



**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



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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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# 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
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.**



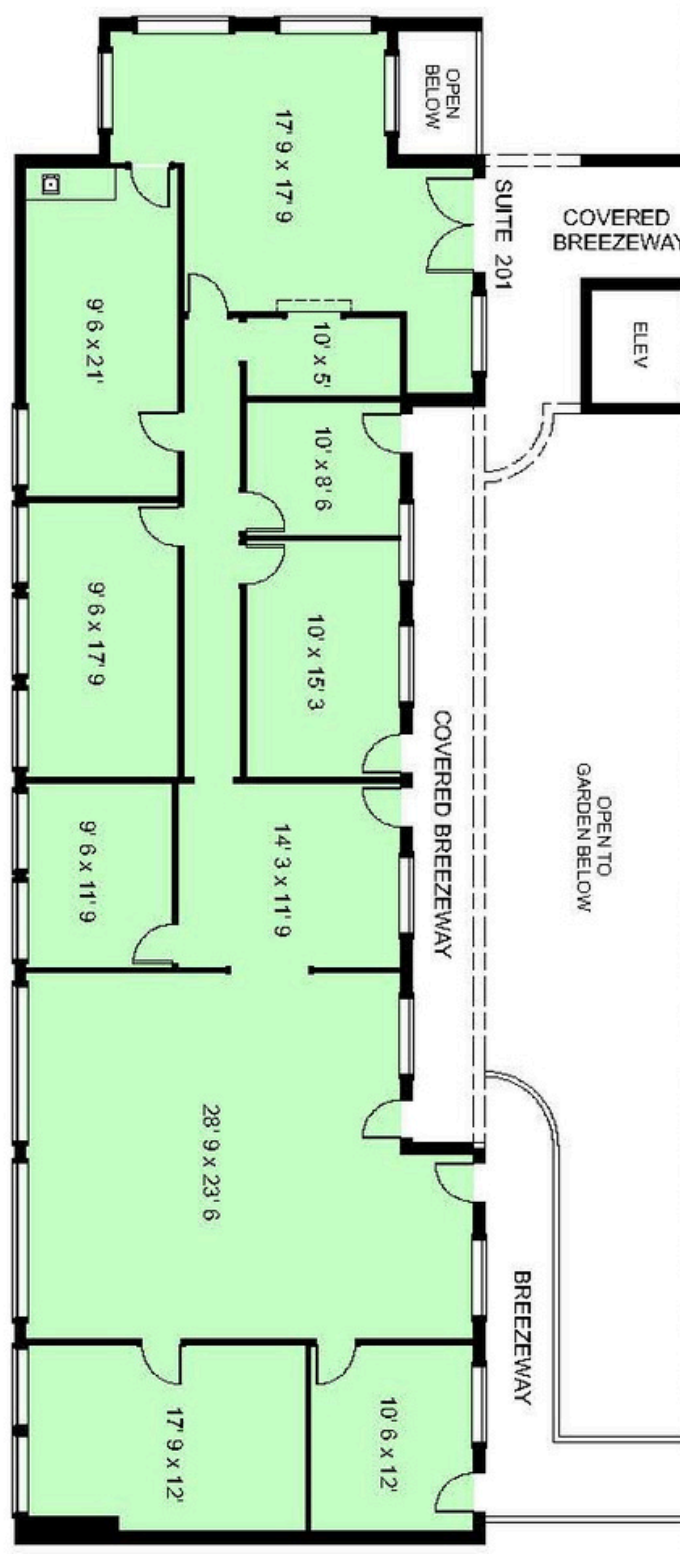
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# PROFESSIONAL MEDICAL/OFFICE SPACE

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Suite 201  
2,893 SF

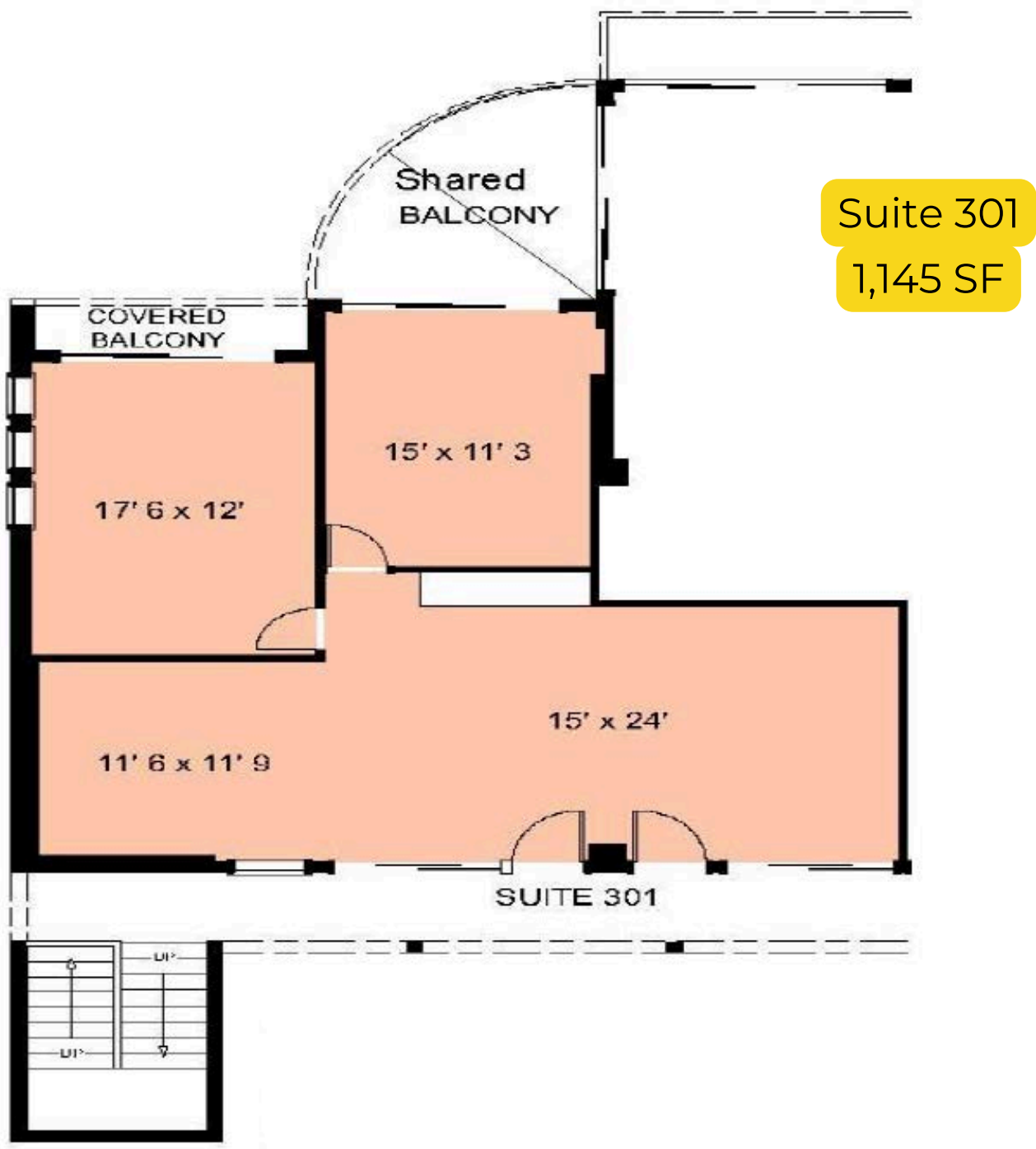
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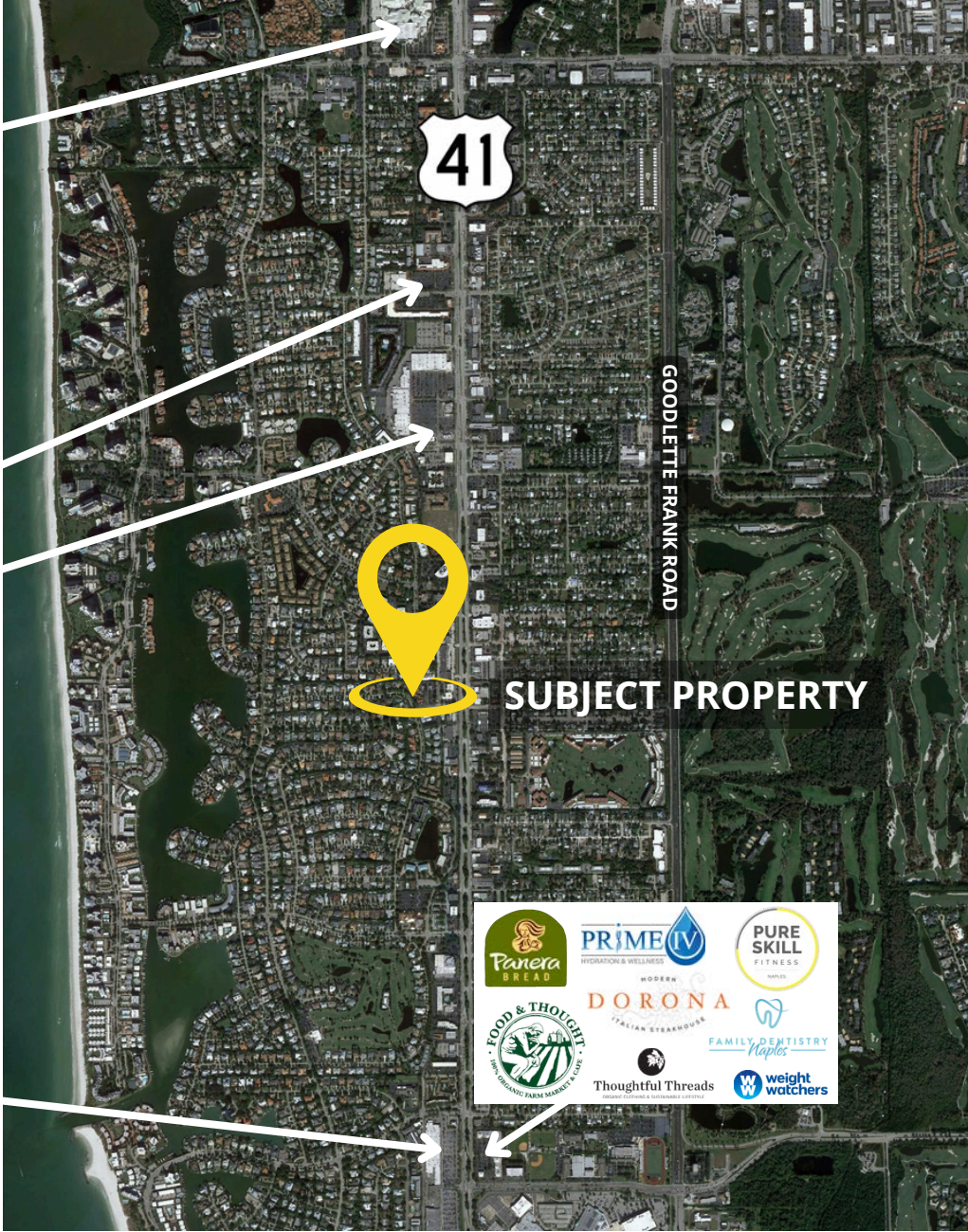
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**WATERSIDESHOPS**

**AMENITY RICH LOCATION  
FOR EMPLOYEES**



*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		

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