



**Investment
Properties
Corporation**

OFFICE FOR SALE OR LEASE



9015 STRADA STELL COURT #201 | NAPLES 34109

Set within an upscale Class A office park in North Naples, this impeccably located suite offers immediate access to Vanderbilt Beach Road and Airport Road, as well as walkability to The Shoppes at Vanderbilt. The interior includes five well-appointed private offices and an executive office enhanced by its own private restroom.

OFFERING SUMMARY

BASE RENT:	\$29.00 PSF NNN	SALE PRICE:	\$1,475,000
UNIT #:	#201	YEAR BUILT:	2006
SIZE:	2,907+/- SF	CONDO ASSOC:	\$7,318.00
EST. CAM:	\$10.07 PSF	(QUARTERLY)	
		TAXES:	\$9,306.00
		(2025)	

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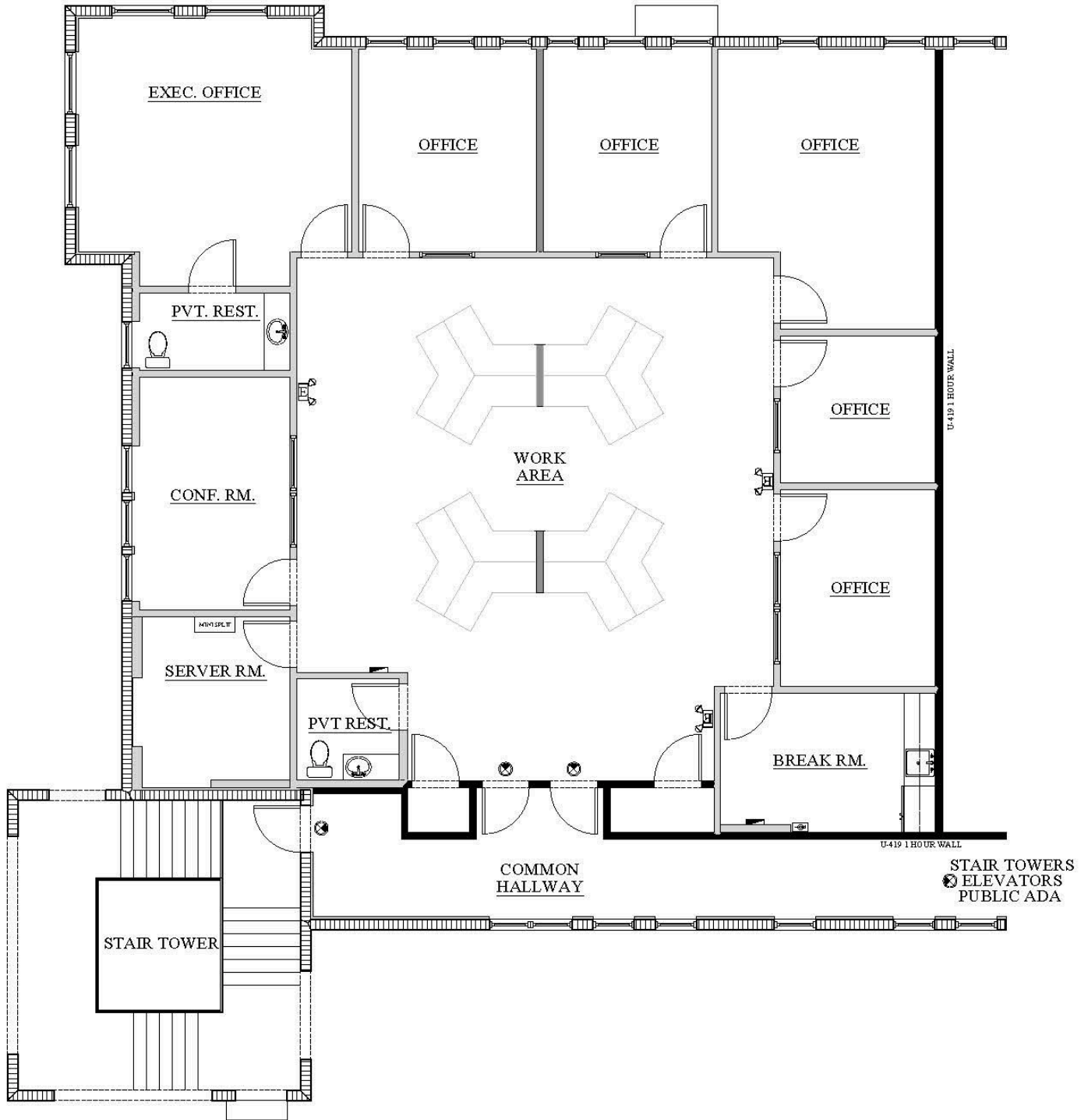
Licensed Real Estate Broker

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.



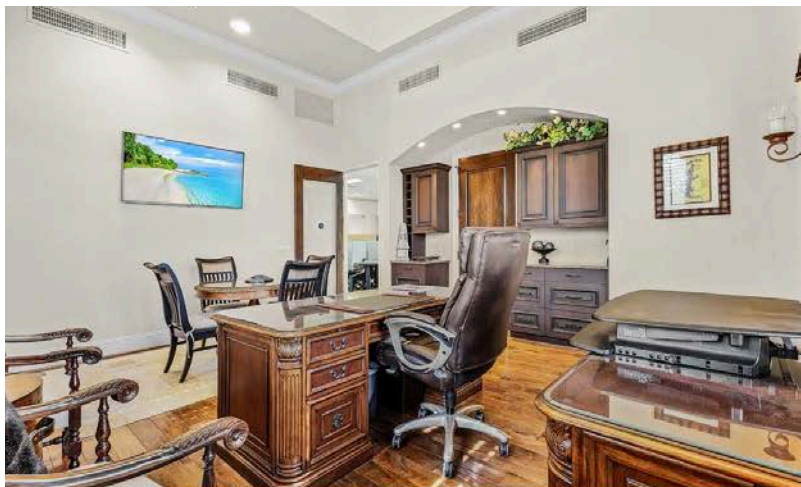
FLOOR PLAN

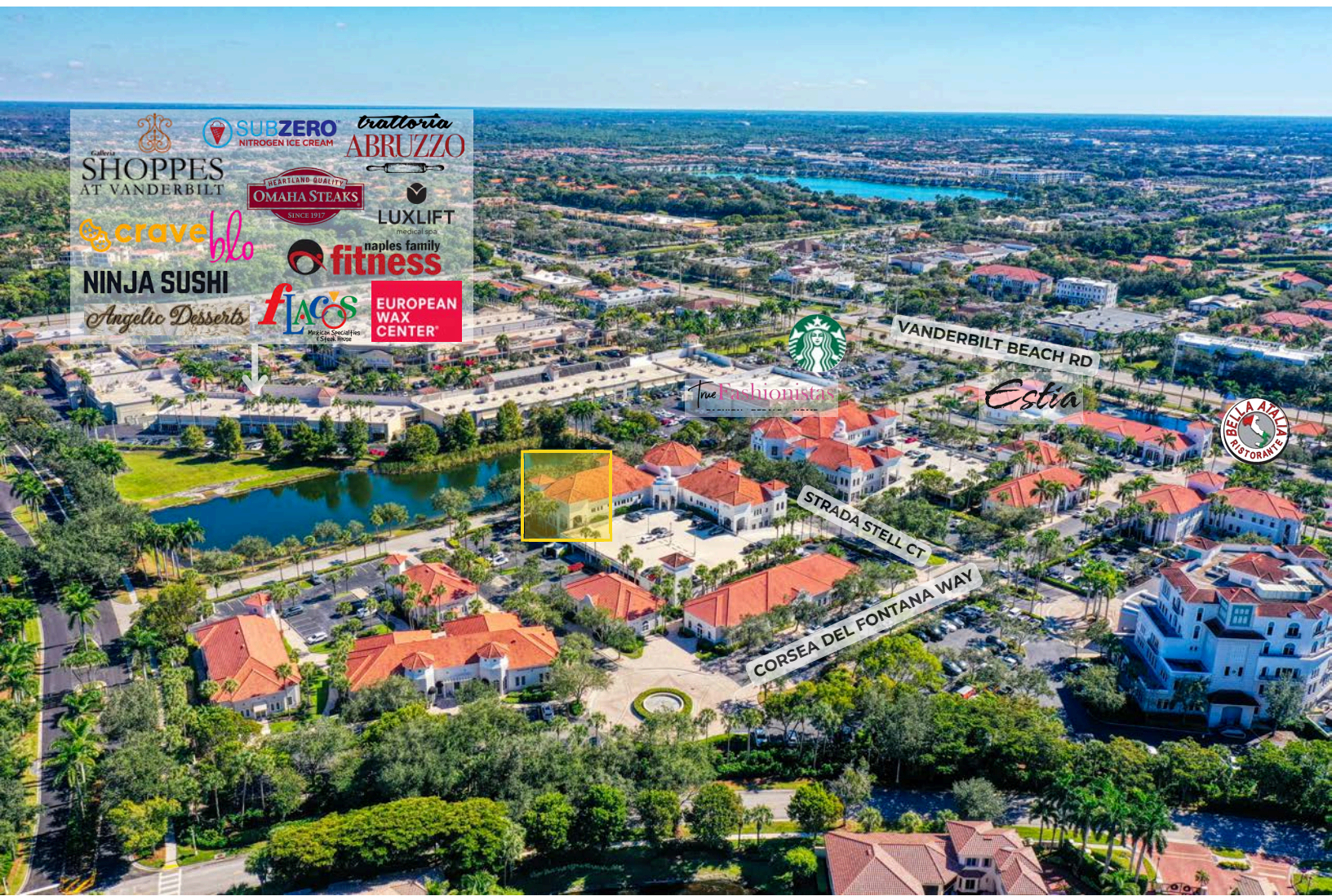
SUITES #201: 2,907 +/- RSF





 SUITE #201 INTERIOR





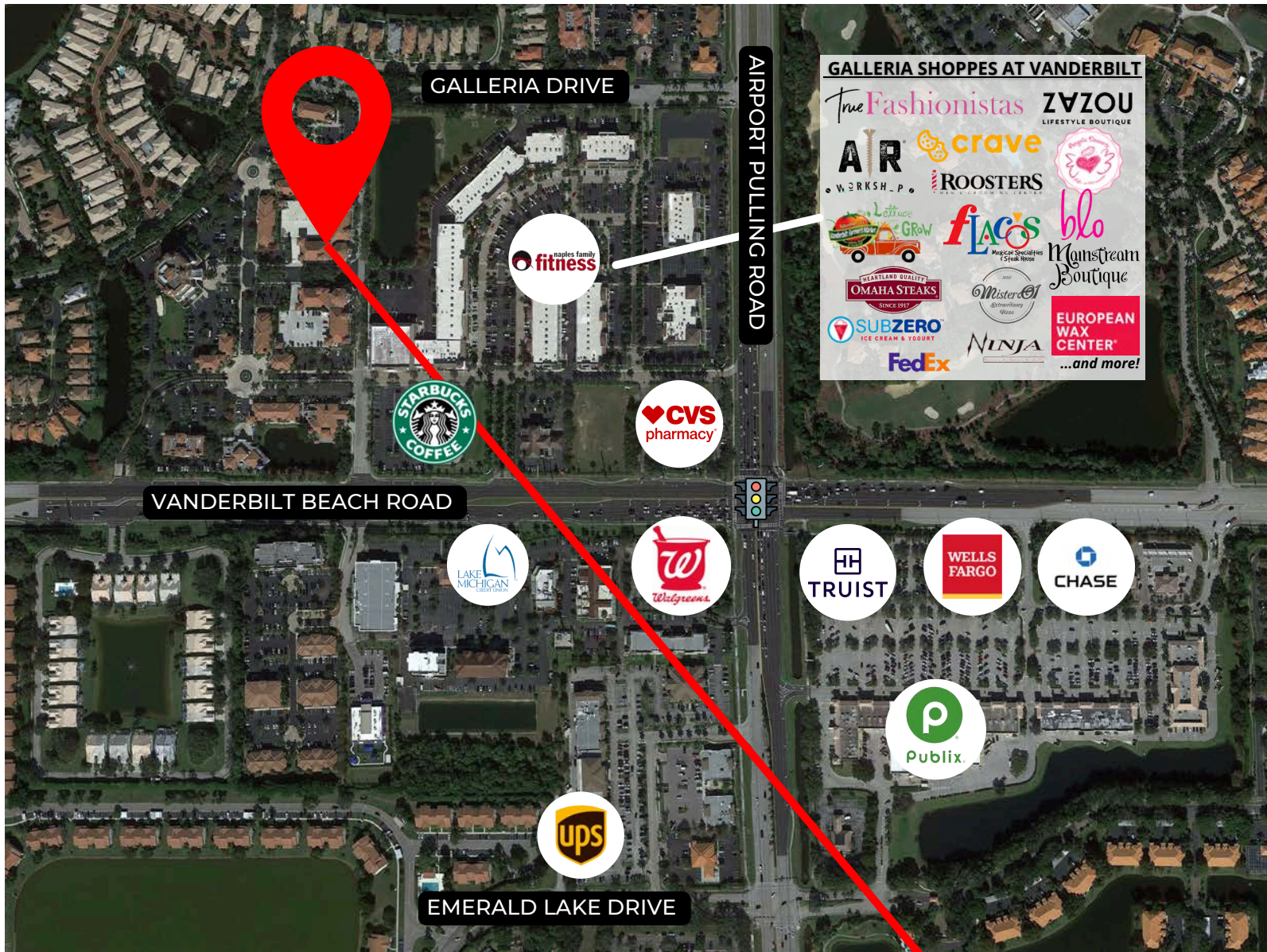
PROPERTY HIGHLIGHTS

- 2,907 +/- SF Class A professional office
- Built in 2006.
- Located on the second floor w/ elevator access.
- Five (5) private officed, work room, private restroom.
- Executive office w/ private restroom.
- Work area w/ custom electric standing desks.
- Conference room & printer room
- Two (2) storage closets.
- Server room with two (2) a/c units for cooling. Two (2) 5-ton HVAC units.
- Ecobee digital Wifi thermostats.
- Anti-theft system w/ cameras.
- Surge protection installed in electrical panels.
- Solid wood doors.
- Fob entry system.
- Three (3) reserved parking spaces (1 covered garage, 2 exterior 2nd floor garage).
- Building signage available.

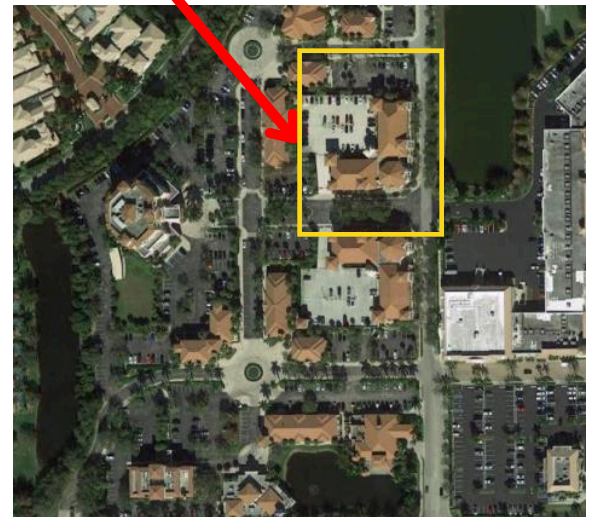


9015 STRADA STELL COURT #201

LOCATOR MAP



[CLICK HERE](#)



DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Est. Population	6,796	54,064	119,632
Est. Household Income	\$204,310	\$169,882	\$180,981
Avg. Daily Traffic Count (2025)	30,500 Cars Average Daily on Vanderbilt Beach Road 45,000 Airport Rd.		

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