



Investment
Properties
Corporation

F O R L E A S E

NEWGATE TOWER

CLASS A OFFICE SUITES

5150 Tamiami Trail North | Naples, Florida 34103



Newgate Tower - accessible from US-41 and just south of Pine Ridge Road. Convenient for both clients and employees, this site is surrounded by retail, restaurants, and residential communities.

click
here!



Google
Maps

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Investment Properties Corporation of Naples
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Naples Florida 34103-3586

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Licensed Real Estate Broker

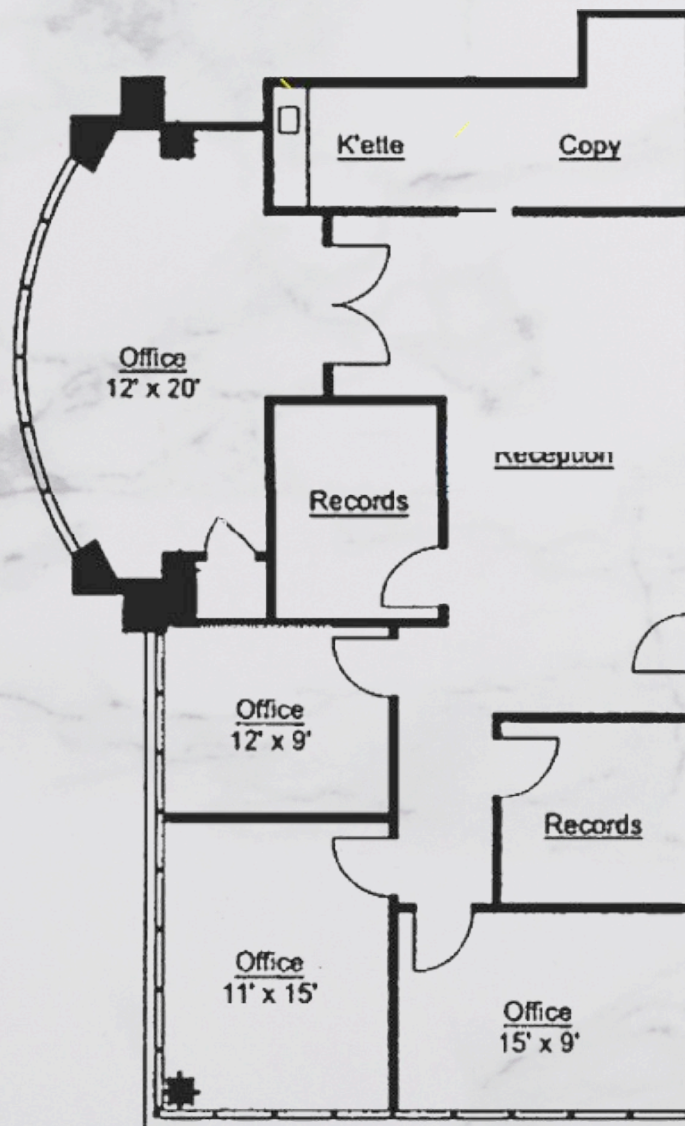
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



AVAILABILITY

SUITE	SF	PSF/YR	EST. 2025 CAM	AVAILABILITY	EST. MONTHLY TOTAL
401	1,839 SF	\$34 NNN	\$18.37 PSF + \$.50 PSF Reserves	Immediately	\$8,102.33
403	1,839 SF	\$34 NNN	\$18.37 PSF + \$.50 PSF Reserves	Immediately	\$8,102.33

#401 - 1,839 SF

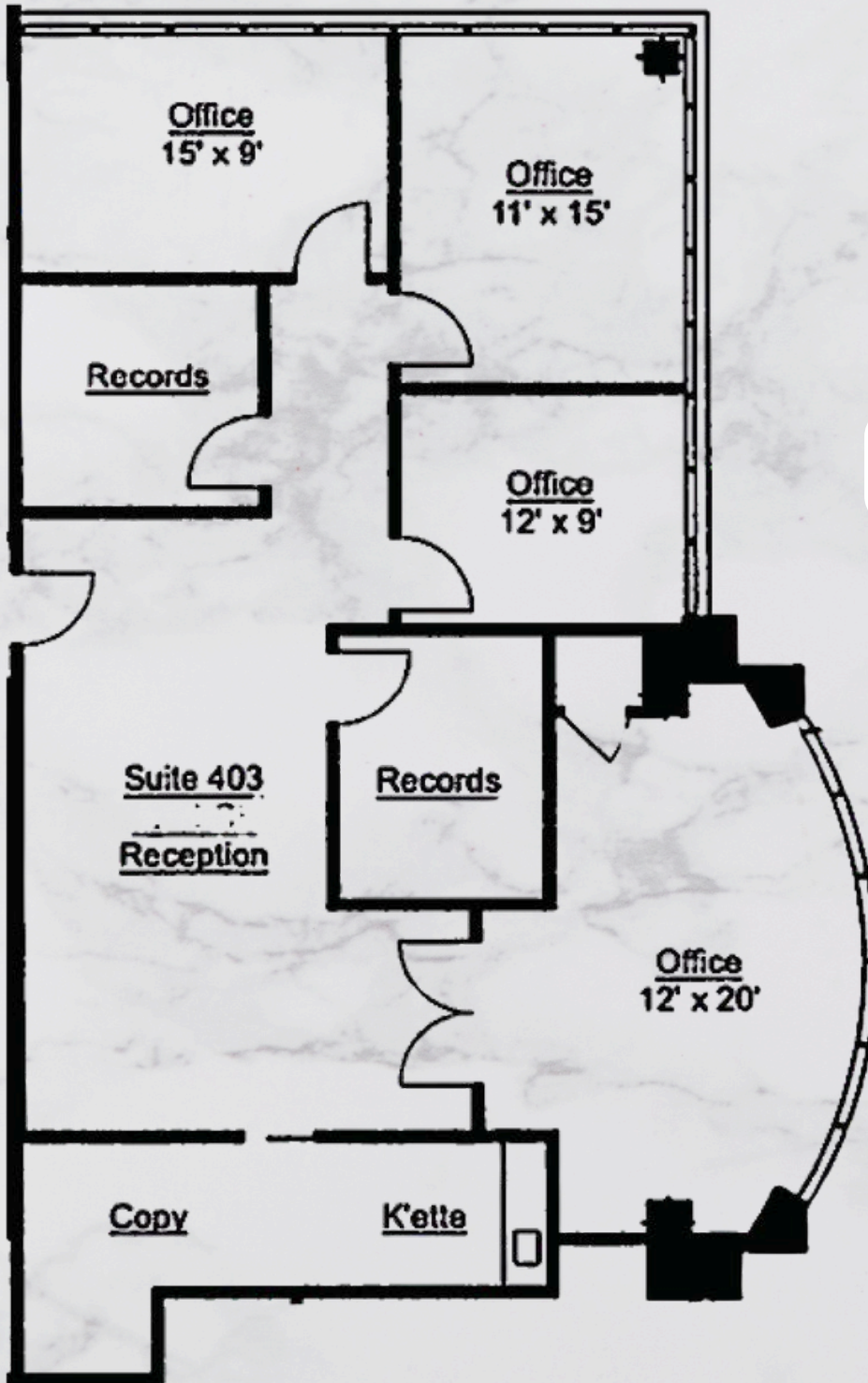




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WATERSIDESHOPS

ONLY 0.5 MILES FROM
PROPERTY!



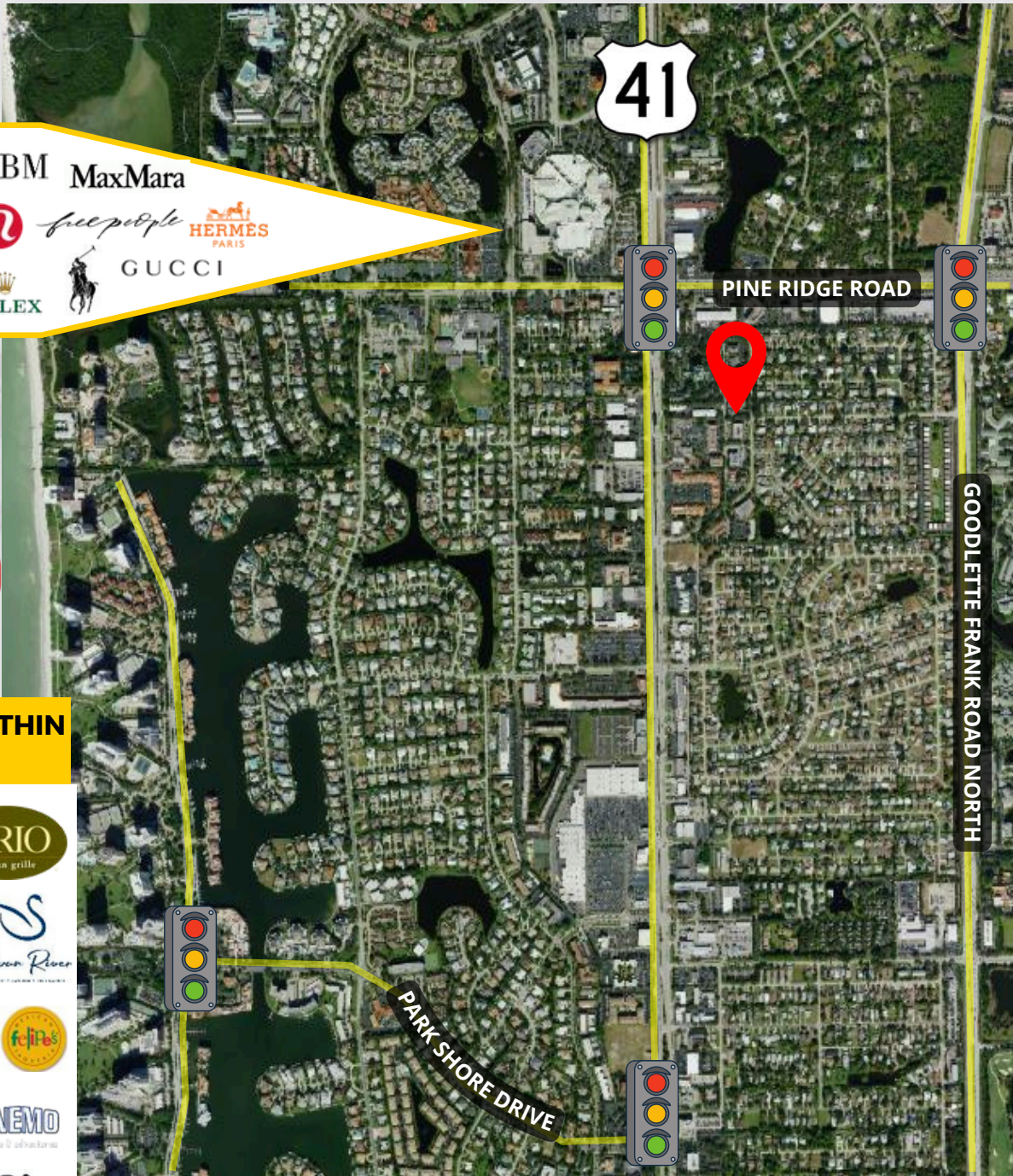
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click
here!



Google
Maps

DEMOGRAPHICS 2025	1 miles	3 miles	5 miles
Est. Population	6,841	41,696	91,600
Est. Average H.H. Income	\$199,967	\$215,283	\$194,505
2024 Avg. Daily Traffic Count	44,000 vehicles per day on Tamiami Trail North		