



**Investment
Properties
Corporation**

PLAZA AT THE GALLERIA

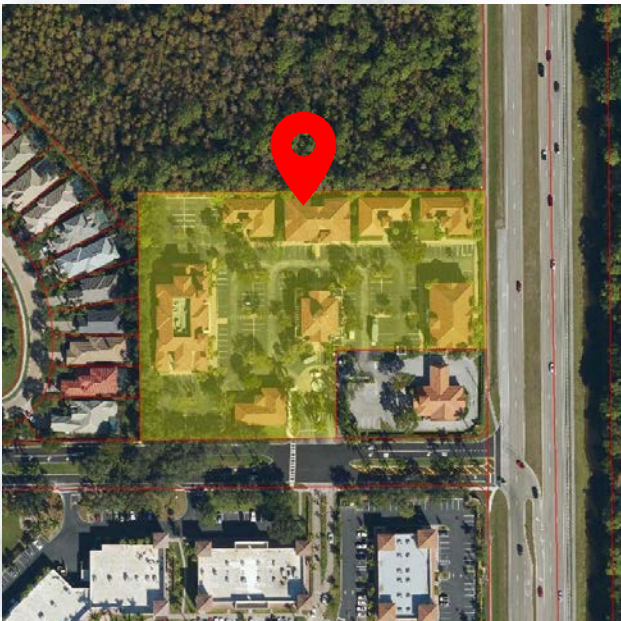
OFFICE FOR LEASE

 9150 Galleria Court, Naples, FL 34109



Improved Professional Office Building

10,352 +/- rentable square feet office building conveniently located off of Vanderbilt Beach Road in the Plaza at the Galleria. Fully improved and ready for occupancy. Walking distance to The Shoppes at Vanderbilt. Surrounded by medical, retail, and residential communities. Building is also available for sale. Please call for details.



<u>UNIT:</u>	#201
<u>BASE RENT:</u>	\$23.00 PSF
<u>CAM:</u>	\$8.18 PSF
<u>SIZE:</u>	6,150 RSF +/-
<u>ZONING:</u>	PUD
<u>AVAILABLE:</u>	10/31/2026
<u>YEAR BUILT:</u>	2000
<u>PARKING:</u>	2 assigned spaces

CONTACT  **(239) 261-3400**

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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

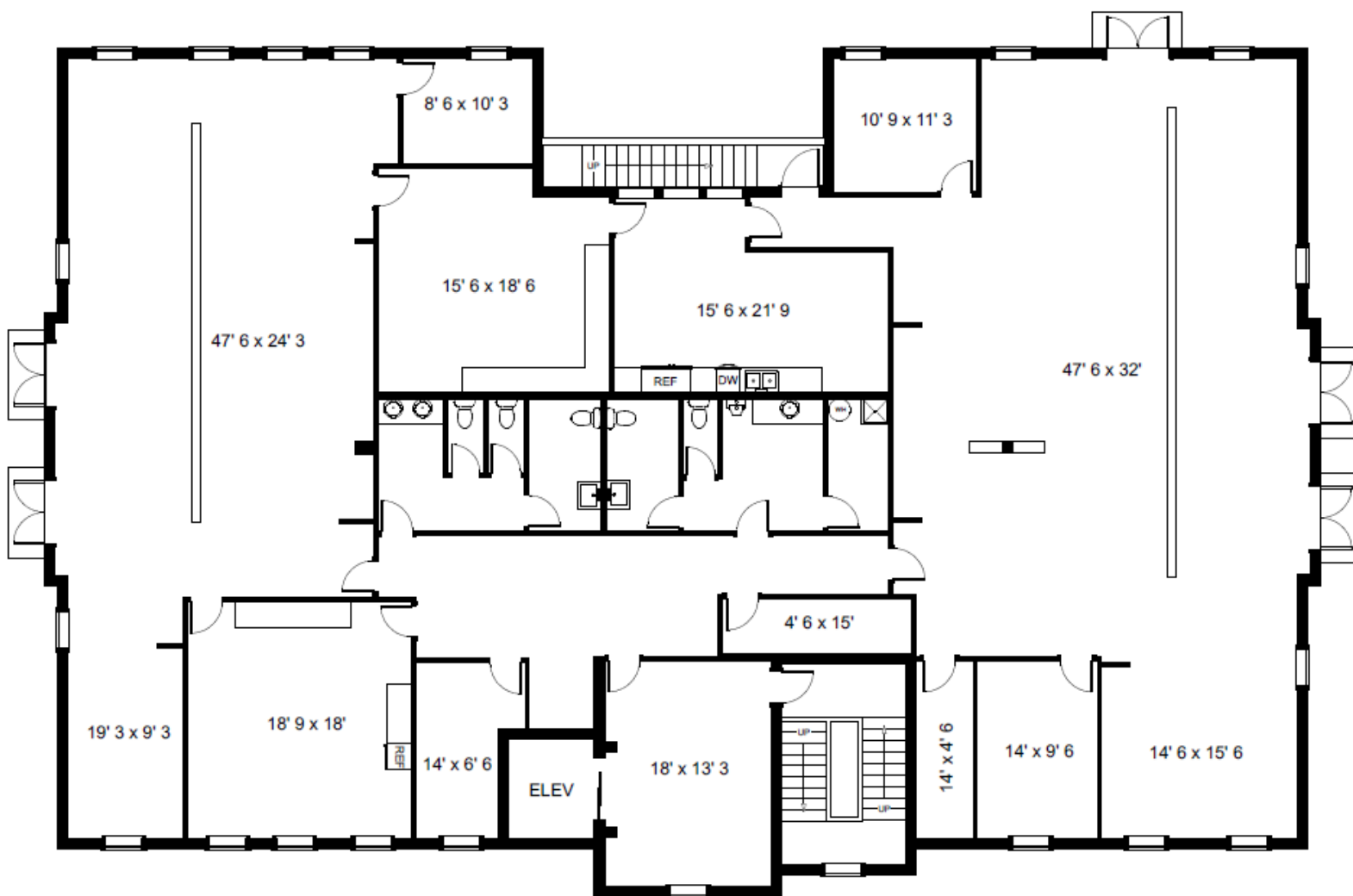


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FLOORPLAN



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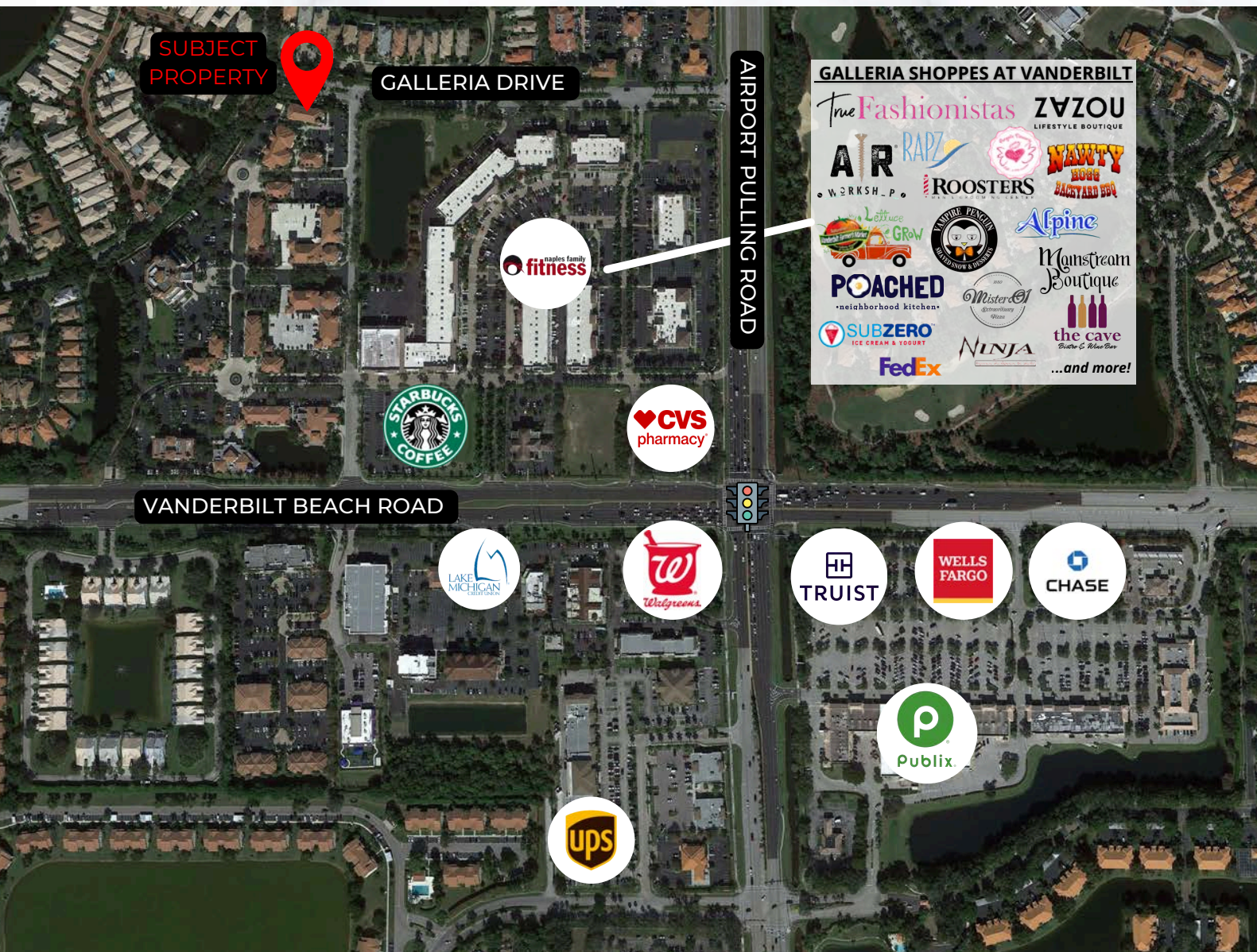
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Demographics (2025)

1 MILE 3 MILES 5 MILES

Est. Population	6,052	54,488	121,023
Est. Average Household Income	\$207,426	\$169,676	\$179,223
2025 Avg. Daily Traffic Count on Vanderbilt Beach Road	31,500 cars on average daily		

click here!



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Maps

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