



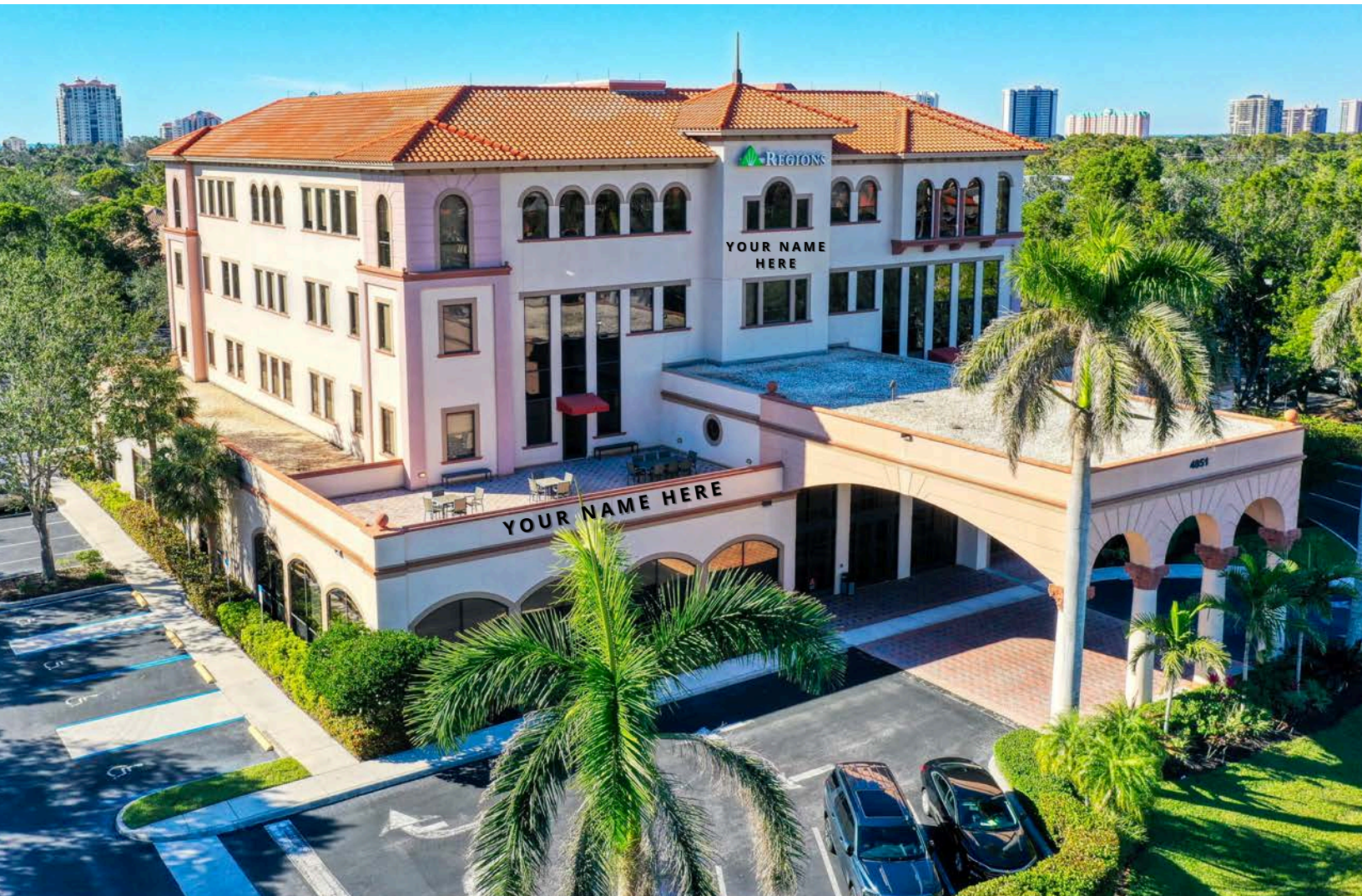
Investment  
Properties  
Corporation

**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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Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://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**

# REGIONS BANK BUILDING

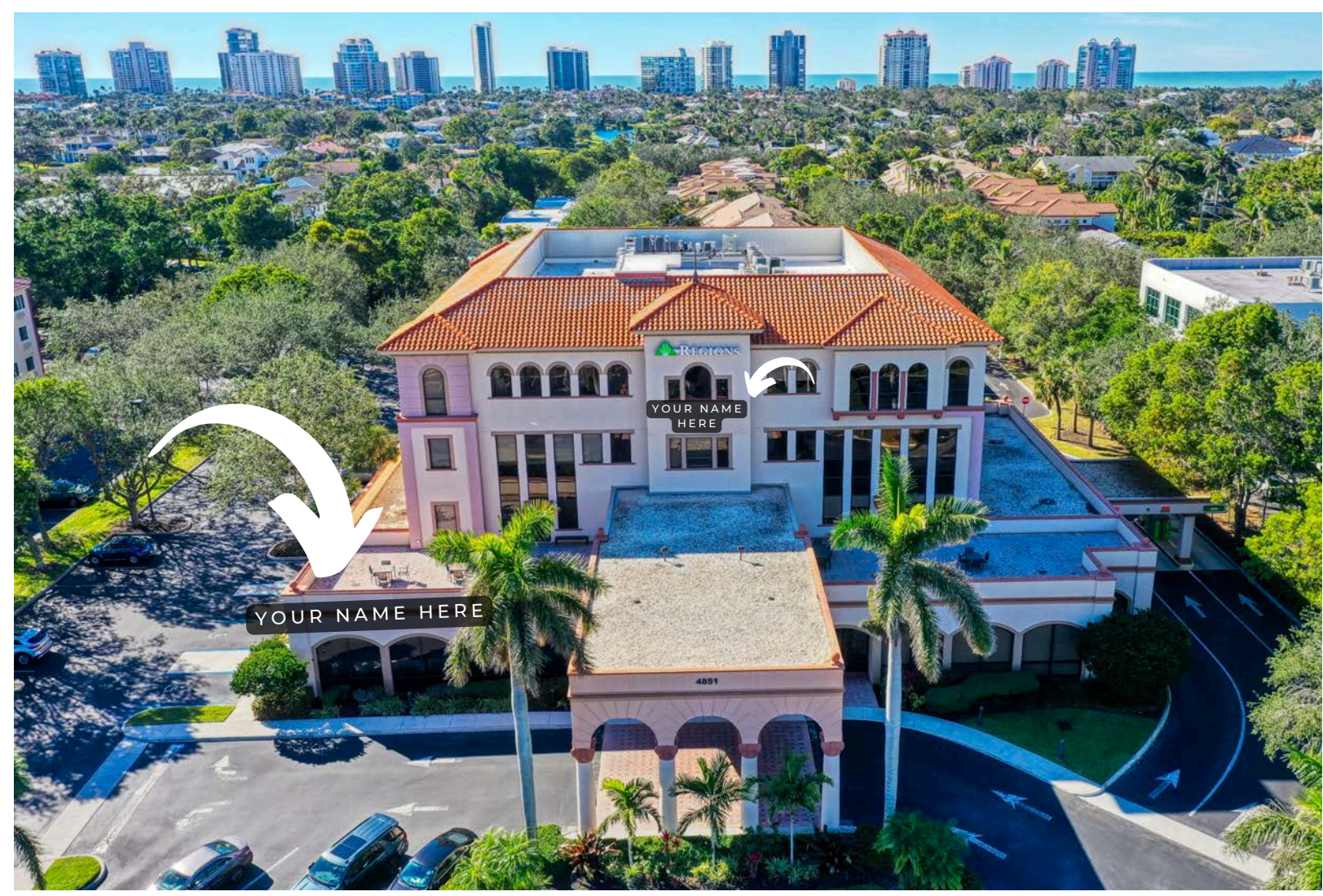
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## AVAILABILITY

<u>SUITE #</u>	<u>SQUARE FOOTAGE</u>	<u>BASE RENT</u>	<u>EST. 2025 CAM</u>	<u>AVAILABILITY</u>
103	638 SF	\$40 NNN	\$9.50 PSF	IMMEDIATELY
302	3,484 SF	\$35 NNN	\$9.50 PSF	IMMEDIATELY

*Building & monument signage available for qualified deals!*



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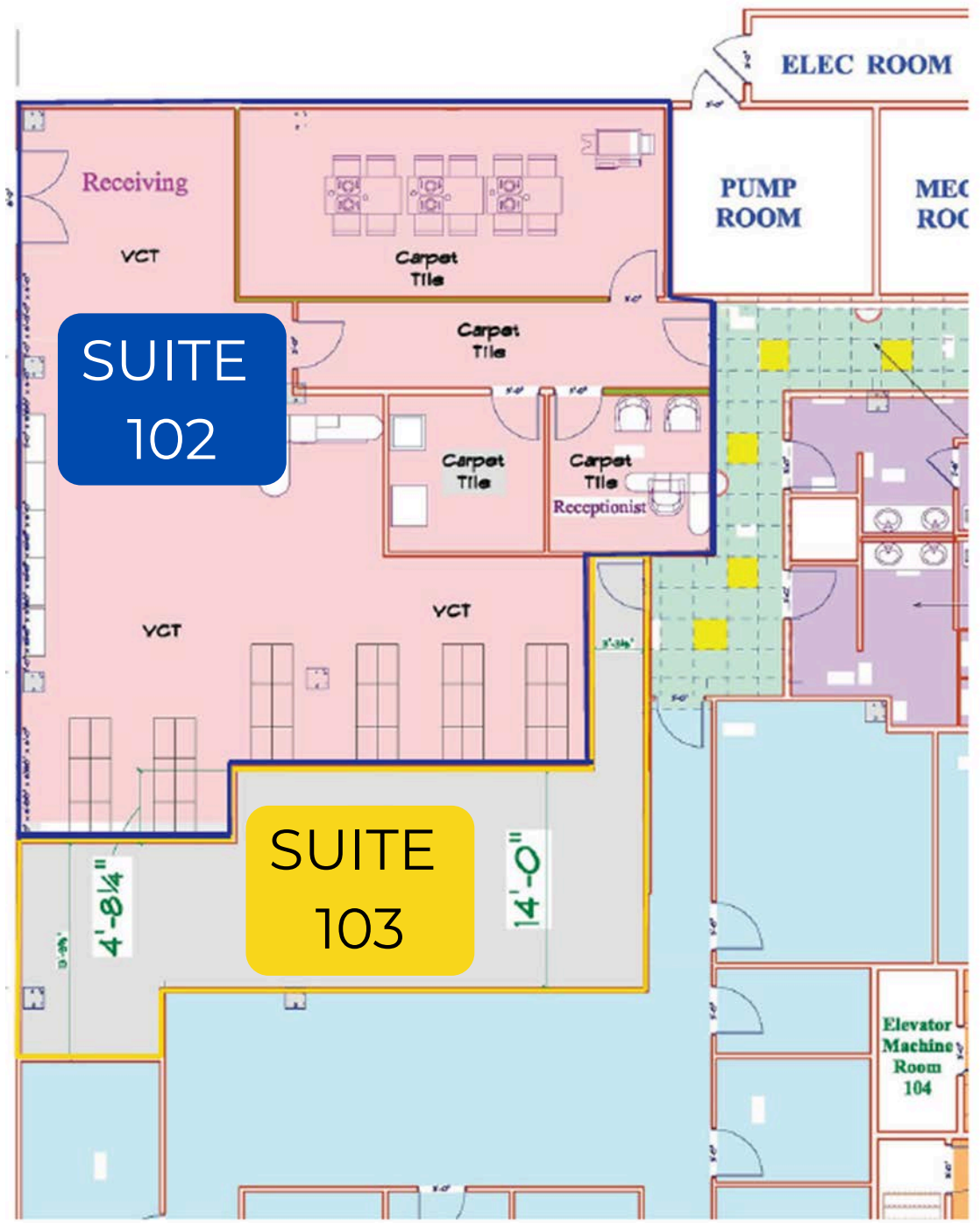


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**SUITE  
102**

**SUITE 103**

638 SF



**SUITE  
103**



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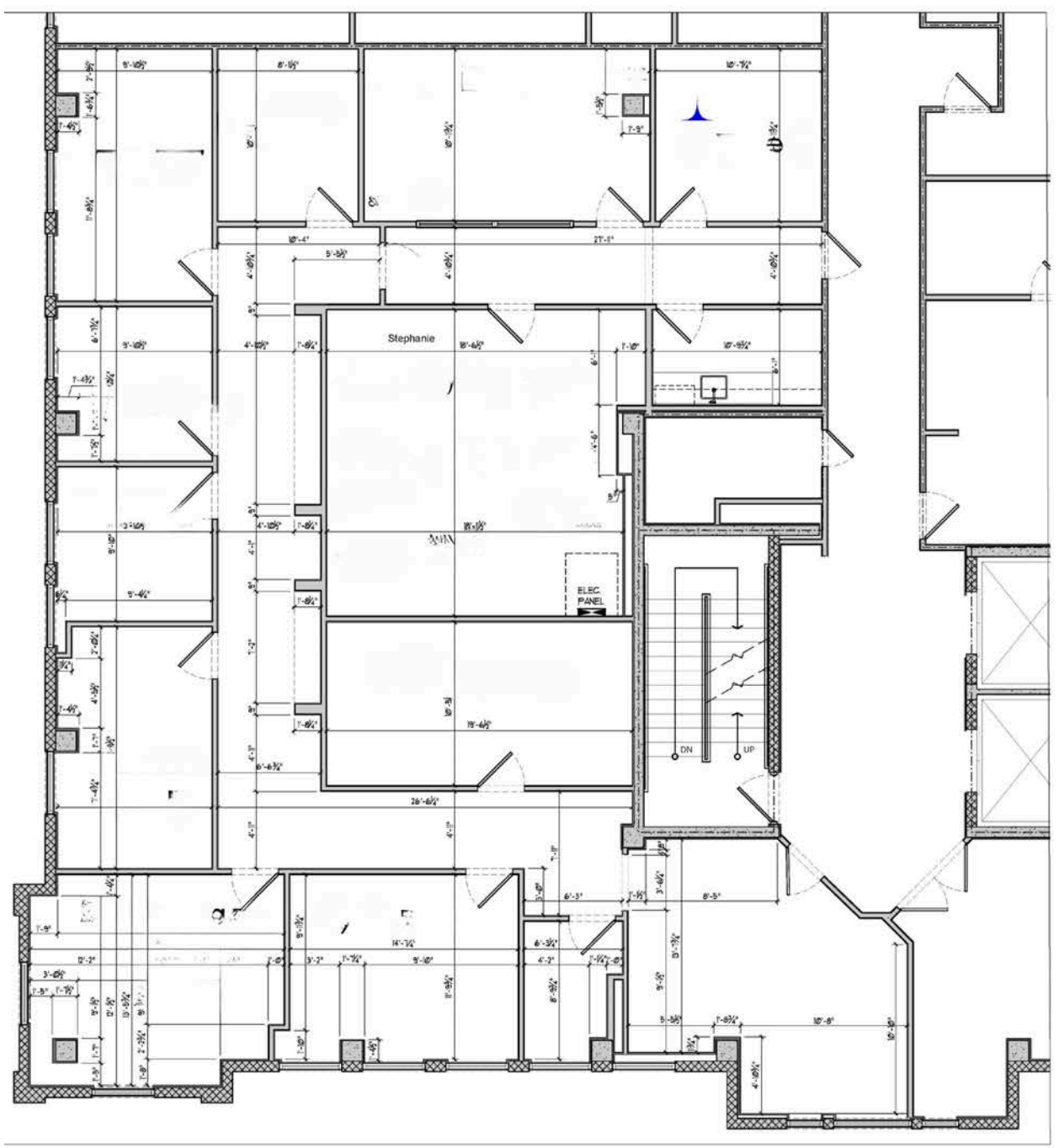
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## SUITE 302

3,484 SF





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**Investment Properties Corporation**

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## WATERSIDESHOPS

LESS THAN 1 MILE FROM PROPERTY!



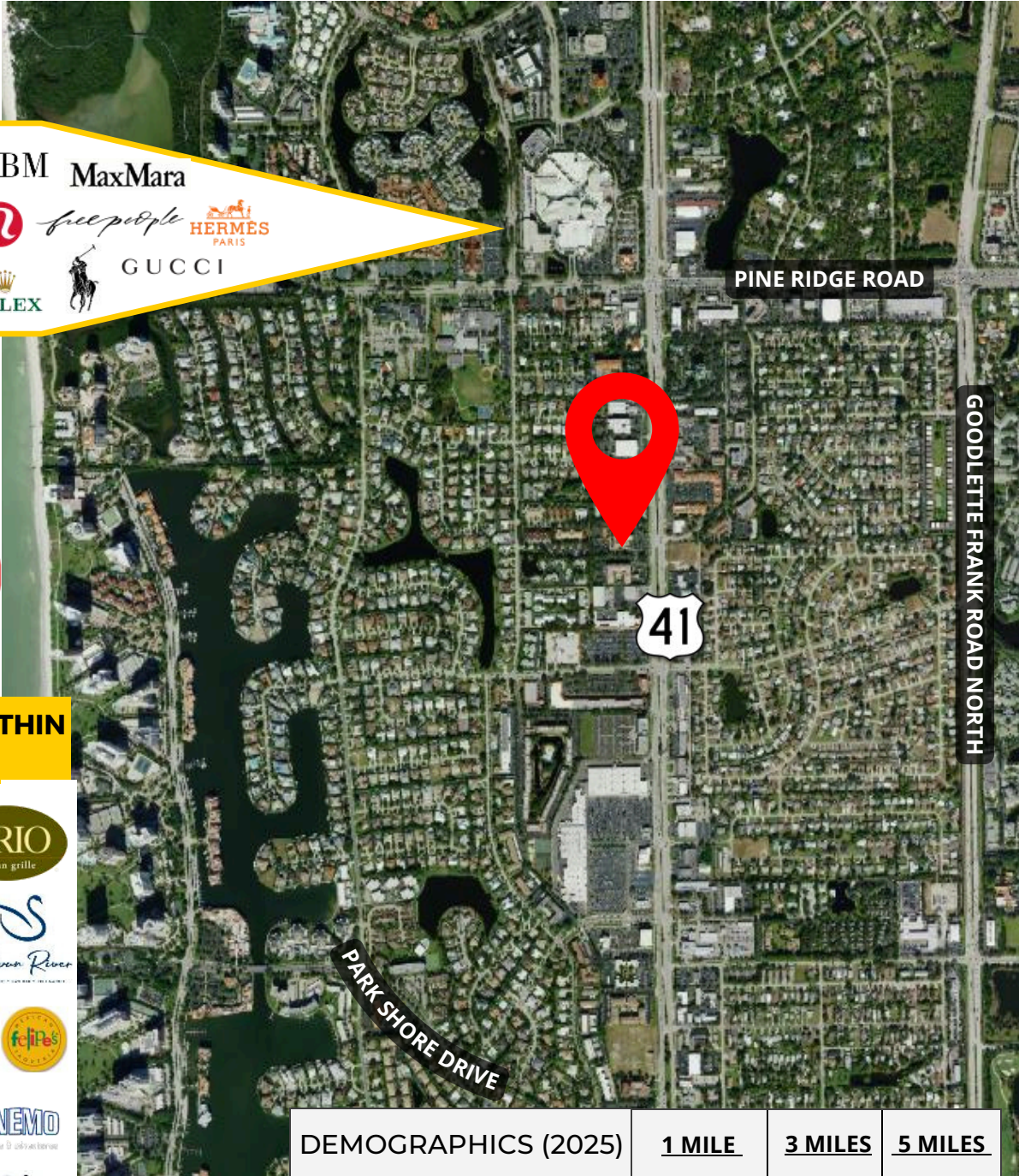
## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click here!



Google Maps

DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	9,266	41,165	87,746
Est. Avg. Household Income	\$247,094	\$218,507	\$198,811
2024 AADT Traffic Count	44,000 Cars on Tamiami Trail N. Daily		

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