



**Investment
Properties
Corporation**

F O R L E A S E

FLORIDA COASTAL PROFESSIONAL CENTER OFFICE/MEDICAL SPACE

📍 Located West of Tamiami Trail North in the Park Shore Area

801 Anchor Rode Drive | Naples, Florida 34103



CONTACT (239) 261-3400

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.



**Investment
Properties
Corporation**

PROFESSIONAL MEDICAL/OFFICE SPACE

801 Anchor Rode Drive | Naples, Florida 34103

Attractive professional **medical or office** space located west of US-41 in the Park Shore area of Naples.

The quaint campus setting provides a professional yet comfortable venue for any office user. Units overlook well-manicured and lush gardens.

SUITE	SIZE	BASE RENT PSF/YR	ESTIMATED 2025 NNN	ESTIMATED MONTHLY TOTAL <i>(prior to sales tax)</i>	AVAILABLE
301	1,090 SF	\$20.00	\$10.80 PSF	\$2,797.67	Immediately

Parking is plentiful, and covered parking is available.



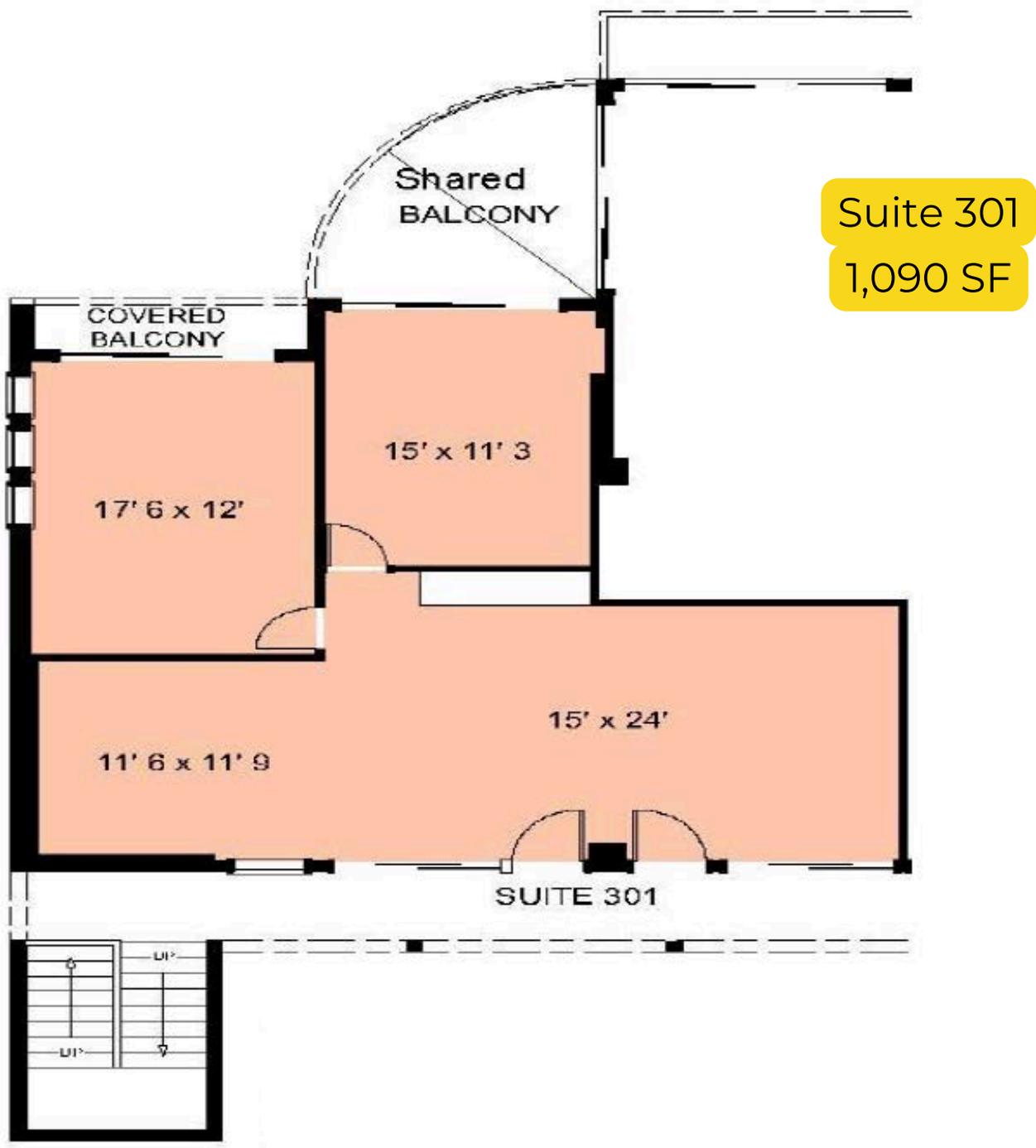
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**

PROFESSIONAL MEDICAL/OFFICE SPACE

801 Anchor Rode Drive | Naples, Florida 34103





**Investment
Properties
Corporation**

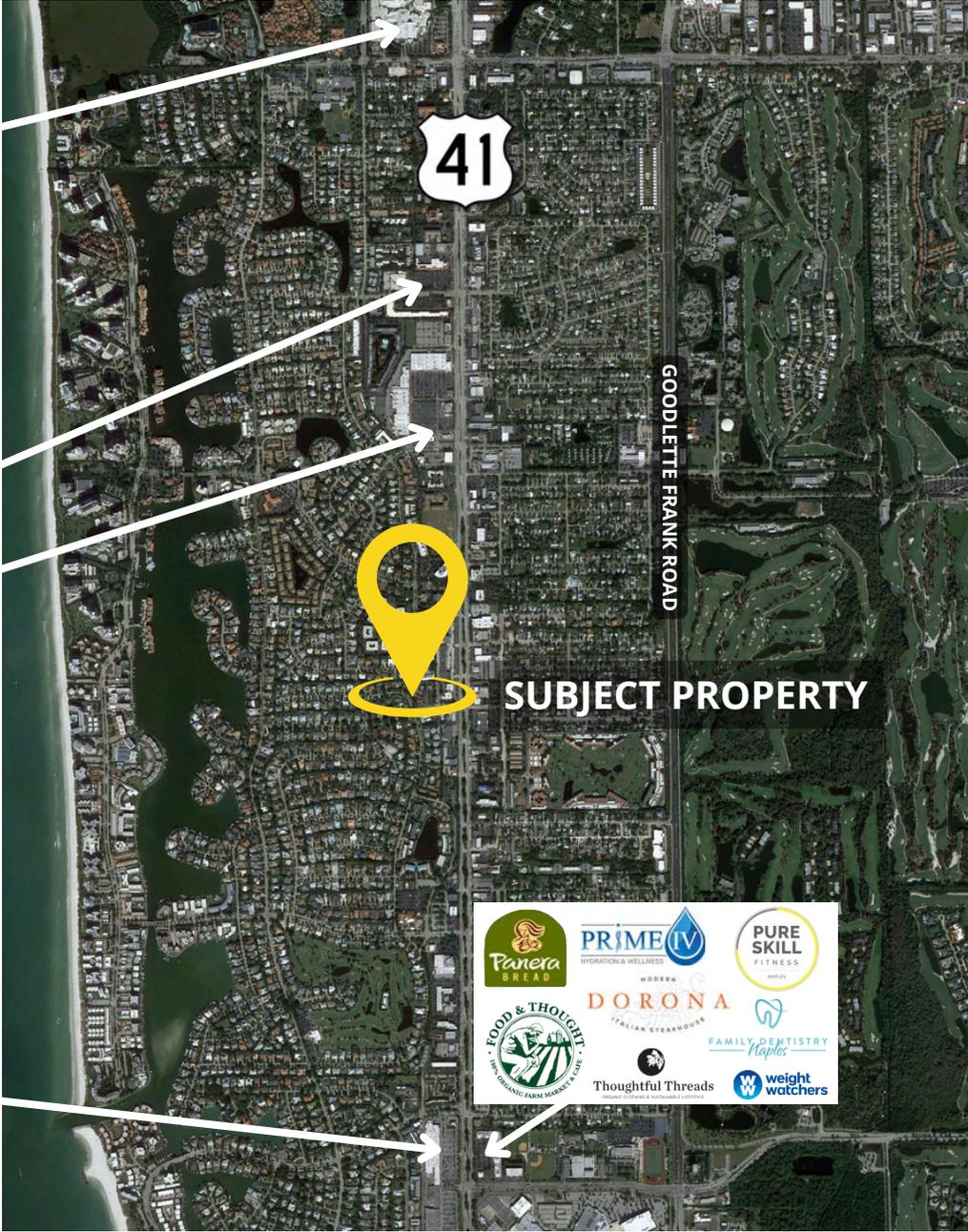
PROFESSIONAL MEDICAL/OFFICE SPACE

801 Anchor Rode Drive | Naples, Florida 34103

WATERSIDESHOPS



AMENITY RICH LOCATION FOR EMPLOYEES



SUBJECT PROPERTY

click here! →



DEMOGRAPHICS 2025	1 mile	3 miles	5 miles
Est. Population	6,698	35,353	89,761
Est. Average H.H. Income	\$212,617	\$228,364	\$188,277
2025 Avg. Daily Traffic Count	41,500 vehicles per day on 9th Street North		

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.