



**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 OFFICE/MEDICAL 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 CAM	ESTIMATED MONTHLY TOTAL	AVAILABLE
201	2,893 SF	\$20.00	\$10.80 PSF	\$7,425.37	Immediately
301	1,145 SF	\$20.00	\$10.80 PSF	\$2,938.83	Immediately

Parking is plentiful, and covered parking is available.



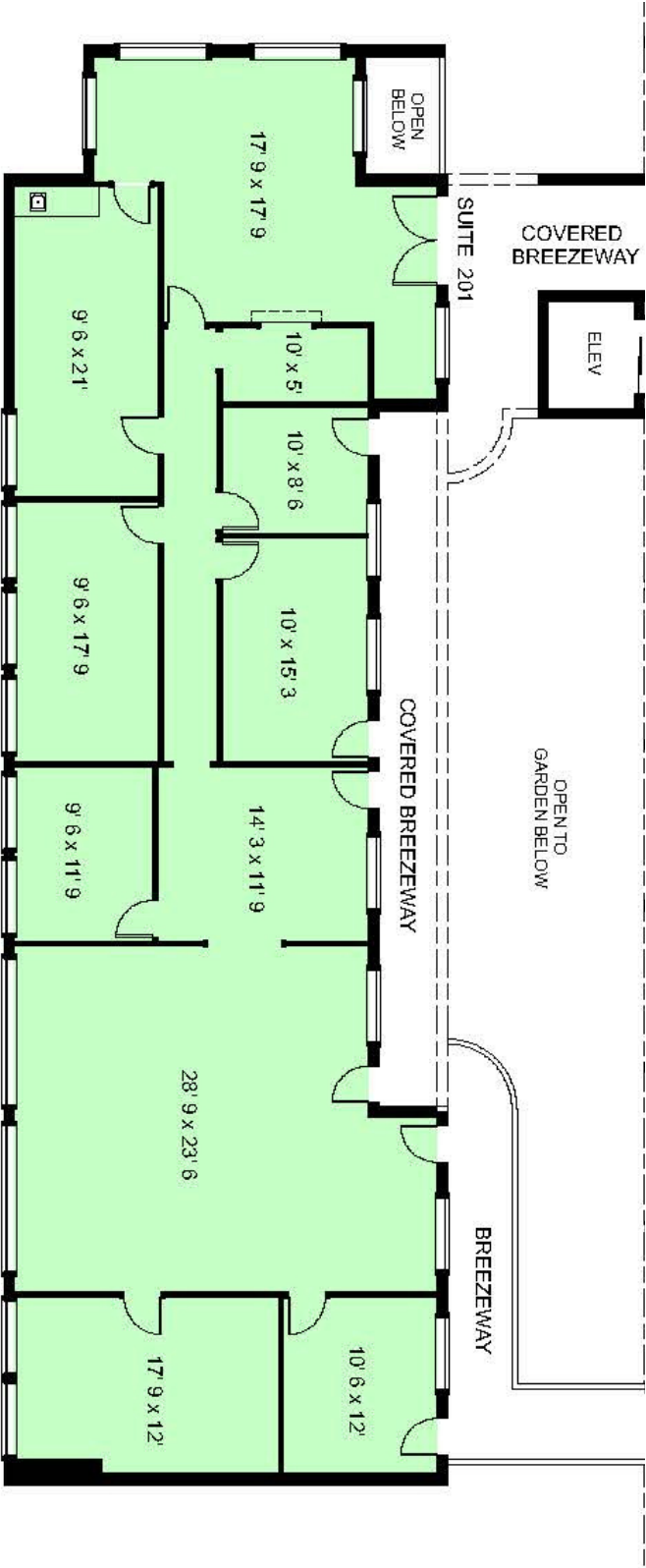
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.



**Investment
Properties
Corporation**

PROFESSIONAL OFFICE/MEDICAL SPACE

801 Anchor Rode Drive | Naples, Florida 34103



Suite 201
2,893 SF

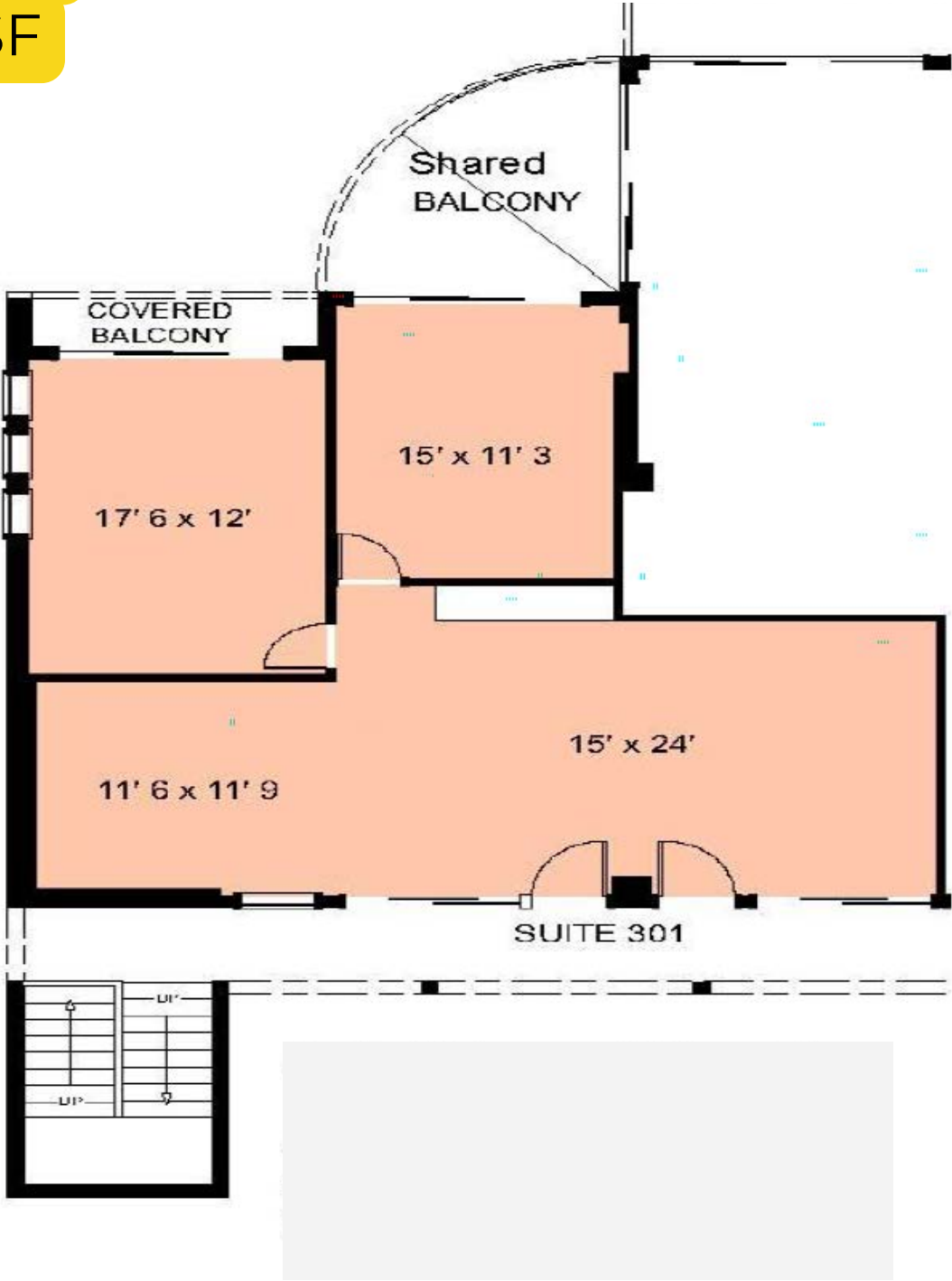


**Investment
Properties
Corporation**

PROFESSIONAL OFFICE/MEDICAL SPACE

801 Anchor Rode Drive | Naples, Florida 34103

Suite 301
1,145 SF





**Investment
Properties
Corporation**

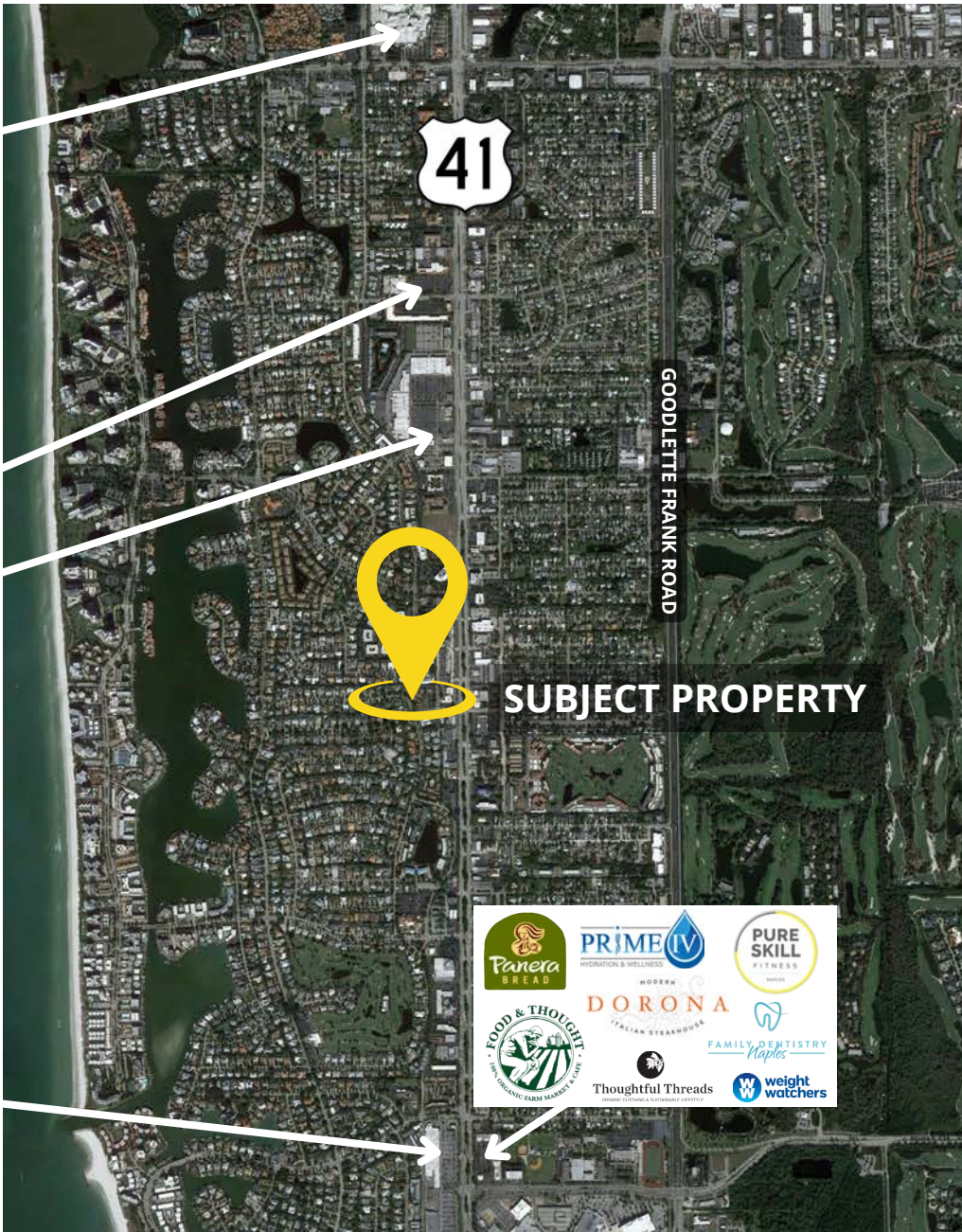
PROFESSIONAL OFFICE/MEDICAL SPACE

801 Anchor Rode Drive | Naples, Florida 34103

WATERSIDESHOPS



AMENITY RICH LOCATION FOR EMPLOYEES



click
here!



**Google
Maps**

DEMOGRAPHICS 2026

	1 mile	3 miles	5 miles
Est. Population	8,020	35,713	91,441
Est. Average H.H. Income	\$222,801	\$207,410	\$180,750
2025 Avg. Daily Traffic Count	41,500 vehicles per day on Tamiami Trail N		



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.