

FOR LEASE - Professional Office Space

4851 Tamiami Trail N | Regions Bank Building
Naples, FL 34103



OFFERING SUMMARY

Suite:	301
Available SF:	4,739 SF
Lease Rate:	\$25.00 SF/yr (NNN)
CAM:	\$6.88 PSF
Building Class:	A
Year Built:	1995
Lease Incentives:	Free rent available and US 41 pylon signage

PROPERTY OVERVIEW

The Regions Bank Building offers 4,739 sf of built out Class A office space located in highly desired North Naples. The property is located directly on US 41 with North and South bound ingress and egress with rare large pylon signage on US 41. This property also offers an abundance of parking and assigned covered parking. Join our other local and national companies at this great location.

PROPERTY HIGHLIGHTS

- Class "A" Built Out Office Space
- Pylon Signage on Tamiami Trail
- Potential Building Signage Available with Approval
- Located on the west side of Tamiami Trail and South of Pine Ridge Rd
- Assigned covered parking
- Covered drop off and pick up
- Banking onsite
- 175 Total Parking Spaces
- Close to a variety of amenities and services

Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Professional Office Space



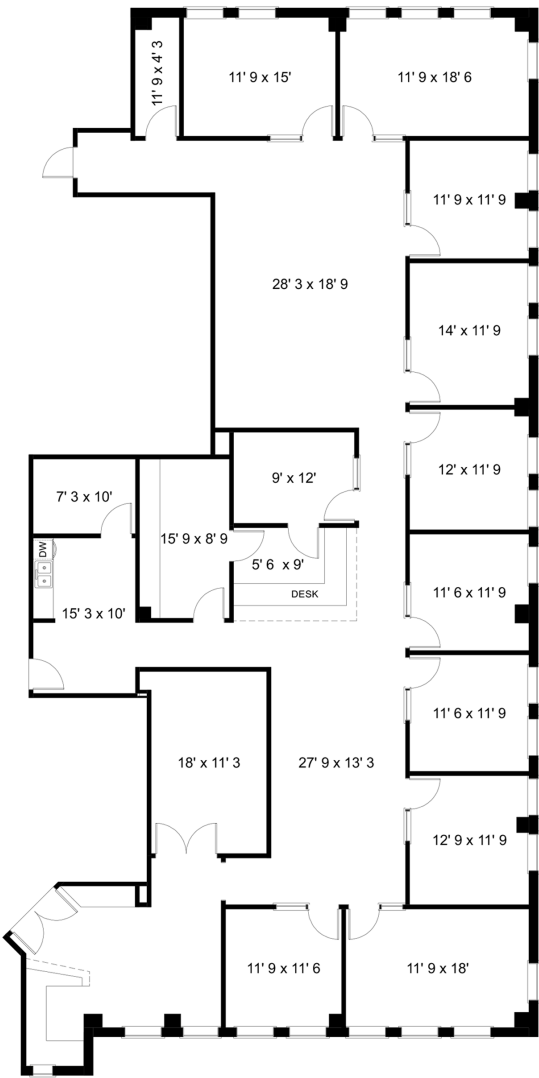
Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Professional Office Space

4851 TAMIAMI TRAIL NORTH
SUITE 301
NAPLES, FL



TOTAL RENTABLE AREA 4739 sq. ft.

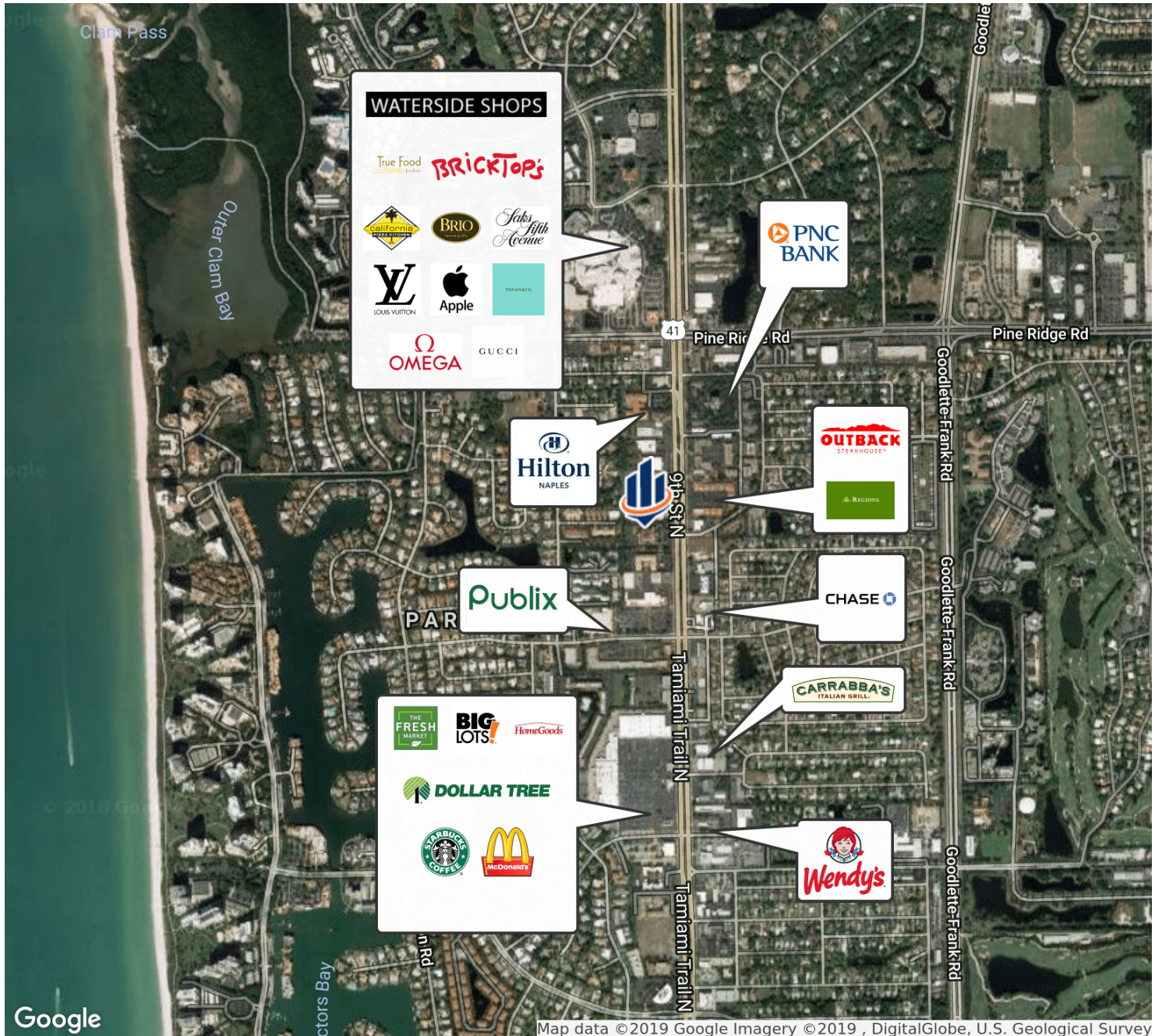
Prepared exclusively for Kim Gaglia.
©2016 Precision Floorplans, Inc. This document is the copyright property of Precision Floorplans, Inc.
Any other user may not copy, modify, reproduce, republish, distribute, display, or transmit for commercial, nonprofit or public purposes all or any portion of this document except to the extent authorized by Precision Floorplans, Inc. (239) 556-6411 precisionfloorplans@earthlink.net
Copyright infringement (Title 17 Chapter 5 Section 501) in the U.S. Federal Court.
ALL INFORMATION IS DEEMED RELIABLE NOT GUARANTEED

Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Professional Office Space

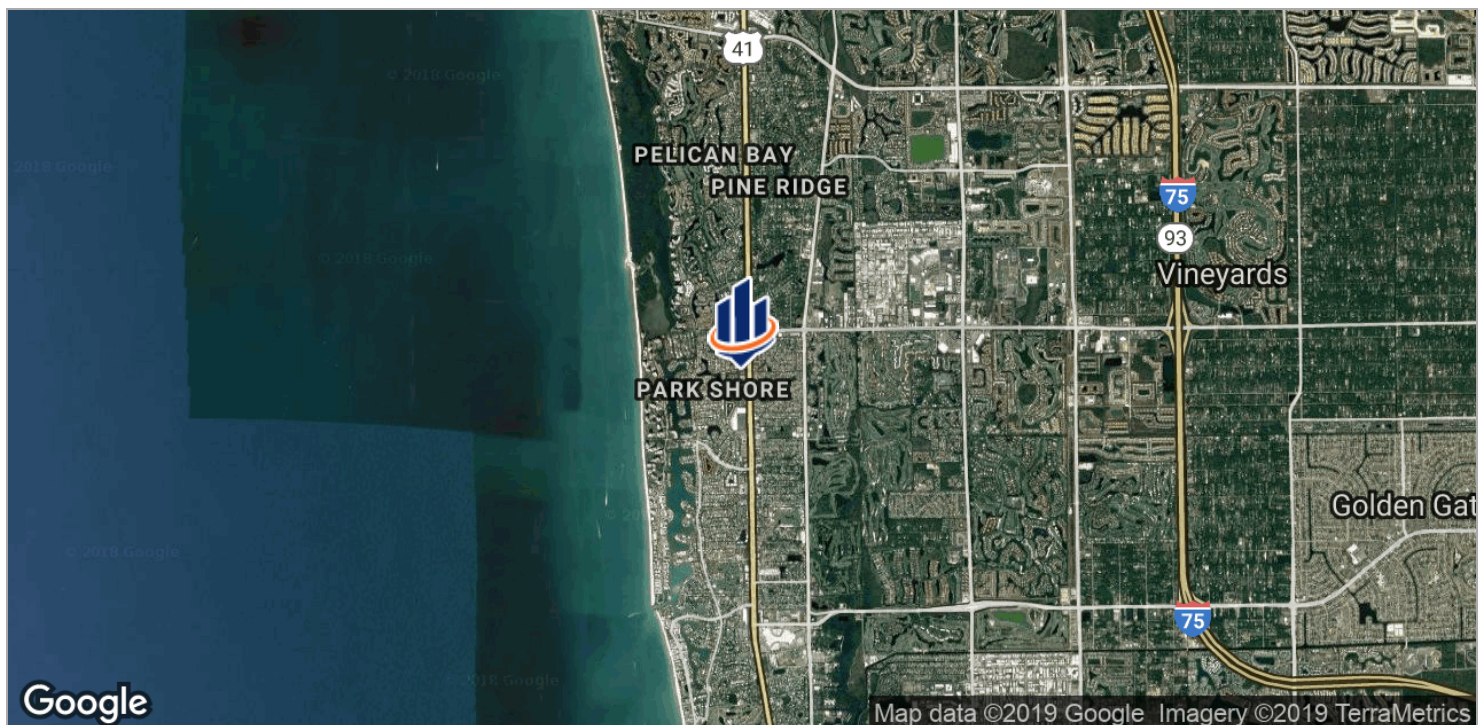
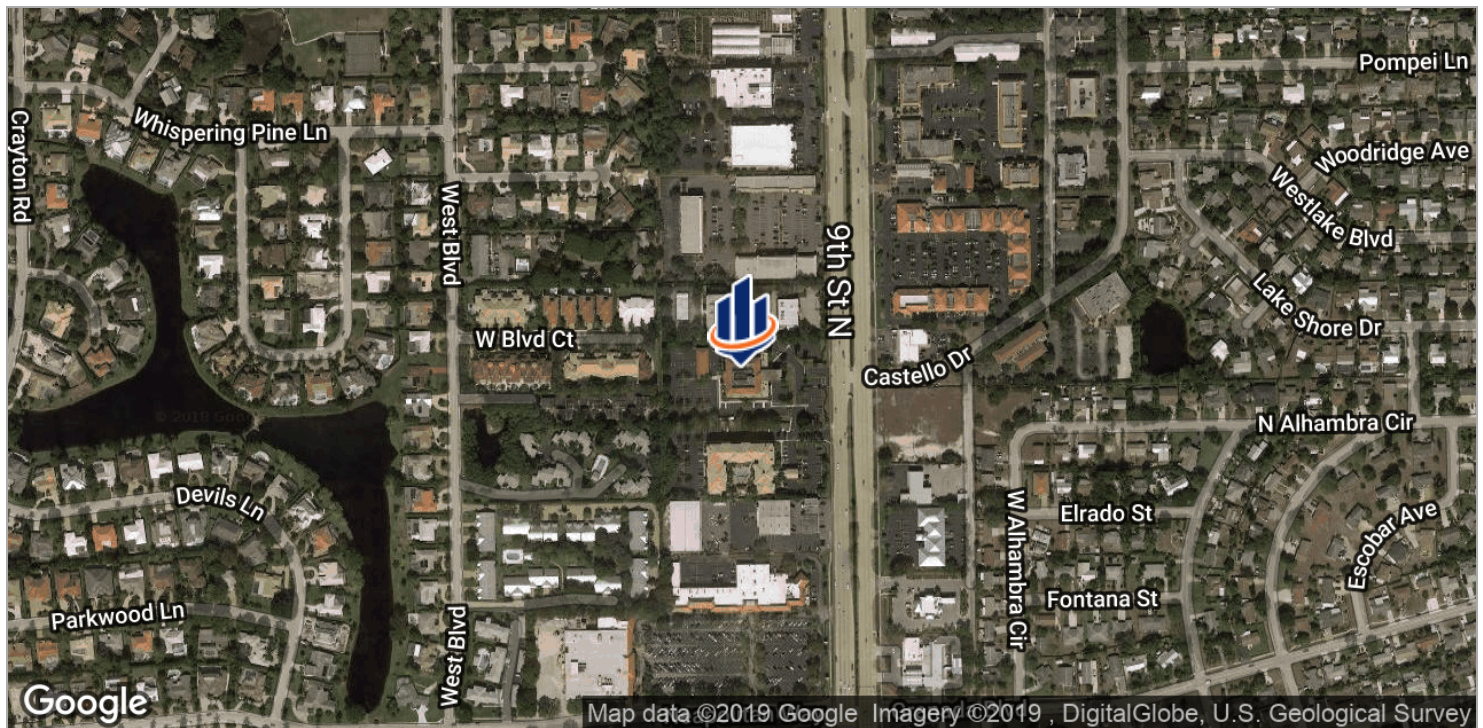


Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Professional Office Space

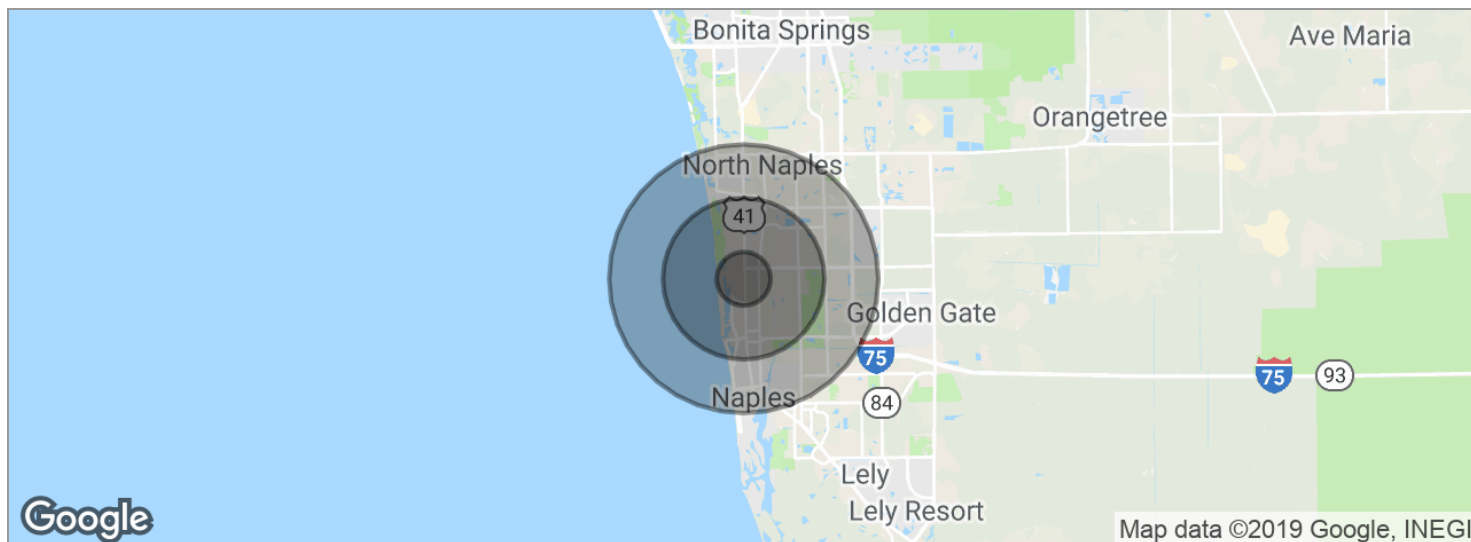


Todd Sabin
Managing Director
239.315.7015
todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

FOR LEASE - Professional Office Space



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,353	37,494	87,526
Median age	53.1	55.3	51.1
Median age [Male]	52.5	53.5	49.6
Median age [Female]	53.6	56.5	52.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,281	17,421	37,928
# of persons per HH	2.2	2.2	2.3
Average HH income	\$119,600	\$120,962	\$109,628
Average house value	\$633,097	\$635,356	\$601,759

* Demographic data derived from 2010 US Census

Todd Sabin
 Managing Director
 239.315.7015
 todd.sabin@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.