



investment  
properties  
corporation

OFFICE FOR LEASE



## VANDERBILT FINANCIAL CENTER

9045 STRADA STELL COURT | NAPLES 34109

The Vanderbilt Financial Center is a professional Class “A” office building located in North Naples on Vanderbilt Beach Road close to the intersection of Airport Road. Within walking distance of fitness, retail and many restaurants.

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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.



9045 STRADA STELL COURT

# AVAILABILITY

Third floor of the prestigious  
Vanderbilt Financial Center

## **SUITE #301-302 (SUBLEASE)\***

**SIZE:**

5,674 +/- RSF

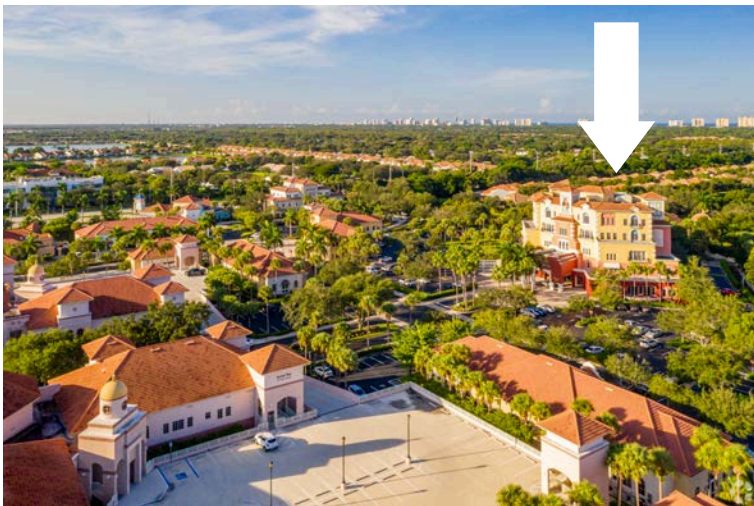
**BASE RENT:**

\$29.00 PSF NNN

**EST. CAM (2025):**

\$9.75 PSF

\*Rate subject to annual adjustment.



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# FLOOR PLAN

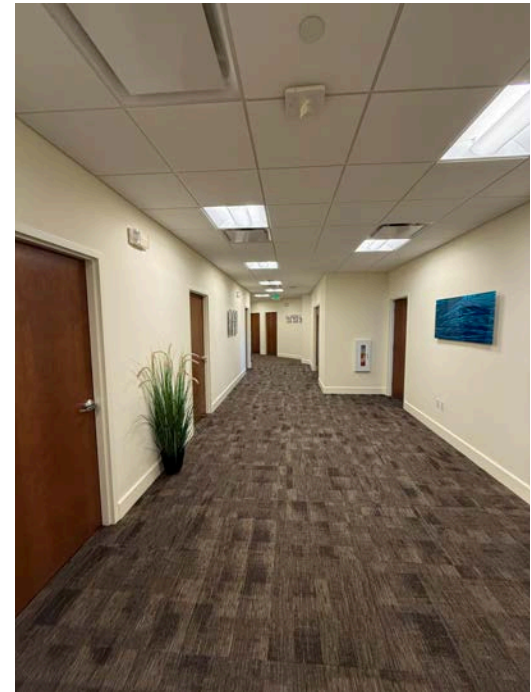
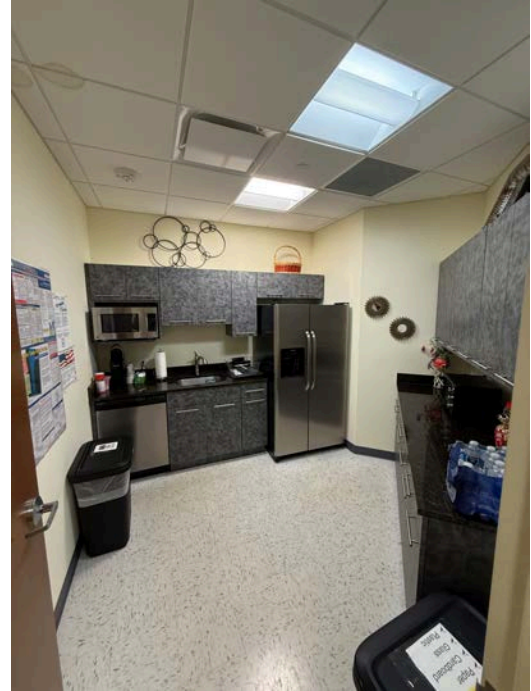
## SUITES #301-302: 5,674 +/- RSF





9045 STRADA STELL COURT #301-302

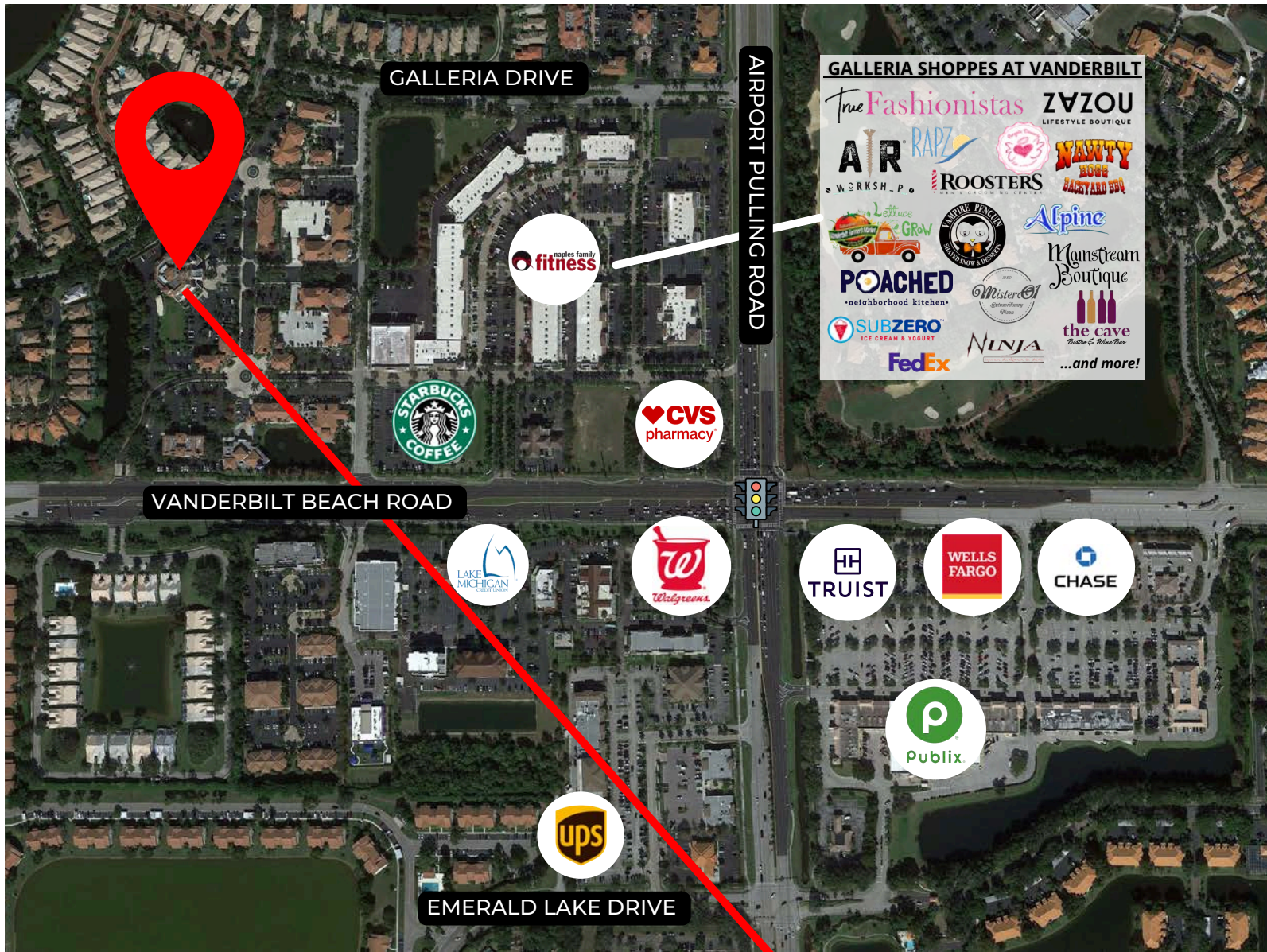
# PHOTOS



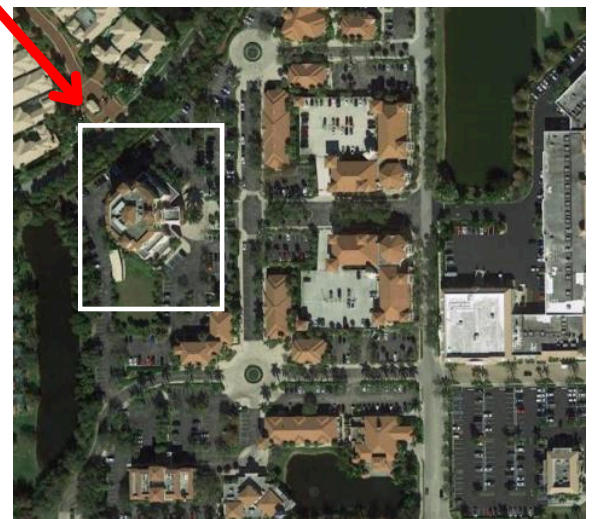


9045 STRADA STELLA COURT

# LOCATOR MAP



[CLICK HERE](#)



DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Est. Population	5,807	54,136	117,625
Est. Household Income	\$208,169	\$170,046	\$182,032
Avg. Daily Traffic Count (2024)	30,500 Cars on Average Daily on Vanderbilt Beach Road, East of Goodlette		

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