



Investment  
Properties  
Corporation

# FOR LEASE

📍 800 Seagate Drive | Naples, FL 34103

## GROUND FLOOR OFFICE/RETAIL SPACE NEAR US-41 & PINE RIDGE ROAD



### CHARMING ARCHITECTURE IN A HIGHLY DESIRABLE AREA

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](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

Christine McManus, CCIM, SIOR | 239-777-2020 | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)

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.



## OFFERING SUMMARY

UNIT SIZE: **4,542 SF**

BASE RENT: **\$225,000/yr. NNN (ground floor)  
+ \$10.85/SF CAM**

ZONING: **HC**  
**Highway Commercial**

LOT SIZE: **.46 acres**

BUILDING SIZE: **15,735 SF**

YEAR BUILT: **1987**

PARKING: **26 spaces**

OTHER: **Ingress & Egress  
Elevator**

## Premier Central Naples Location

- Located along Seagate Drive in the heart of Naples, surrounded by established residential communities including Pelican Bay, and Pine Ridge Estates. Close in proximity to Seagate Elementary, and the historic St. Williams Catholic Church.
- Directly off Tamiami Trail North (US-41), providing quick connectivity to Naples primary commercial corridor.
- Short drive (or walk) to Seagate Beach and Clam Pass Park, two of Naples most desirable Gulf access points.
- Surrounded by high-end amenities, near Waterside Shops, Venetian Village, The Naples Grande Hotel, Naples Artis, as well as a new luxury boutique hotel & private club set to open late 2026.

*click here!*



**CONTACT** 📞 **(239) 777-2020**

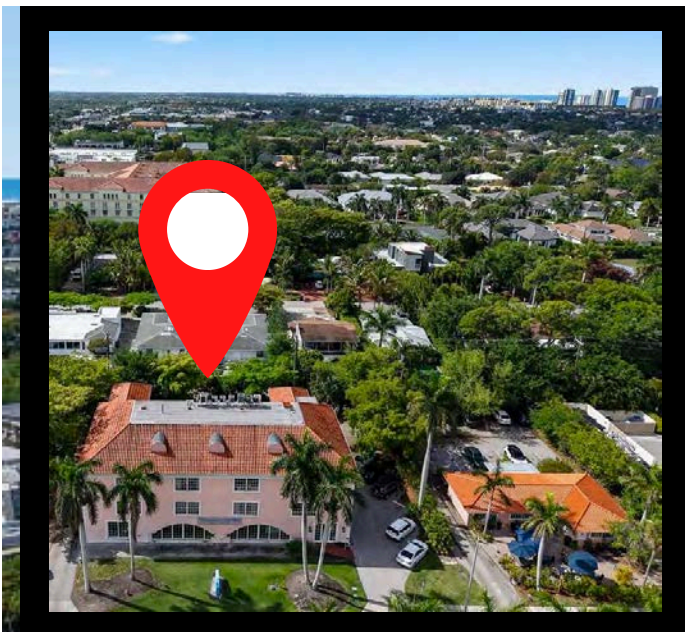
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# LOCATION MAP

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# PHOTOS

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