



Investment Properties Corporation

FOR LEASE

# REGIONS BANK BUILDING PREMIER CLASS A OFFICE SUITES

📍 Located off of Tamiami Trail North just south of Pine Ridge Road

4851 Tamiami Trail North | Naples, Florida 34103



**SIGNAGE AVAILABLE!**

*click here!*



Google Maps

**CONTACT (239) 261-3400**

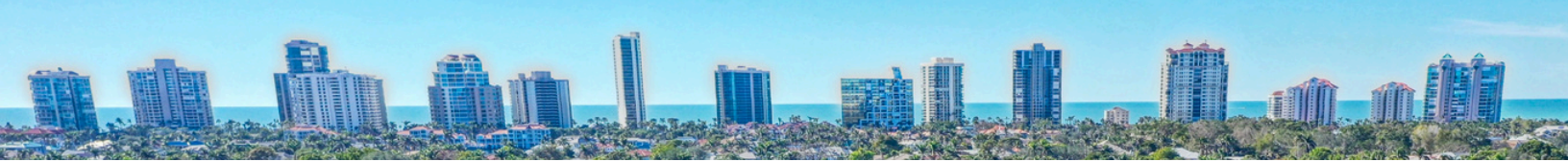
**Patrick Fraley, CCIM, ext. 118**  
**patrick@ipcnaples.com**

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.



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## AVAILABILITY

<u>SUITE #</u>	<u>SQUARE FOOTAGE</u>	<u>BASE RENT</u>	<u>EST. 2024 CAM</u>	<u>AVAILABILITY</u>
1ST FLOOR	Up to 2,775 SF	\$30 NNN	\$9.65 PSF	IMMEDIATELY
4TH FLOOR*	Up to 11,242 SF	\$30 NNN	\$9.65 PSF	IMMEDIATELY

*Building & monument signage available for qualified deals!*

*\*4th Floor delivered furnished!*



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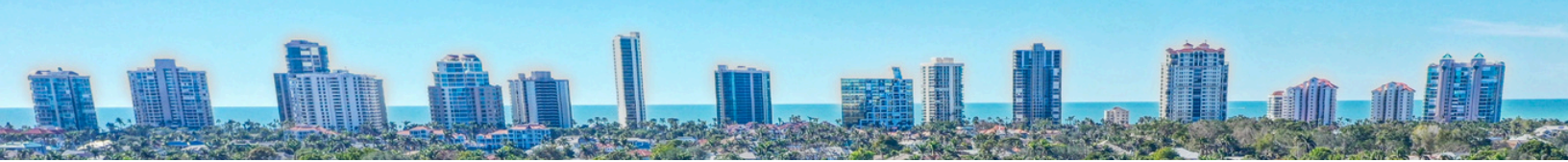
## 1ST FLOOR

Up to 2,775 SF  
available



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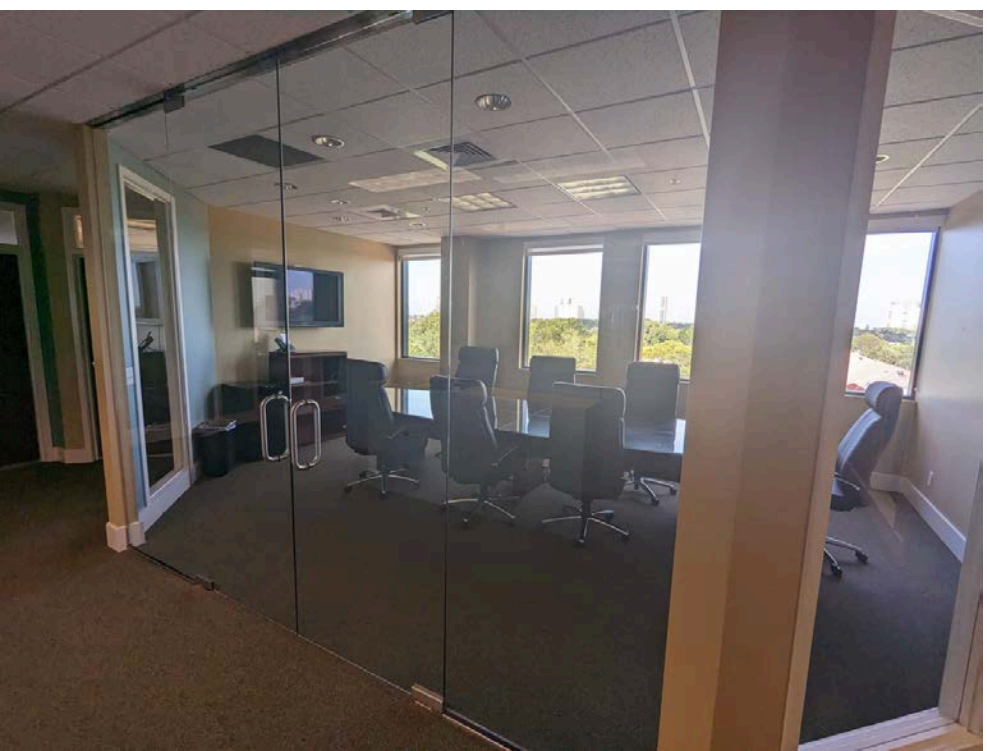
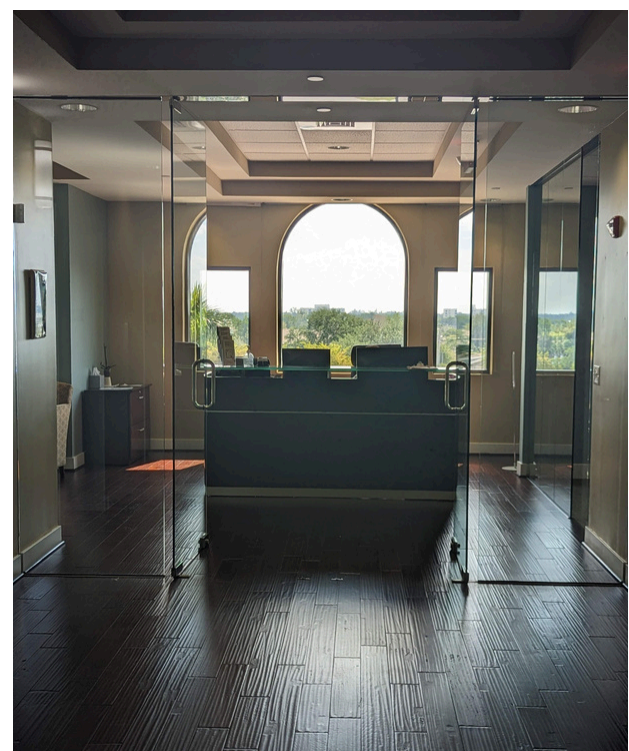
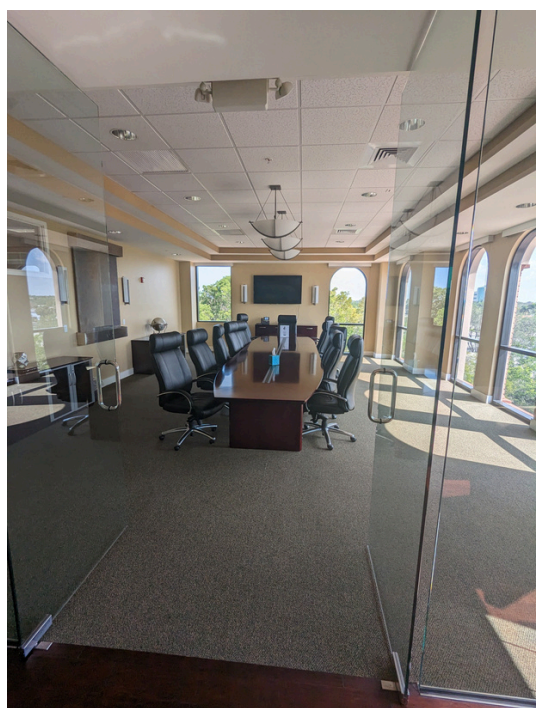
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## INTERIOR PHOTOS - 4TH FLOOR



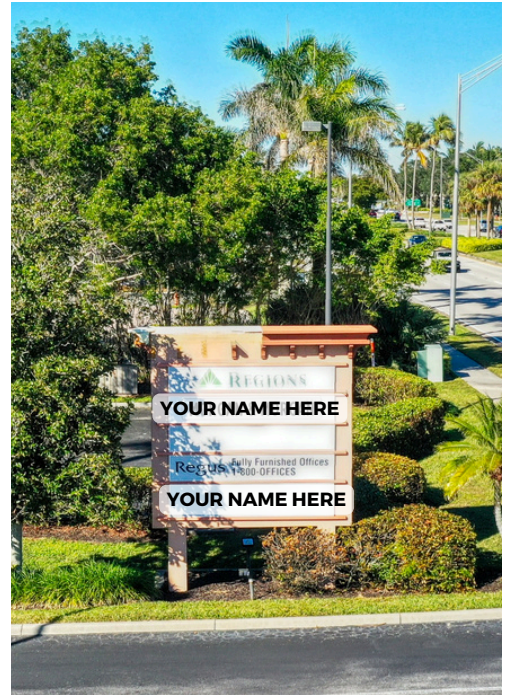
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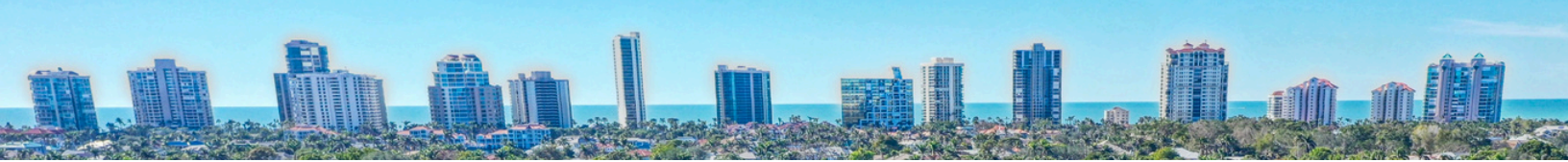


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## WATERSIDESHOPS

LESS THAN 1 MILE FROM PROPERTY!



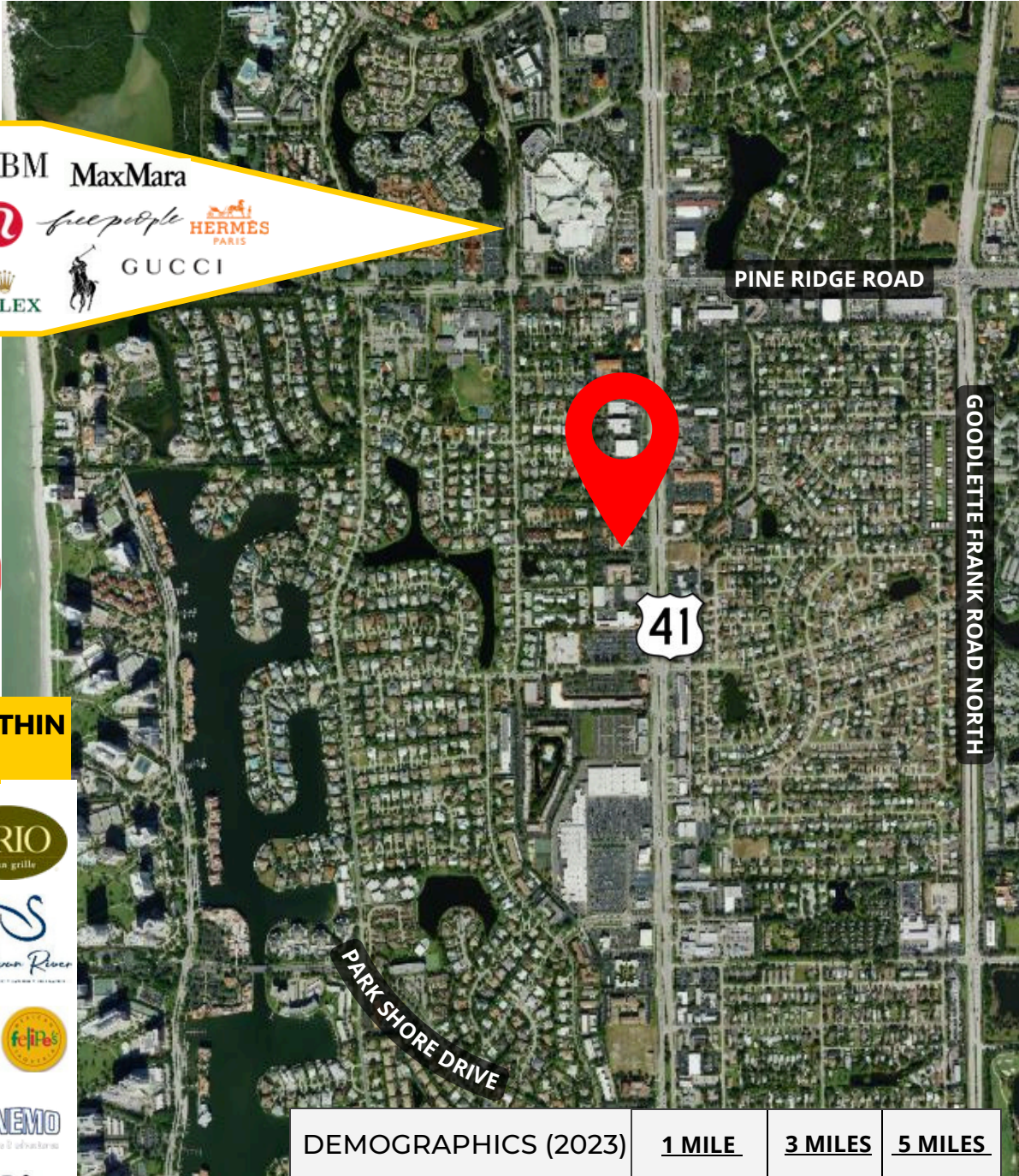
## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click here!



Google Maps

DEMOGRAPHICS (2023)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	9,295	41,246	89,725
Est. Avg. Household Income	\$194,000	\$179,957	\$159,997
2022 AADT Traffic Count	49,396 Cars on Tamiami Trail N. Daily		

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