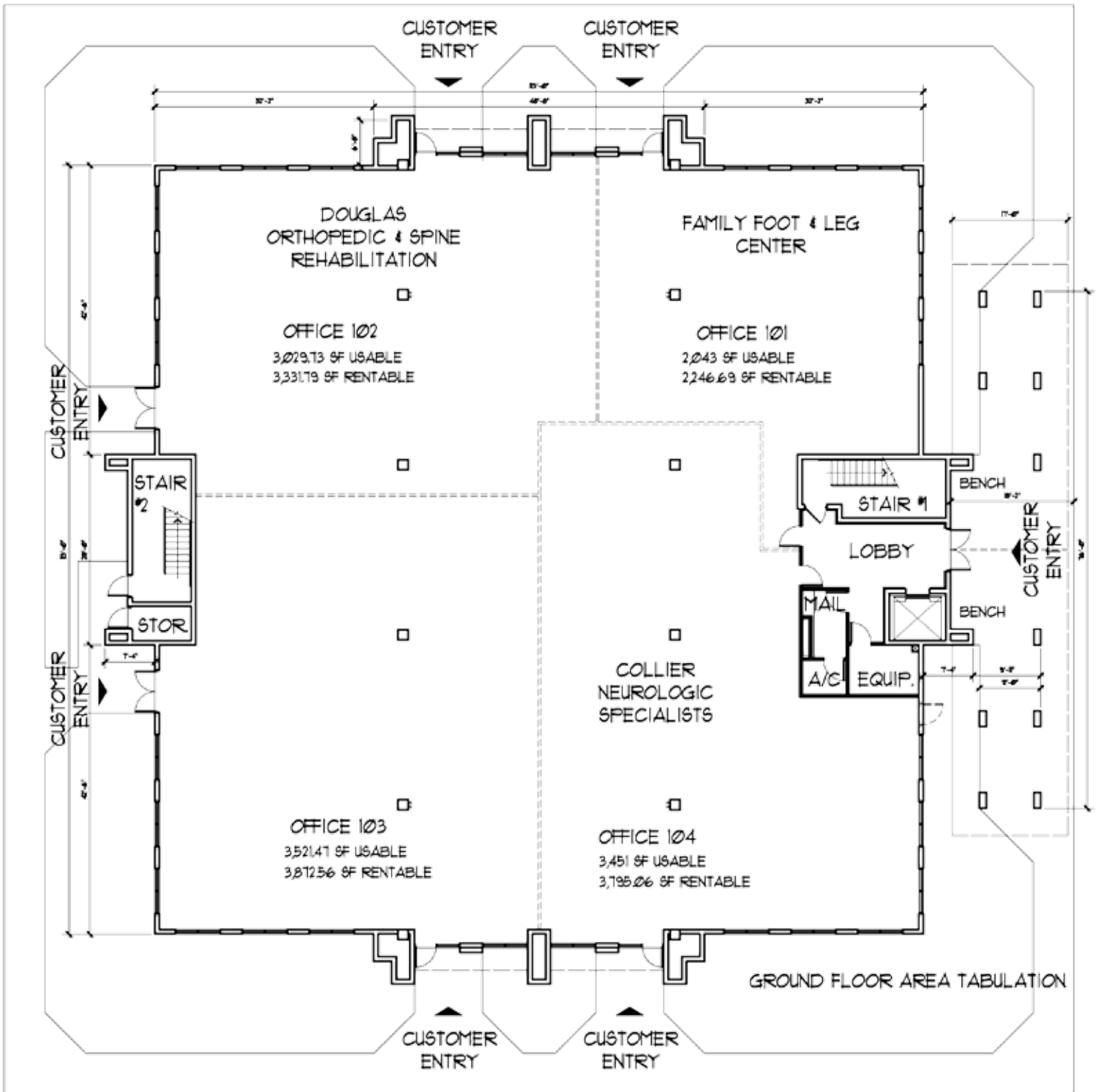


# Lease Specifications

Rent:	\$15.00
CAM:	\$6.50 estimated
Lease Type:	NNN
Tenant Improvement:	\$25.00 per leasable sq.ft.
Increases:	4% per year
Contract Length:	5-7 years
Options:	2 at the original term
Deposit:	1st month, last month and 1 month security
Guarantees:	Personal, unless otherwise agreed upon (corporations)



# US 41 / TAMAMI TRAIL EAST

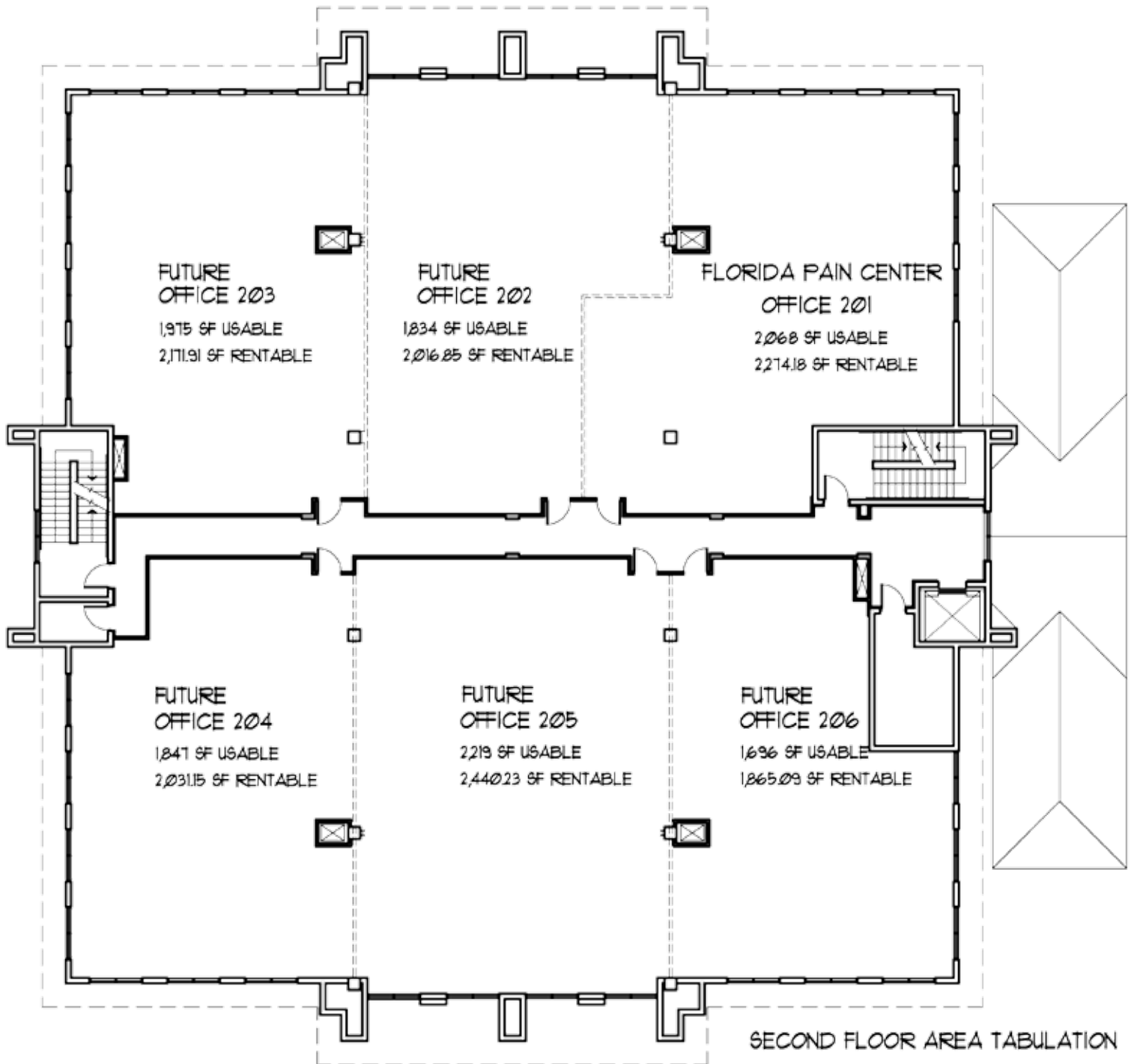


**Office 103 is grey shell.**

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



# US 41 / TAMAMI TRAIL EAST

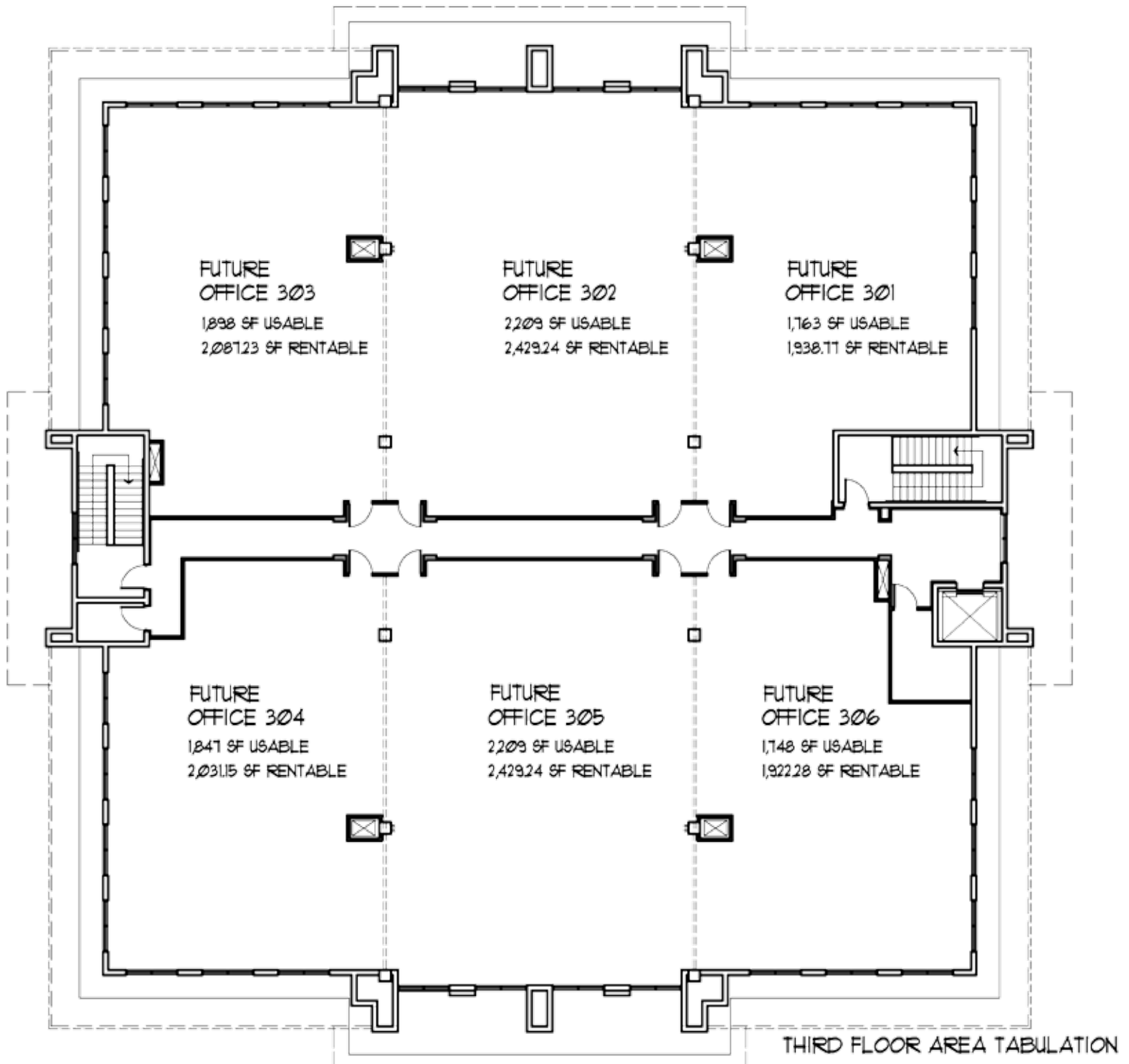


Second floor is grey shell with the exception of Office 201. The hallway shown is finished and trimmed. Walls divisions for future units in this drawing are conceptual.

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



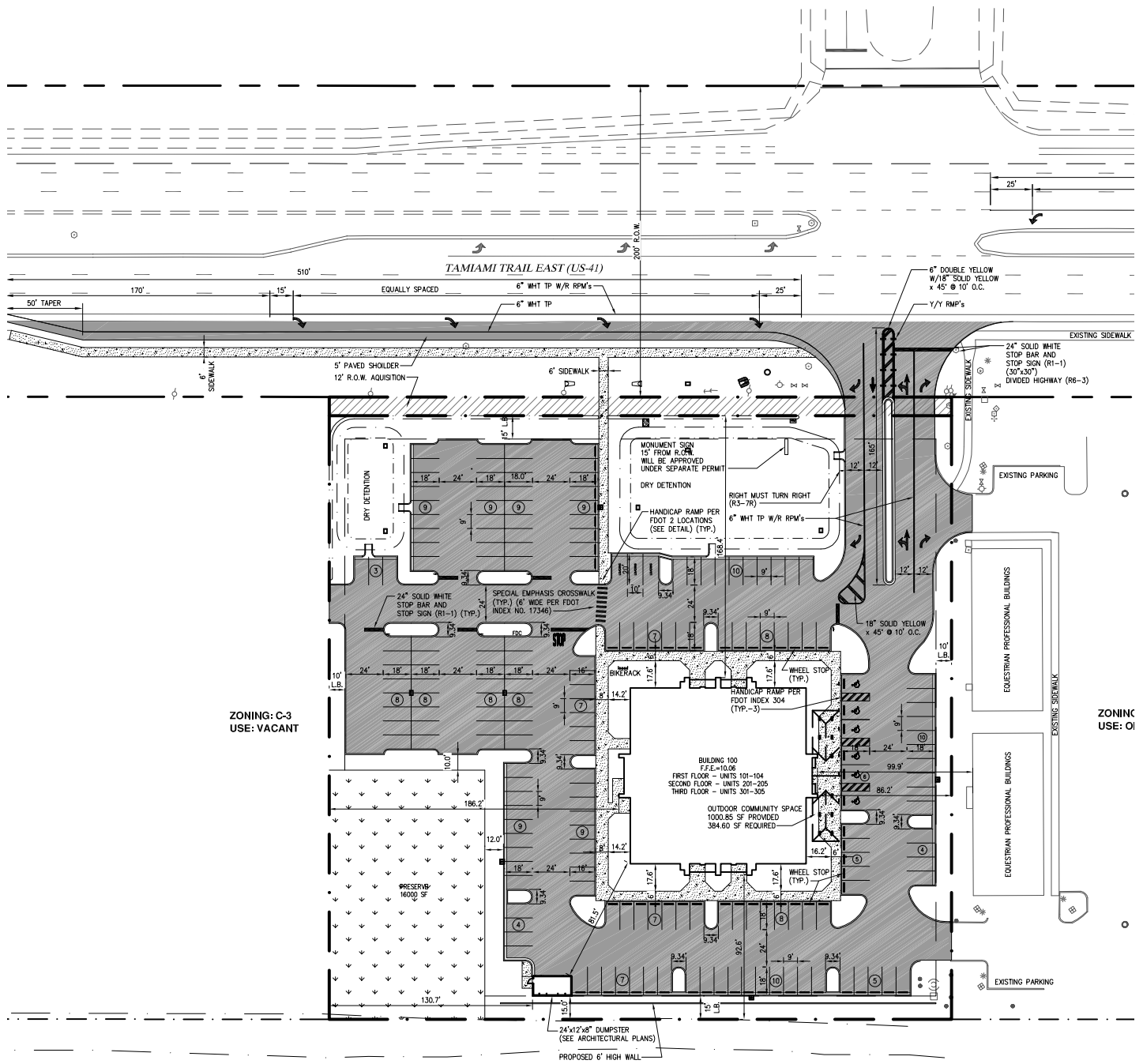
# US 41 / TAMiami TRAIL EAST



**Third floor is grey shell and wide open. Walls and divisions shown in this drawing are conceptual.**

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





ZONING: C-3  
USE: VACANT

ZONING: OI  
USE: OI

ZONING: PUD VICTORIA FALLS  
USE: RESIDENTIAL



# Present Tenants



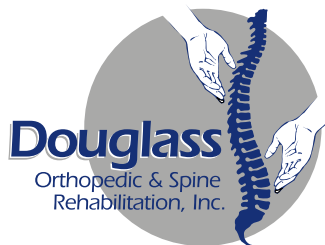
**Collier Neurologic Specialists**



**Family Foot and Leg Center**



**Florida Pain Center of Naples**



**Douglass Orthopedic and Spine  
Rehabilitation, Inc.**

