



Investment  
Properties  
Corporation

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

# NAPLES MIDTOWN

**REIMAGINED | REFINED | REVITALIZED**

4501 Tamiami Trail North | Naples, Florida 34103



*click here!* →



Google  
Maps

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.....  
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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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📍 Located off of Tamiami Trail North

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## AVAILABILITY

SUITE	SQUARE FOOTAGE	PSF/YR	EST. 2023 CAM PSF/YR	OTHER	MONTHLY TOTAL <i>(NOT INCLUDING SALES TAX)</i>
102	4,000 - 8,636 SF	\$32.00	\$11.75 PSF	Built-Out	\$31,485.42
214	2,079 SF	\$30.00	\$11.75 PSF	Built-Out	\$7,233.19

*ABOVE DOES NOT INCLUDE ELECTRIC & CLEANING*



*click here!*



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## LOCATIONAL ADVANTAGE

# 4501 Tamiami Trail North 📍

- Class A Office
- Abundant Parking
- Furniture Available
- Premium Gulf Views
- Efficient Floor Plans
- Diverse Tenant Roster
- Modern Spaces
- Amenity Rich Location
- 9 Foot Ceilings



### IMPRESSIVE 2-STORY LOBBY

Lobby renovations complete - stop by to see the transformation!



**CLICK HERE FOR A  
VIRTUAL TOUR**

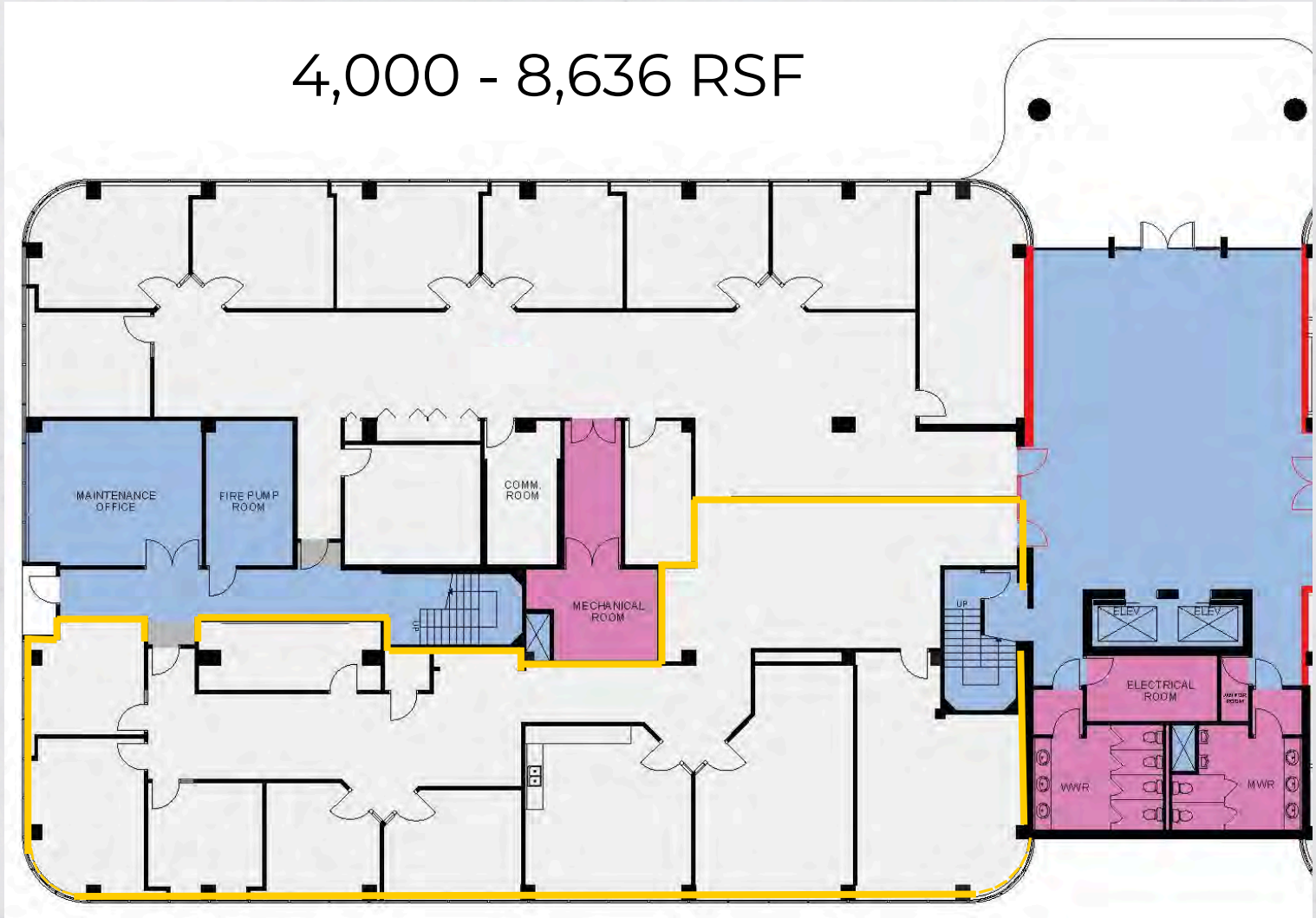






## FLOOR PLAN - 1ST FLOOR #102

4,000 - 8,636 RSF



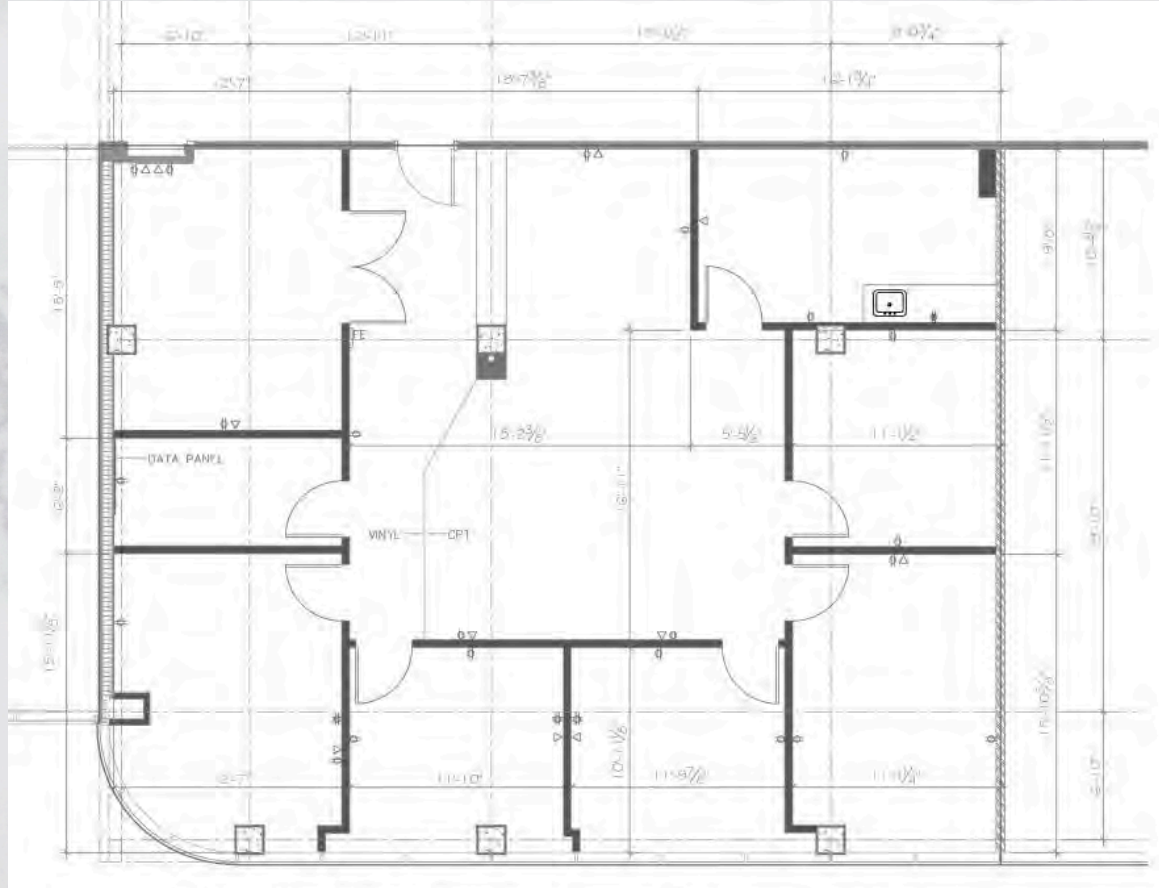
- Private Offices
- Reception
- Collaboration Space
- Conference Room
- Kitchenette



## FLOOR PLAN - 2ND FLOOR #214

2,077 RSF

- Reception
- Conference Room
- Private Offices
- Collaboration Space
- Kitchenette







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## WATERSIDESHOPS

ONLY 1 MILE FROM  
PROPERTY!



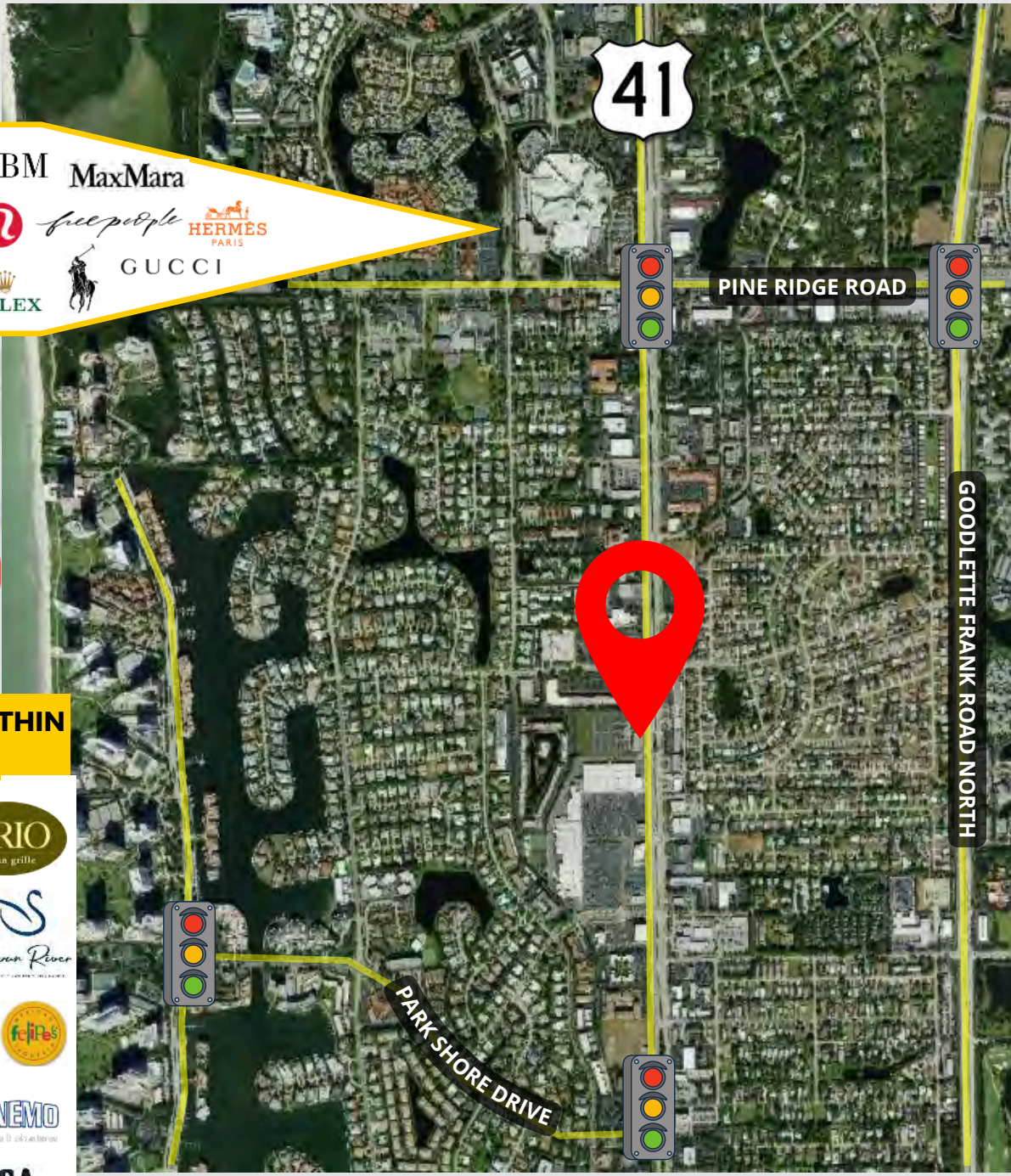
## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more...



click here! →



DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Est. Population	9,502	39,534	90,344
Est. Avg. Household Income	\$193,966	\$179,568	\$164,500
2023 AADT Traffic Count	44,000 cars on Tamiami Trail North daily		

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