

# Executive Medical Center

4513 Executive Drive, Naples, FL 34119 – North Naples



## FULLY BUILT-OUT MEDICAL SUITES AVAILABLE THE BEST MEDICAL OFFICE LOCATION IN SWFL!

The Class-A+, ultramodern Executive Medical Center (“EMC”) in North Naples, Florida. The 28,000-square-foot medical office building is about 1/2 mile from the I-75 & Immokalee Rd. intersection, offering 2 floors of office suites for physicians and/or surgeons.

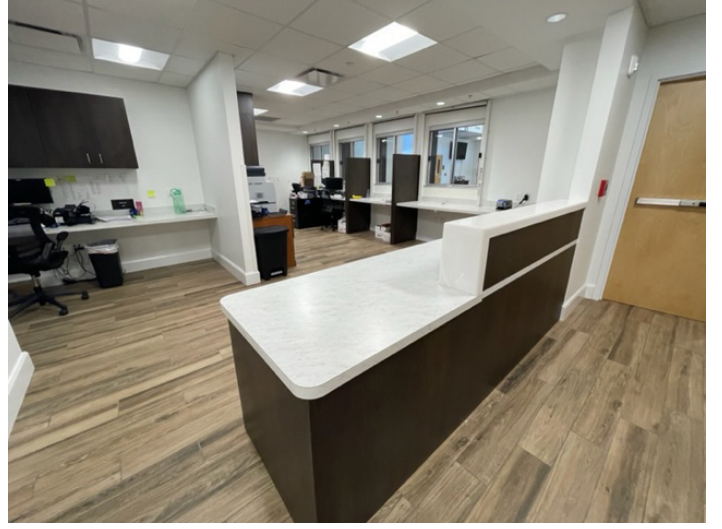
The EMC offers doctors access to a fully functional MRI imaging center and an outpatient ambulatory surgery center. The North Naples Surgery Center is a state-of-the-art facility with the capacity to handle a large volume of daily procedures and is ideal for elective, same-day procedures.

EMC is proud to offer leasing opportunities right now for this brand new medical facility. The location of your medical office is important so make sure it is convenient for your patients, and the infrastructure necessary to conveniently see and treat your patients.

[www.executivemedicalcenter.com](http://www.executivemedicalcenter.com)

For more information contact Hamish Williams with AJS Realty Group at (239) 313-3416 or [hamish@ajsrealtygroup.com](mailto:hamish@ajsrealtygroup.com).

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## Property Highlights

Convenient North Naples location just east of I-75 & Immokalee Rd. intersection at the corner of Valewood Drive and Executive Drive.

### Suites feature shared:

- Nursing Stations
- Waiting Areas
- Patient Check-in/Check-out & Billing Areas
- Laundry/Storage
- Restrooms
- Staff Lounges

### On-site amenities include:

- MRI Facility
- Surgical Center
- Café
- Covered Entry
- Worry Free Maintenance

1st Floor	Exam Rooms	Rentable Area (SF)	Base Rent Per SF	Total Monthly Base Rent *	Total CAM	Monthly Gross Rent
MedSuite 102:	6 + 1 Office	1,610			<b>LEASED</b>	
MedSuite 103:	6 + 1 Office	1,869			<b>LEASED</b>	
MedSuite 104:	6 + 1 Office	1,984	\$32	\$5,291	\$1,529.33	\$6,820.33
MedSuite 105:	6 + 1 Office	1,853	\$34	\$5,250	\$1,428.35	\$6,678.35
<b>Total 1ST Floor Contiguous SF:</b>	<b>12 + 2 Offices</b>	<b>3,837</b>		<b>\$10,541</b>	<b>\$2,957.69</b>	<b>\$13,408.69</b>

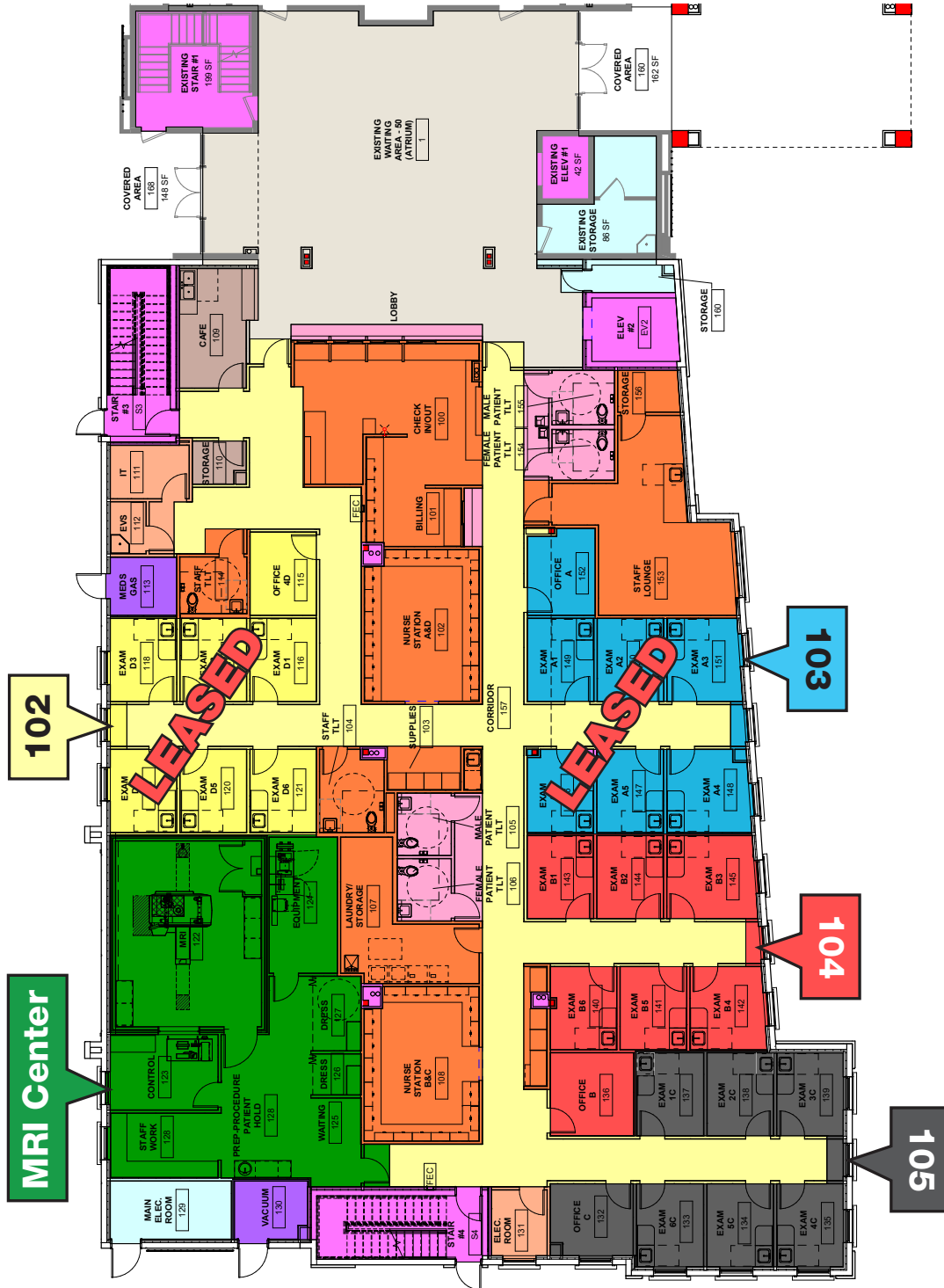
2nd Floor	Exam Rooms	Rentable Area (SF)	Base Rent Per SF	Total Monthly Base Rent *	Total CAM	Monthly Gross Rent
MedSuite 201:	7 + 1 Office	2,077	\$30	\$5,193	\$1,601.02	\$6,794.02
MedSuite 202:	5 + 1 Office	1,547	\$30	\$3,868	\$1,192.48	\$5,060.48
MedSuite 203:	6 + 1 Office	1,844	\$30	\$4,610	\$1,421.42	\$6,031.42
MedSuite 204:	6 + 1 Office	1,959	\$30	\$4,898	\$1,510.06	\$6,408.06
MedSuite 205:	6 + 1 Office	1,830	\$32	\$4,880	\$1,410.63	\$6,290.63
<b>Total 2nd Floor Contiguous SF:</b>	<b>30 + 5 Offices</b>	<b>9,257</b>		<b>\$23,448</b>	<b>\$7,135.64</b>	<b>\$30,583.64</b>

**TOTAL of 36 Exam Rooms, + 7 Offices: 13,094 RSF Available for Lease**

*\* plus OpEx/CAM & FL sales tax*

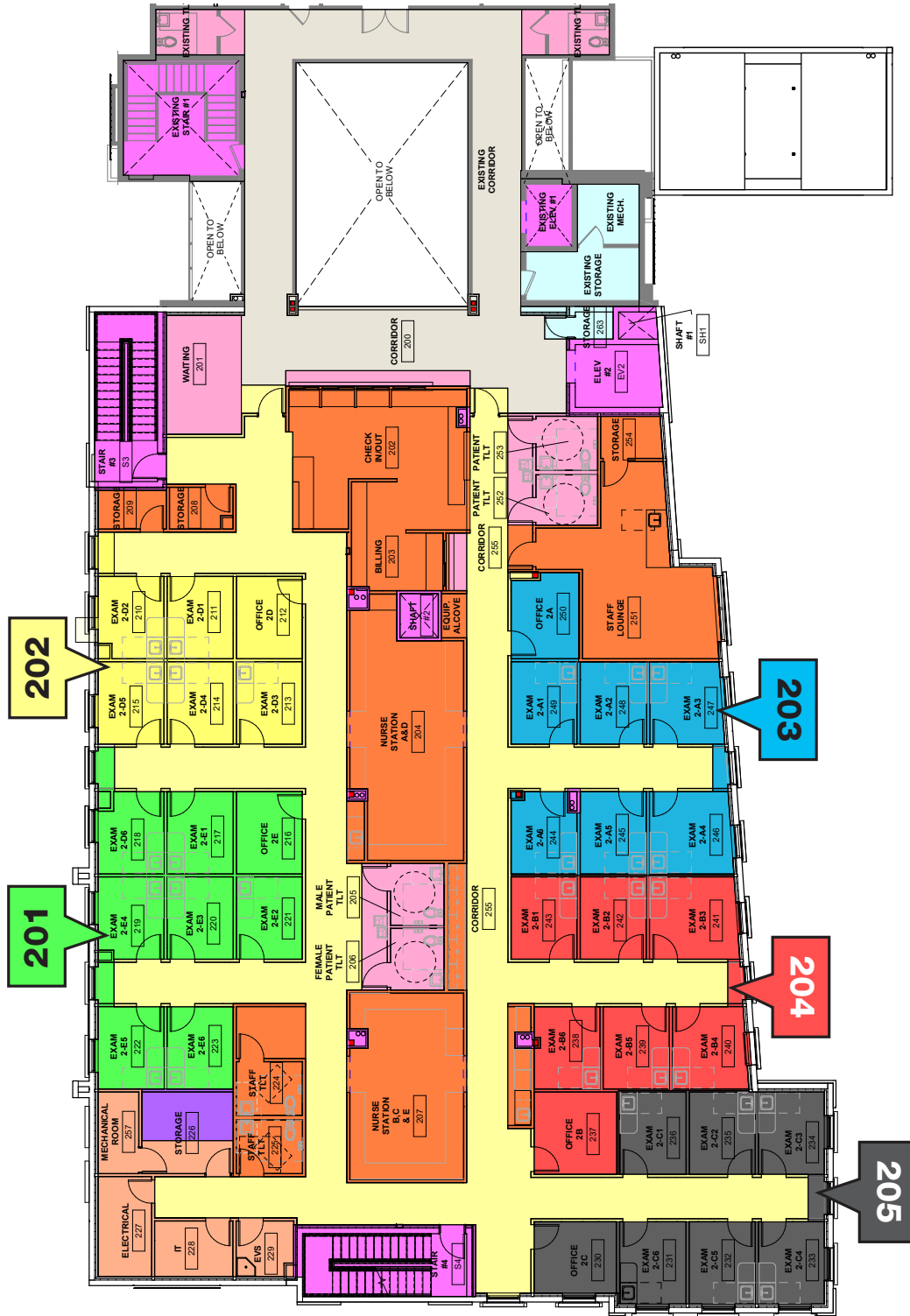
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## 1st Floor



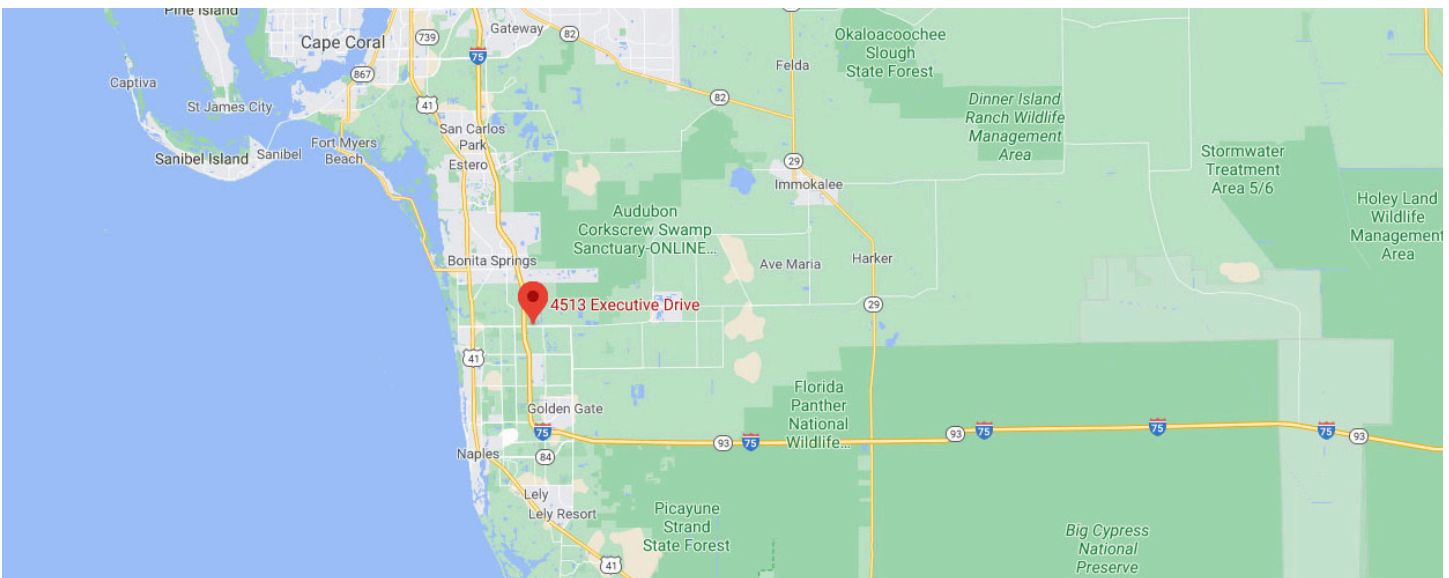
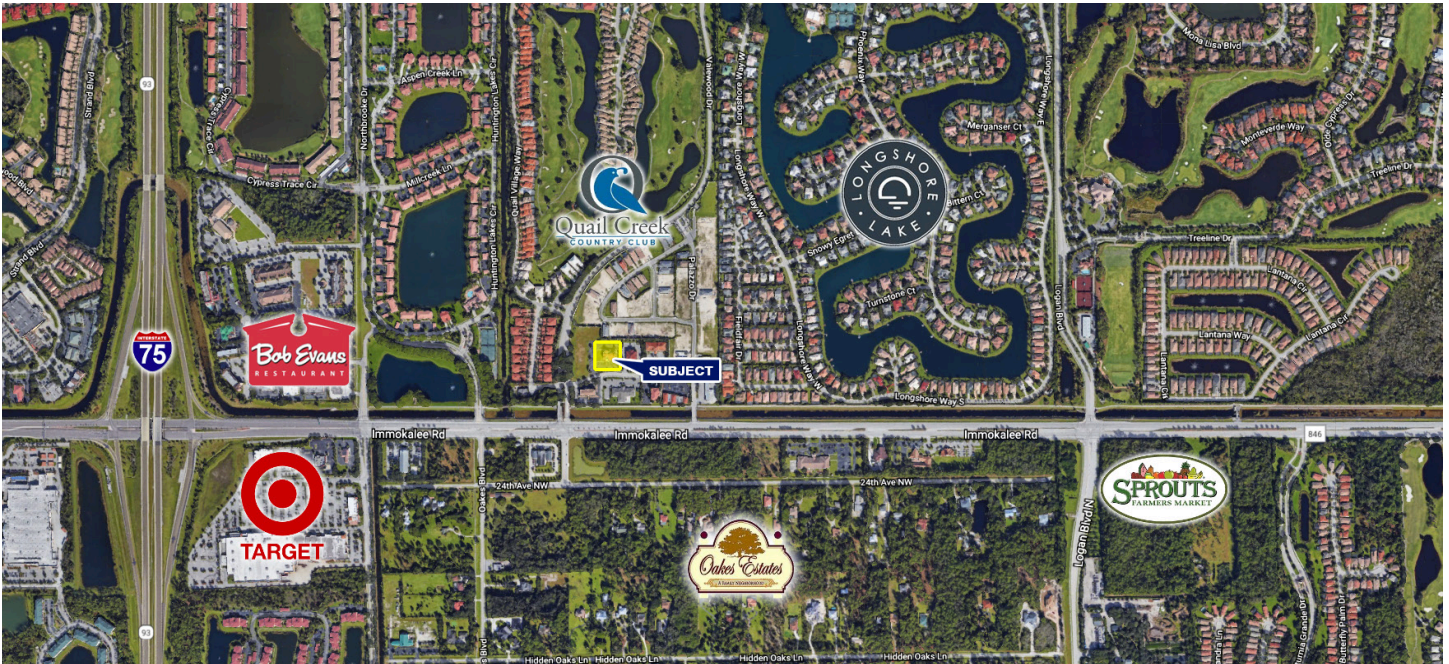
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## 2nd Floor





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For More Information

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