



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

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Investment Properties Corporation of Naples

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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.



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## AVAILABILITY

SUITE	SQUARE FOOTAGE	PSF/YR	EST. 2025 CAM PSF/YR	OTHER	MONTHLY TOTAL (NOT INCLUDING SALES TAX)
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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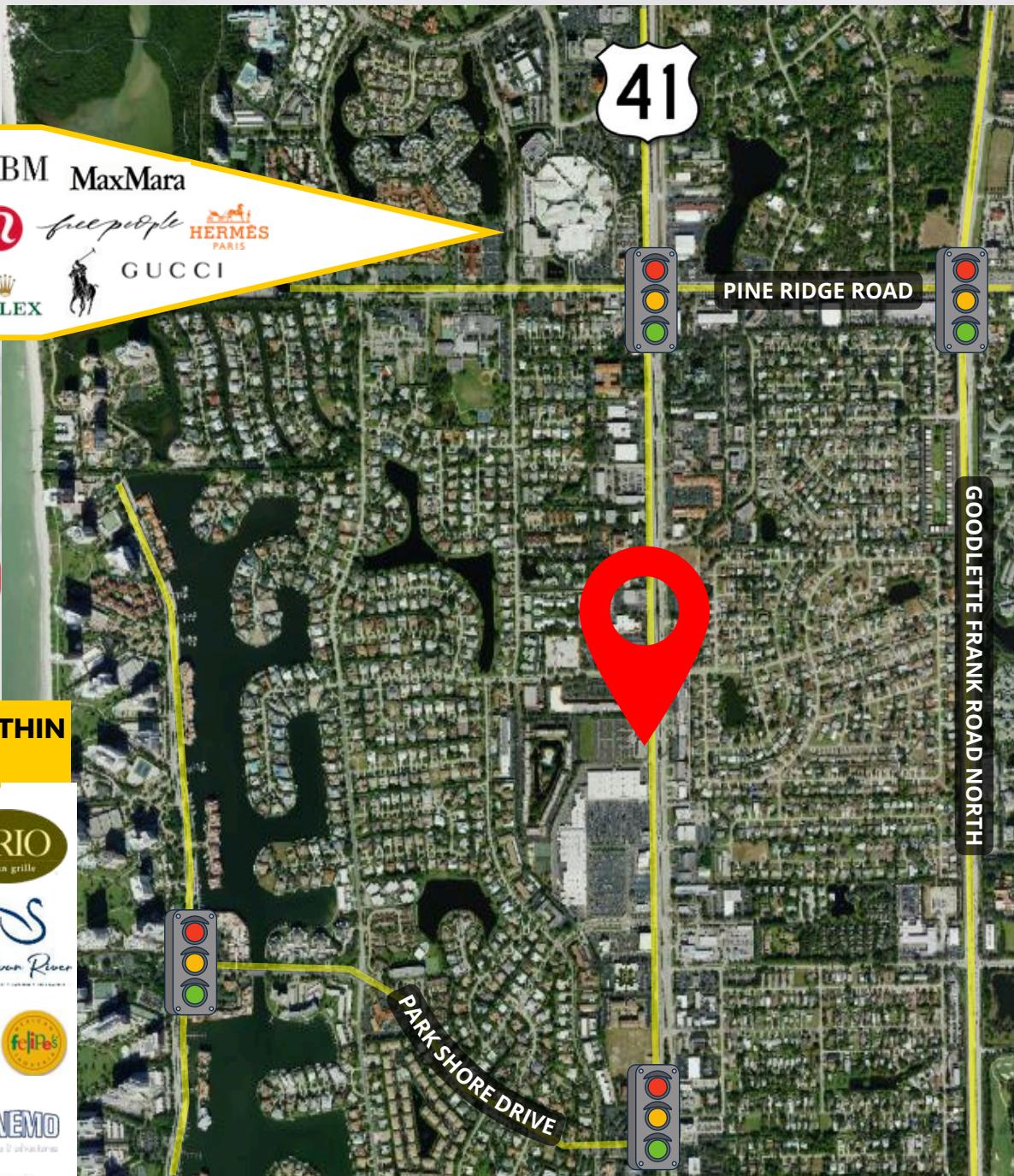
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## WATERSIDE SHOPS

ONLY 1 MILE FROM  
PROPERTY!



AMENITY RICH LOCATION  
FOR EMPLOYEES



**74** RESTAURANTS WITHIN  
A 1 MILE RADIUS



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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		

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