



Investment
Properties
Corporation

F O R L E A S E

999 VANDERBILT CLASS A OFFICE SUITES FOR LEASE

999 Vanderbilt Beach Road | Naples, Florida 34108



*click
here!*



Google
Maps

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Investment Properties Corporation of Naples
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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.



AVAILABILITY

SUITE #	SF	PSF/YR	2025 EST. CAM	AVAILABILITY
5th Floor - #509	2,555 SF	\$36 NNN	\$13.12 PSF	Immediately
5th Floor - #511	2,475 SF	\$36 NNN	\$13.12 PSF	Immediately
#509 & 511	5,030 SF	\$36 NNN	\$13.12 PSF	Immediately

Electric included in CAM!

Newly remodeled & re-branded, the offices at 999 Vanderbilt offer professional, Class A office spaces. Conveniently located adjacent to Mercato, North Naples' premier lifestyle center.



LOCATIONAL ADVANTAGE

The offices at 999 Vanderbilt offers ease of access to Vanderbilt Beach Road, Tamiami Trail North, and Mercato, Naples' premier retail/lifestyle center. Conveniently located near Pelican Bay, Pelican Marsh, as well as an abundance of shopping and restaurants.

Featuring 500+ covered & uncovered parking spaces located in attached garage.



SERVICE

Meticulously maintained Class A building and grounds are tended to by experienced **on-site** professional property management.

For an aerial video tour of the property:



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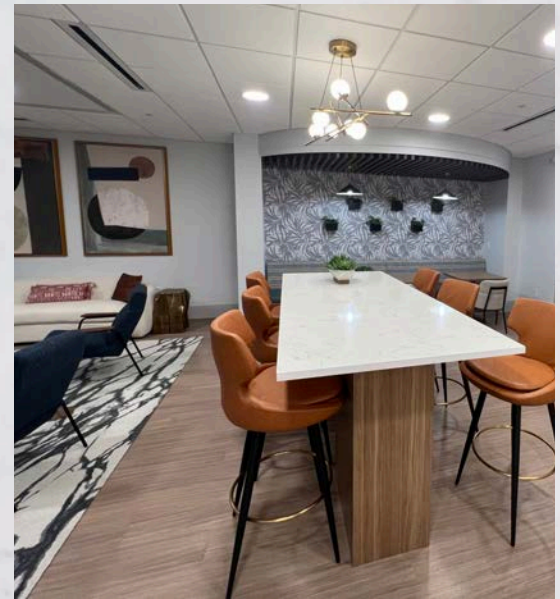
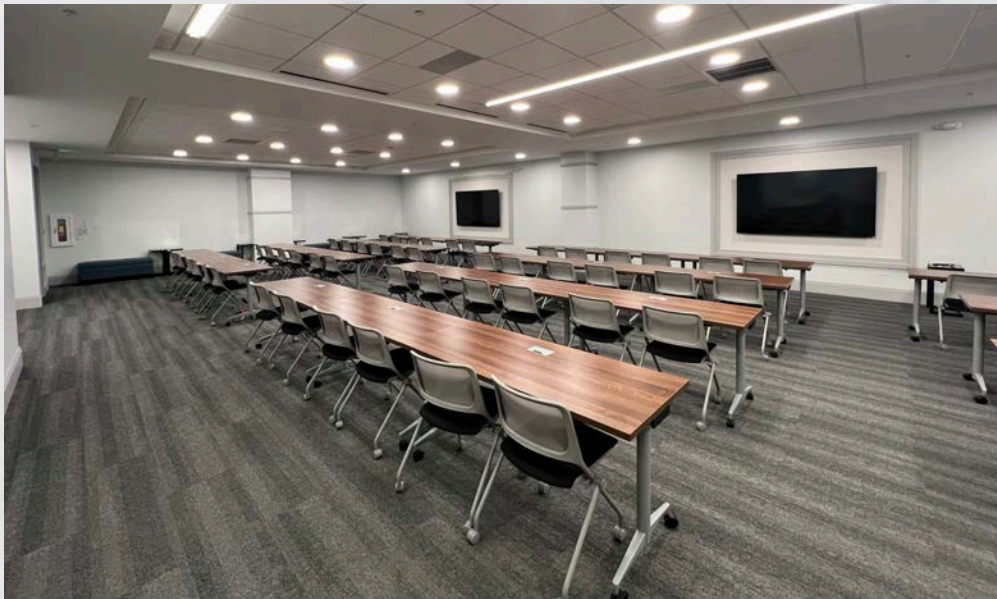
999 VANDERBILT

📍 Located off of Tamiami Trail & Vanderbilt Beach Road

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BUILDING AMENITIES

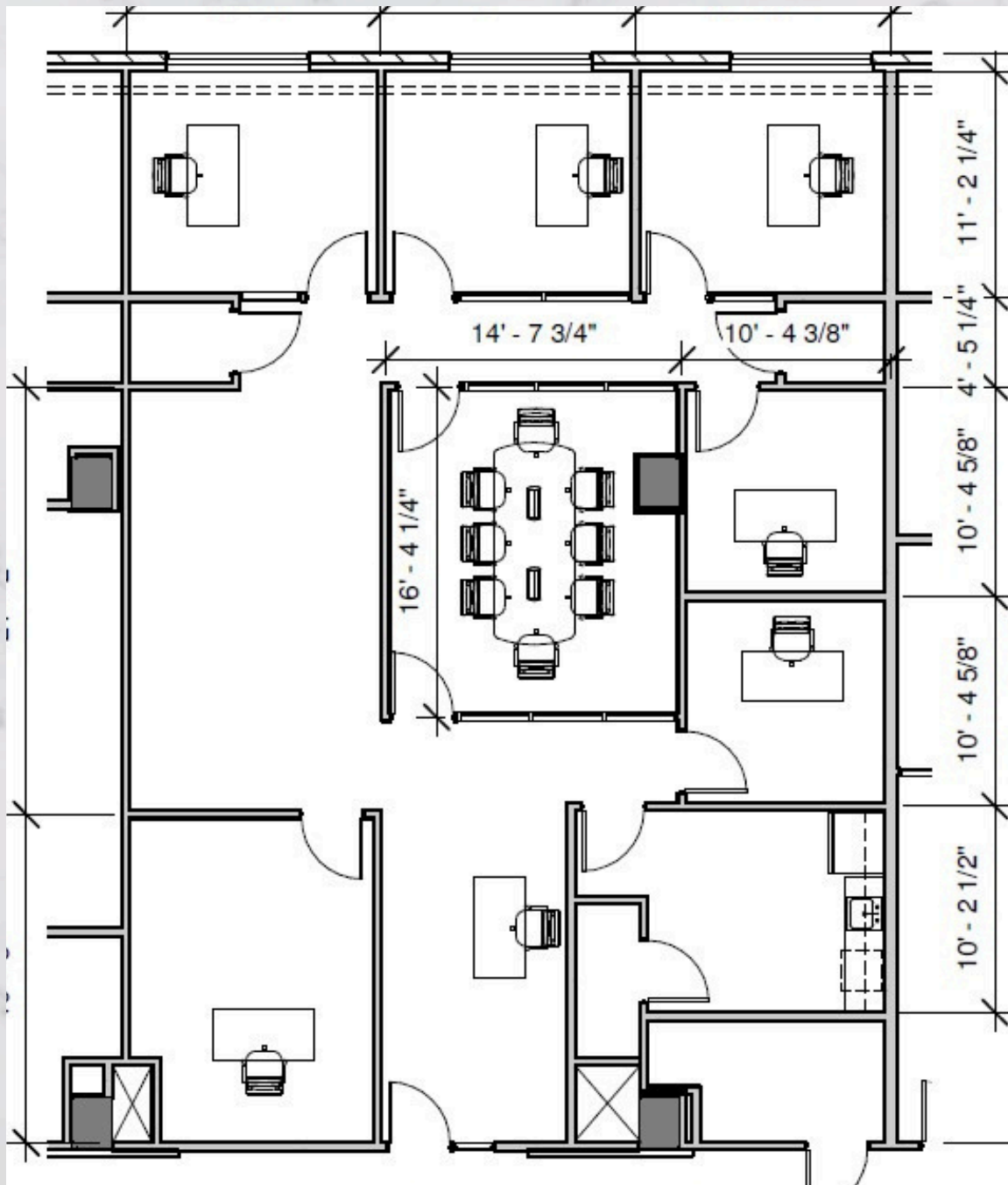
Tenant Conference Center & Lounge



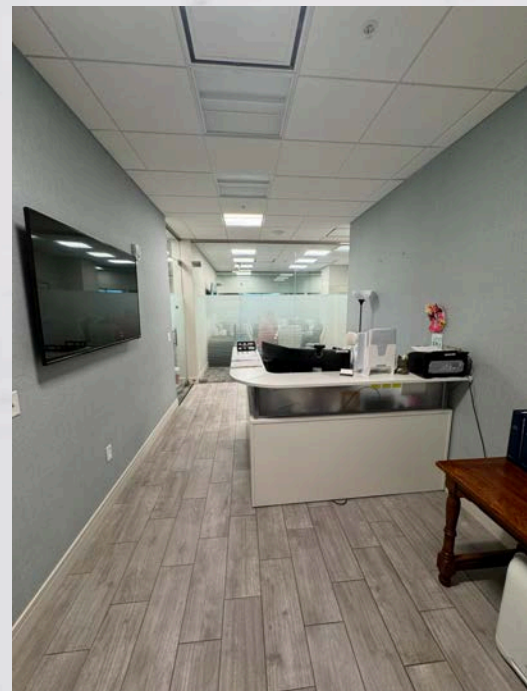
Experience the finest 'Class-A' office amenities in Naples.
Newly constructed- and setting the standard for
excellence.

FLOOR PLAN

SUITE #509 -
2,555 SF

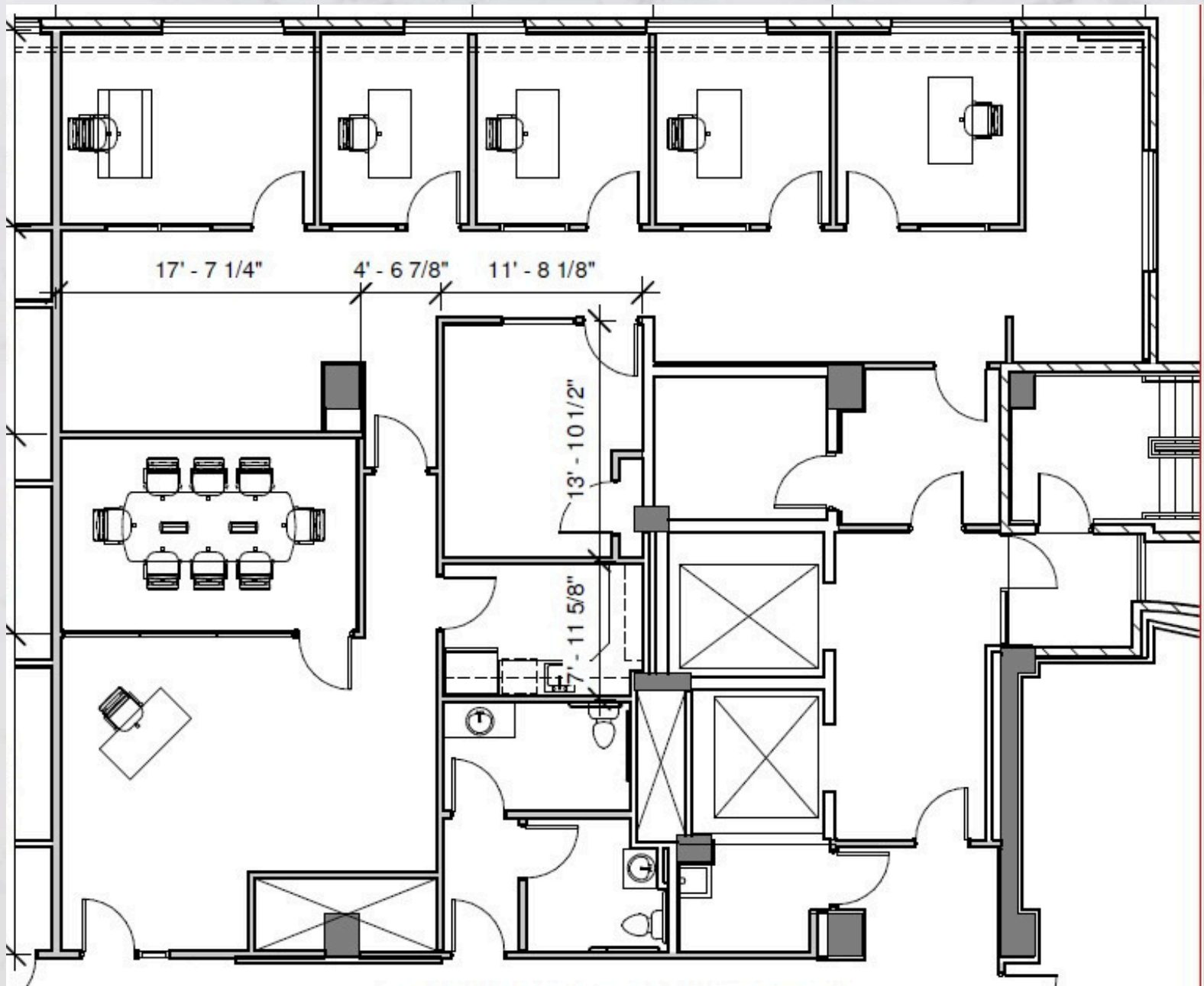


INTERIOR PHOTOS - Suite #509

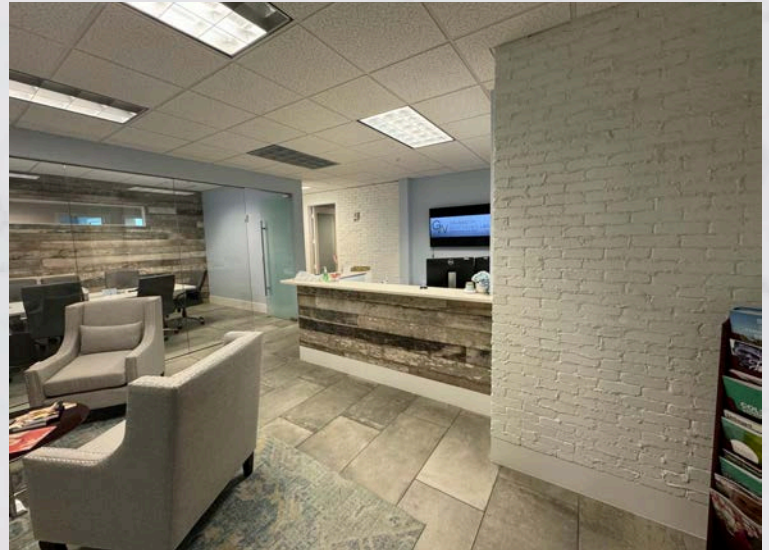
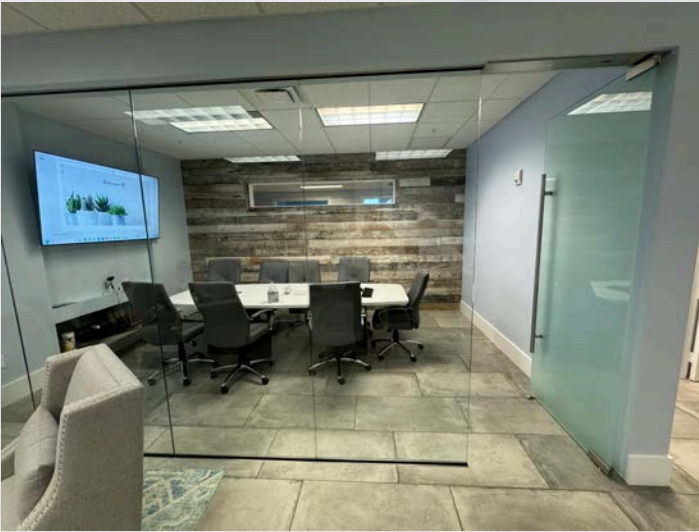


FLOOR PLAN

SUITE #511 -
2,475 SF

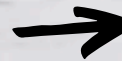


INTERIOR PHOTOS - Suite #511





click
here!



Google
Maps

DEMOGRAPHICS 2025

	1 miles	3 miles	5 miles
Est. Population	5,133	42,092	97,282
Est. Average H.H. Income	\$186,183	\$188,664	\$185,301
2024 Avg. Daily Traffic Count	56,500 vehicles per day on Tamiami Trail N 30,500 vehicles per day on Vanderbilt Beach Rd		

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