



**Investment
Properties
Corporation**

F O R L E A S E

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



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Investment Properties Corporation of Naples

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Naples Florida 34103-3586

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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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AVAILABILITY

<u>SUITE #</u>	<u>SQUARE FOOTAGE</u>	<u>BASE RENT</u>	<u>EST. 2026 CAM</u>	<u>AVAILABILITY</u>
103	638 SF	\$40 NNN	\$9.50 PSF	IMMEDIATELY
302 <i>*Sublease*</i>	3,484 SF	\$24.04 NNN	\$9.50 PSF	IMMEDIATELY

Building & monument signage available for qualified deals!



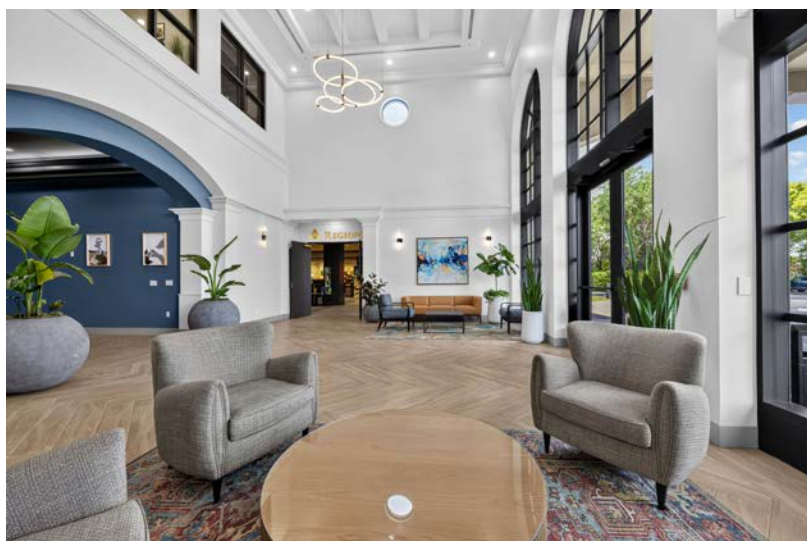


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SUITE 103
638 SF





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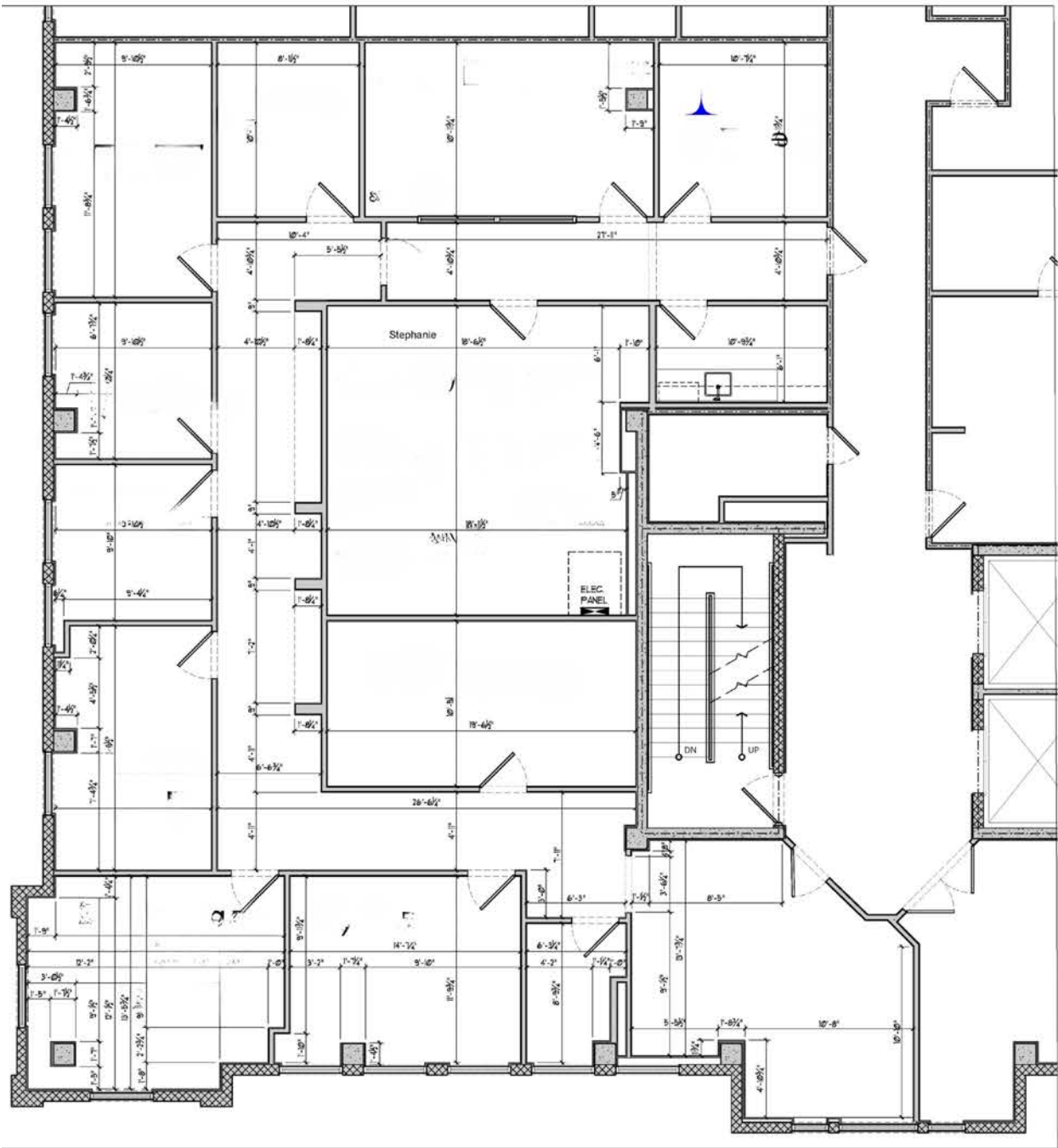
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SUITE 302

Sublease

3,484 SF





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WATERSIDESHOPS

LESS THAN 1 MILE FROM
PROPERTY!



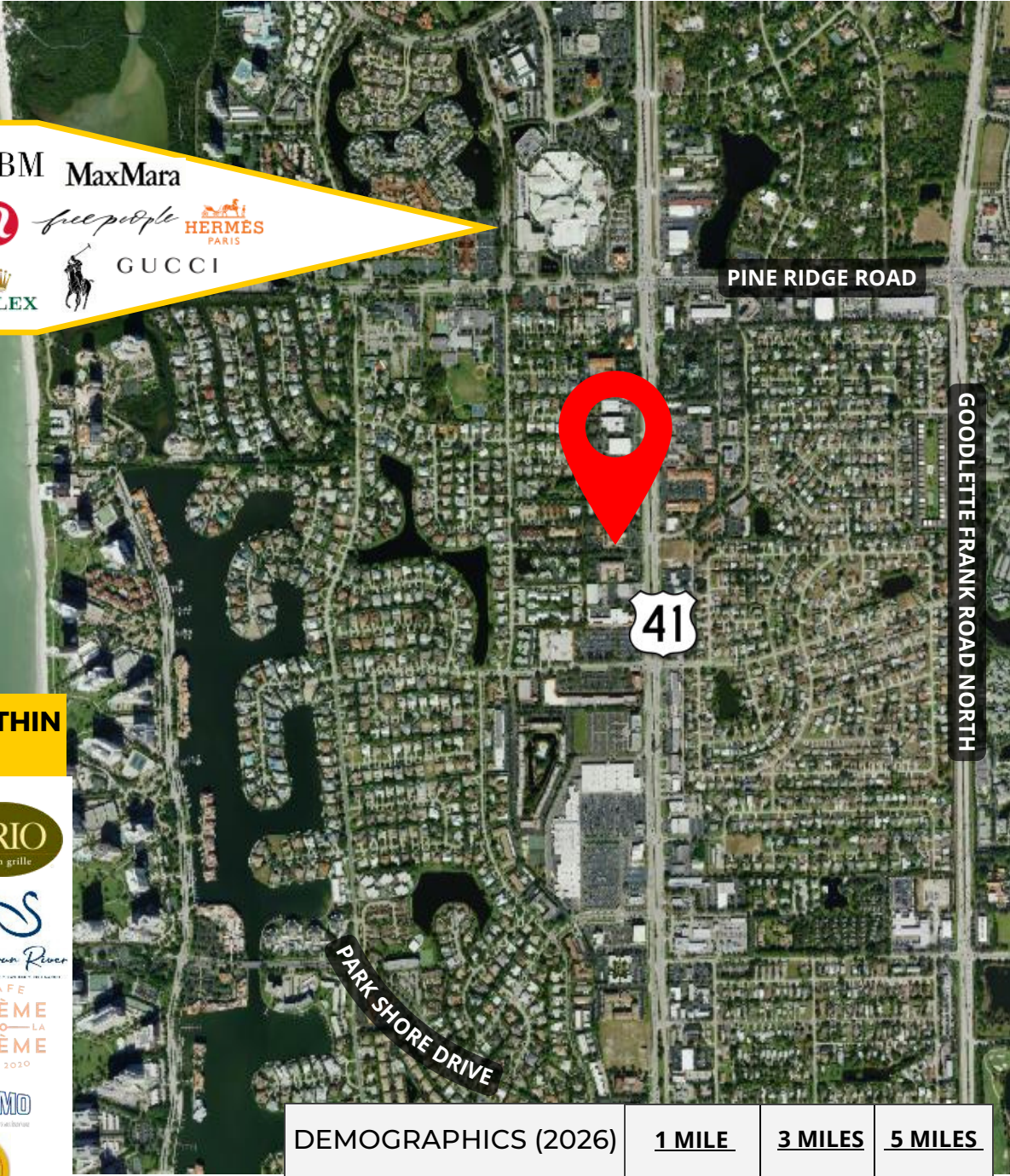
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click
here!



Google
Maps

DEMOGRAPHICS (2026)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	9,449	42,014	89,161
Est. Avg. Household Income	\$215,847	\$203,668	\$193,527
2025 AADT Traffic Count	44,000 Cars on Tamiami Trail N. Daily		

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