



**Investment  
Properties  
Corporation**

**FOR  
SUBLEASE**

**3 / 31 / 26 OR LONGER**

**3,538 SF COMMERCIAL CONDO SPACE**

Located north of Pine Ridge Road and west of Airport Pulling Road

**2277 Trade Center Way #101 | Naples, FL 34109**



**1st floor office  
space with  
ample parking  
in the Trade  
Center Way  
Design District**

**GROSS RENT:** \$5,112.41/mo. including CAM and FL Sales Tax  
(\$17.00 PSF Gross + FL Sales Tax)

**UNIT NUMBER:** 101

**UNIT SIZE:** 3,538 SF

**ZONING:** Industrial

**YEAR BUILT:** 1997

**CONSTRUCTION:** Concrete Block

**OTHER:** Internet wired and wireless  
Indos sound proof windows  
HVAC replaced 7/2024

**Shawn McManus  
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**Christine McManus, CCIM, SIOR**

**239-777-2020**

**christine@ipcnaples.com**

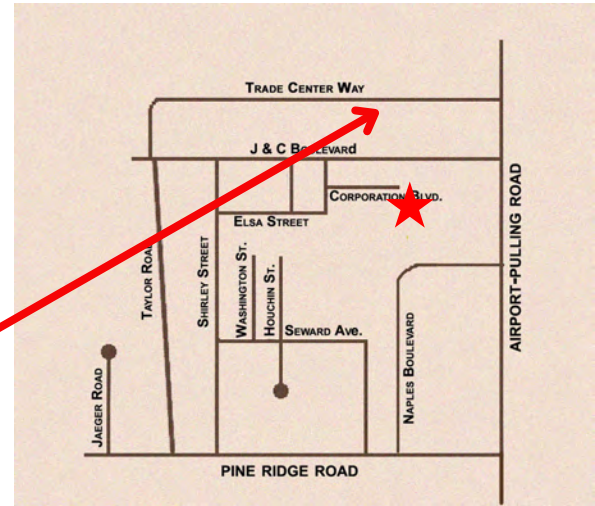




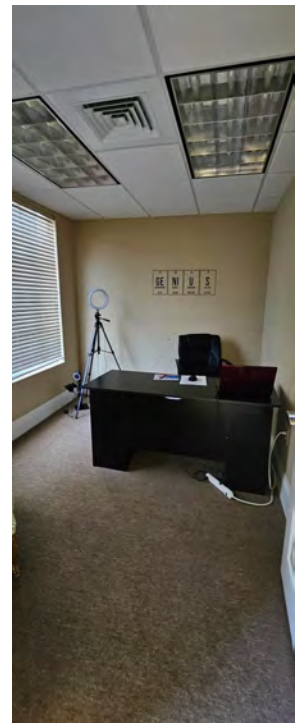
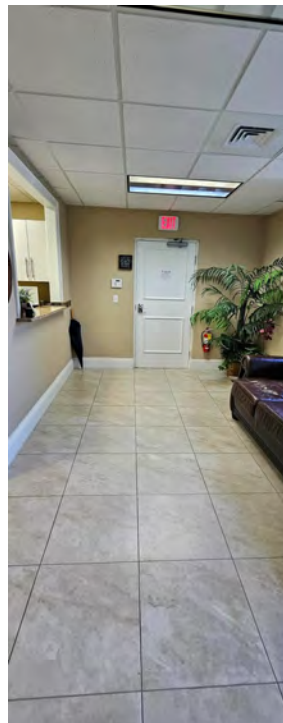
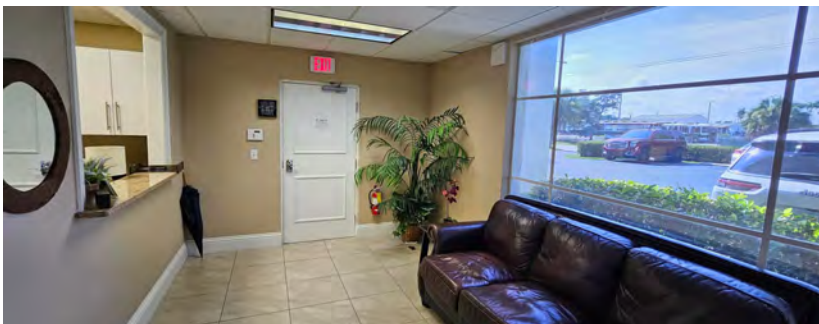
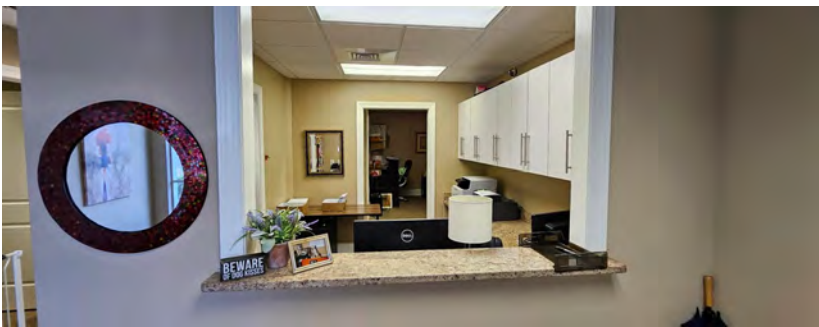
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**F O R L E A S E**

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*click here!*





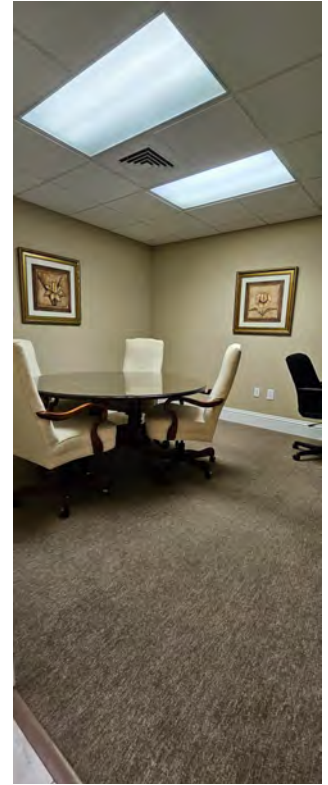
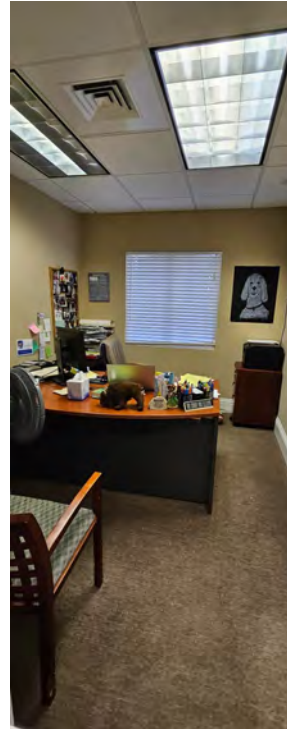
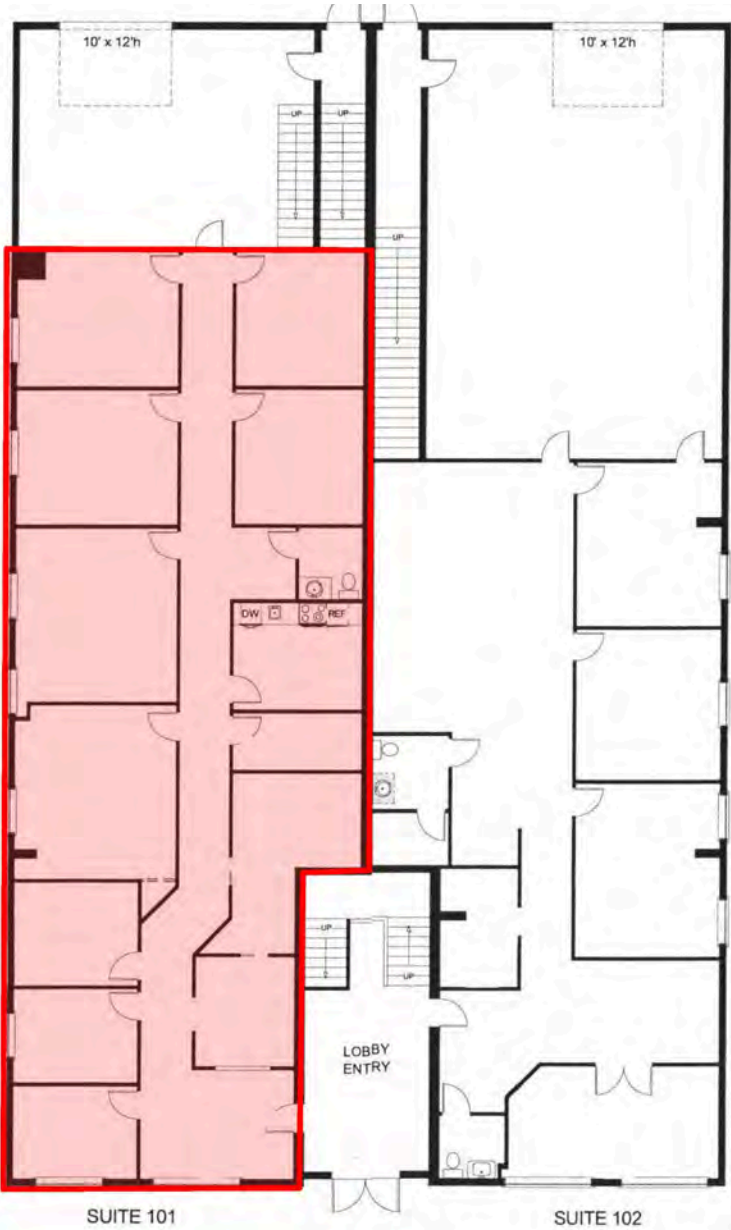


Investment Properties Corporation

FOR LEASE

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FLOOR PLAN & PHOTOS



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