



**Investment
Properties
Corporation**

S U B L E A S E

NAPLES MIDTOWN

REIMAGINED

REFINED

REVITALIZED

4501 Tamiami Trail North | Naples, Florida 34103



CONTACT (239) 261-3400

**Rob Carroll, CCIM, MAI, ext. 111, rob@ipcnaples.com
John Cheffy, ext. 182, john@ipcnaples.com**

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.

AVAILABILITY

SUITE	SQUARE FOOTAGE	PSF/YR	EST. 2025 CAM PSF/YR	OTHER	MONTHLY TOTAL <small>(NOT INCLUDING SALES TAX)</small>
100	9,761 SF	\$32.00	\$12.84 PSF	Built-Out	\$36,473.60

SUBLEASE

ABOVE DOES NOT INCLUDE ELECTRIC & CLEANING



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LOCATIONAL ADVANTAGE

4501
Tamiami
Trail North

- Class A Office
- Abundant Parking
- Efficient Floor Plans
- Diverse Tenant Roster
- Modern Spaces
- Amenity Rich Location



**CLICK HERE FOR A
VIRTUAL TOUR**



IMPRESSIVE 2-STORY LOBBY

Lobby renovations complete -
stop by to see the
transformation!



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WATERSIDESHOPS

ONLY 1 MILE FROM PROPERTY!



AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS

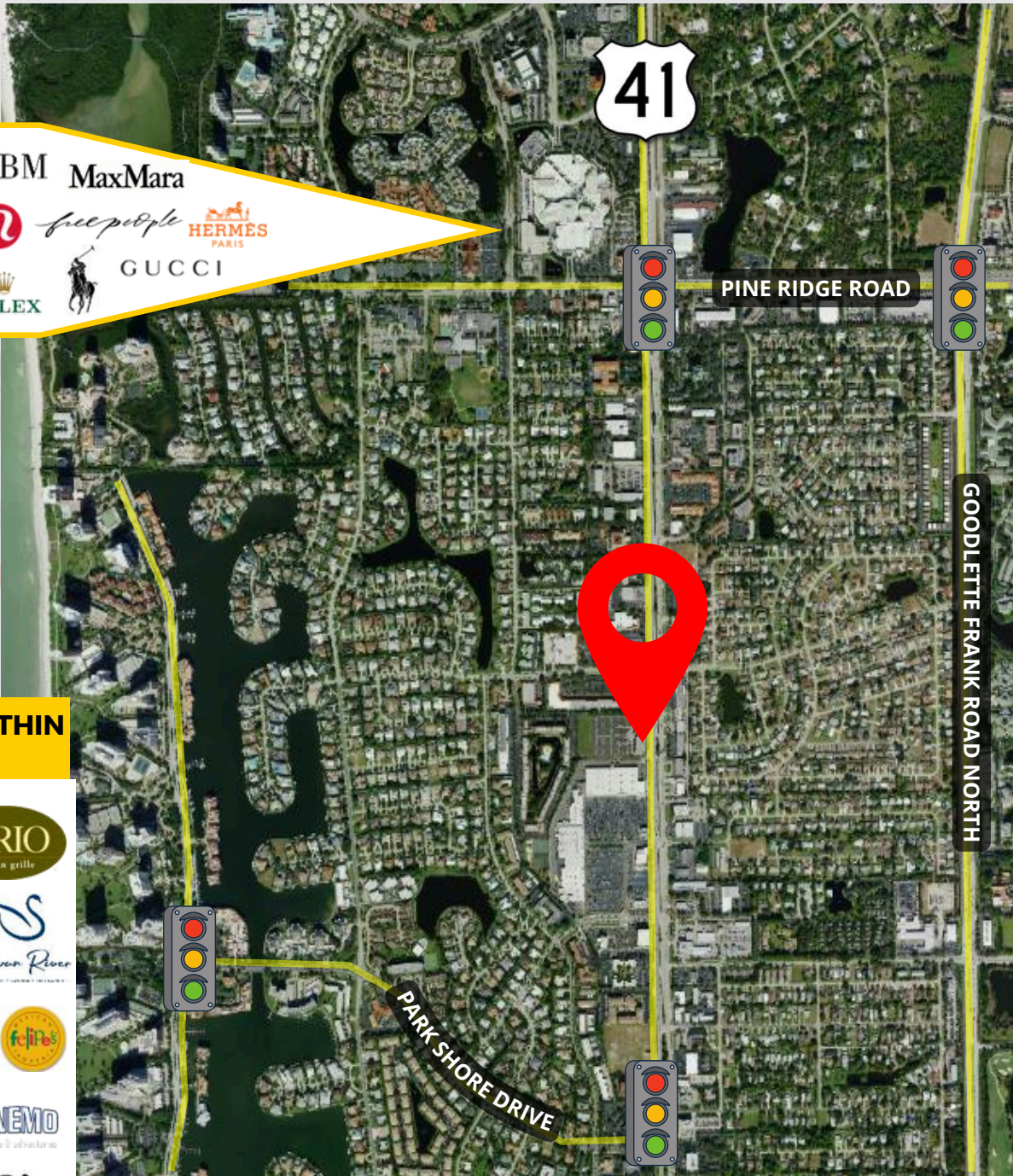


And more....

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DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	9,502	39,534	90,344
Est. Avg. Household Income	\$193,966	\$179,568	\$164,500
2024 AADT Traffic Count	44,000 cars on Tamiami Trail North daily		