



**Investment
Properties
Corporation**

S A L E O R L E A S E

HBK OFFICE BUILDING

3838 TAMiami TRAIL NORTH
NAPLES, FL. 34103




SUITE #	RENTABLE/ USABLE SF	SALE PRICE	LEASE PRICE	EST. 2025 CAM
305	*1,890 RSF 1,575 USF	\$630,000	\$24 PSF NNN	\$11.40
410	*2,600 RSF 2,167USF	N/A	\$30 PSF NNN	\$9.58

*Rentable SF includes estimated load factor of 20%

*Class "A" office space located at the southeast
corner of Park Shore and US 41.*

Call for details.

READY FOR OCCUPANCY

CONTACT  (239) 261-3400

Clint L. Sherwood, CCIM
ext. 179 | clint@ipcnaples.com

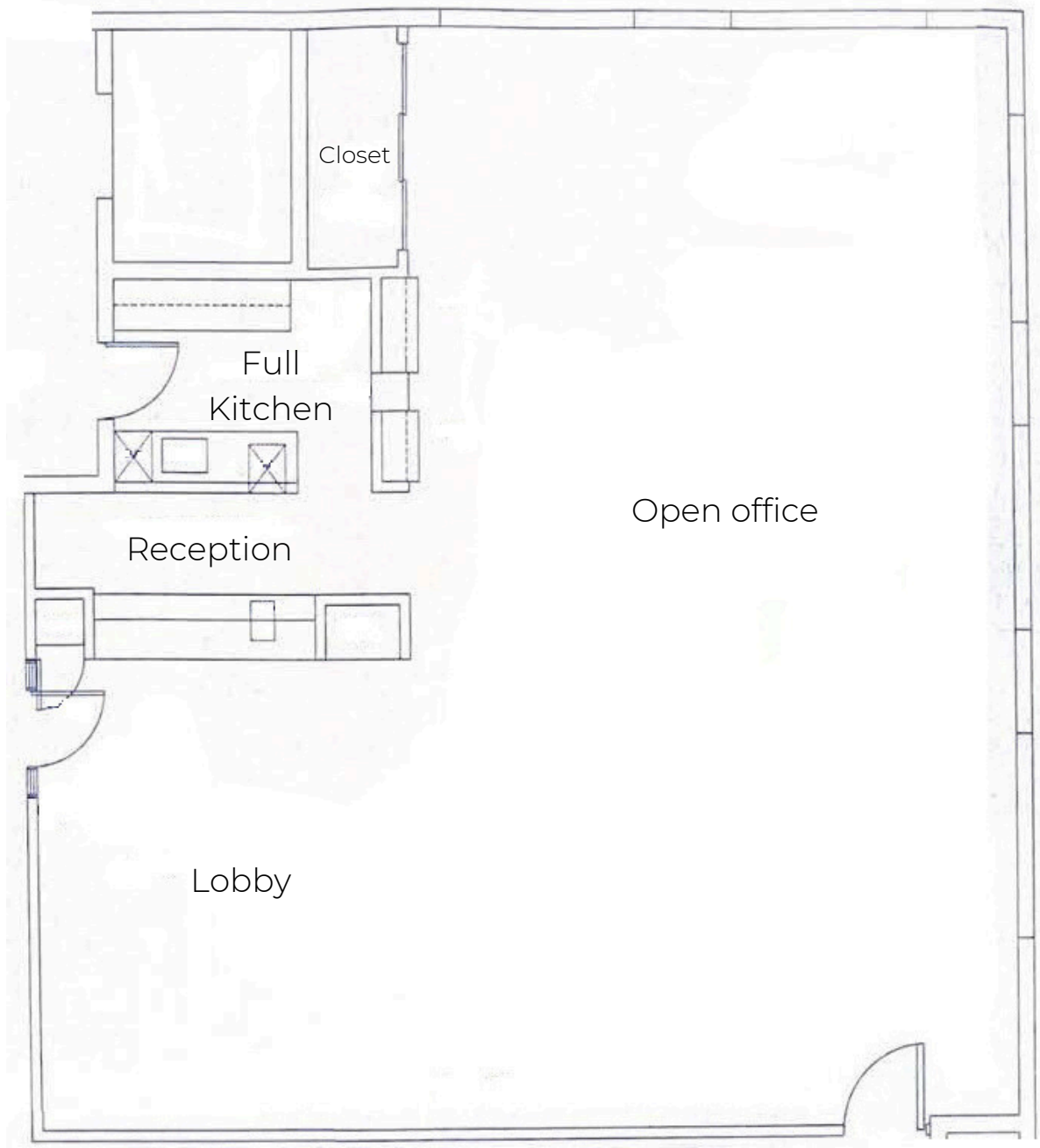


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FLOOR PLAN

3838 TAMIAMI TRAIL NORTH | NAPLES, FL

SUITE 305



*click
here!*



**Google
Maps**

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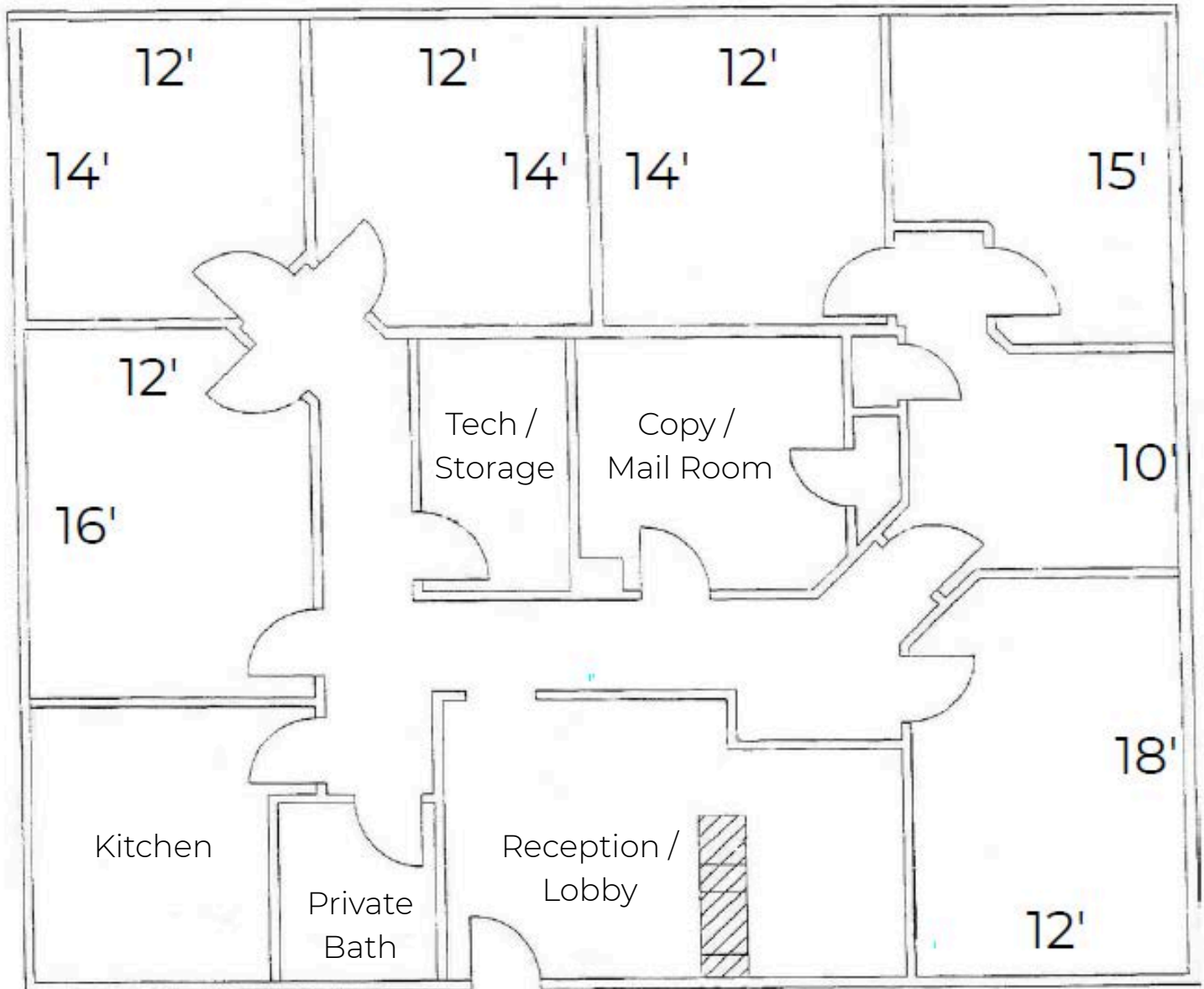
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

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.



SUITE 410



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FORMER IBERIA BANK BUILDING

📍 Located off of Tamiami Trail North

3838 Tamiami Trail North | Naples, Florida 34103

WATERSIDESHOPS

ONLY 2.1 MILES FROM
PROPERTY!



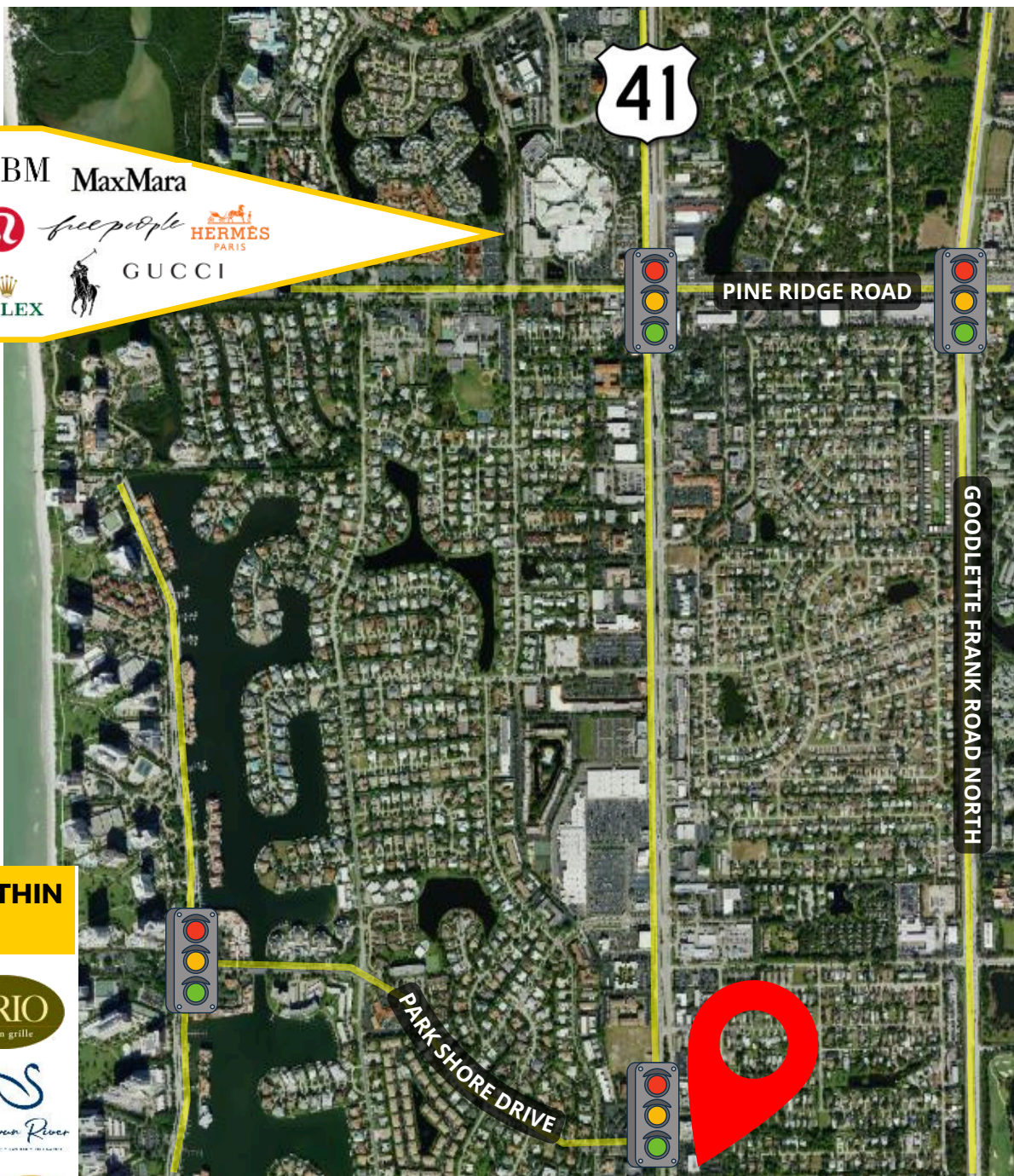
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	7,979	36,190	90,145
Est. Avg. Household Income	\$209,396	\$228,143	\$188,467
2024 AADT Traffic Count	44,000 cars on Tamiami Trail south of Pine Ridge Road daily		

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