



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

CONTACT (239) 261-3400

Tara Stokes, ext. 176
tara@ipcnaples.com

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

Licensed Real Estate Broker

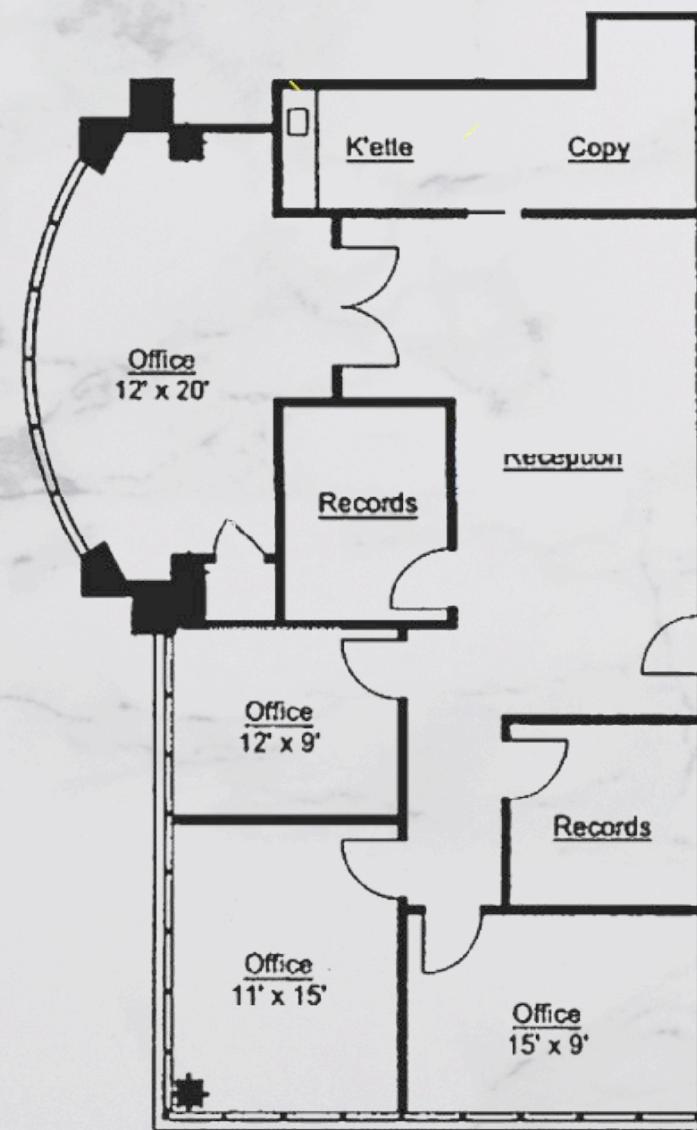
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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

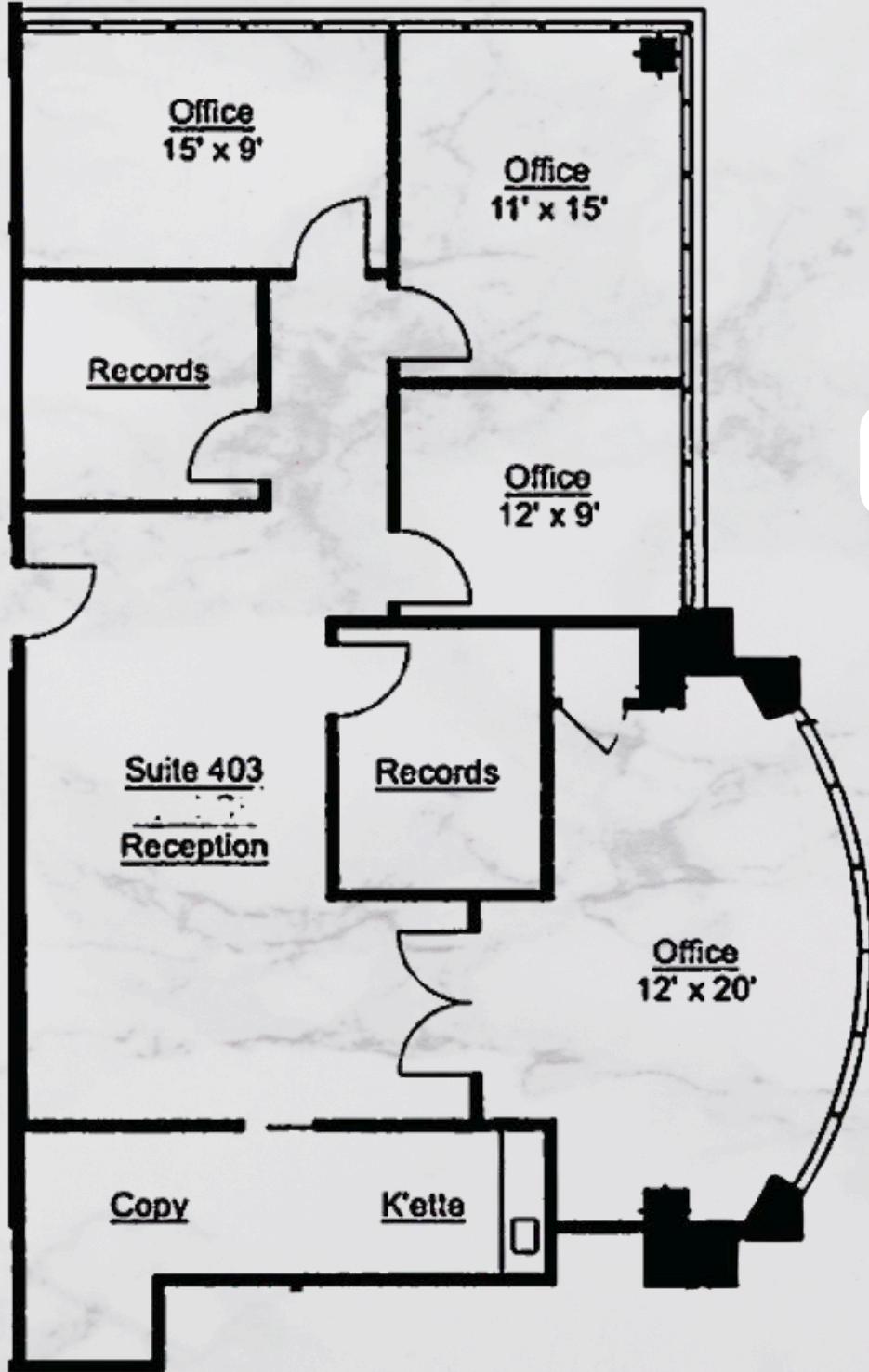




Investment
Properties
Corporation

NEWGATE TOWER

CLASS A OFFICE SUITES



#403 - 1,839 SF

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

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.



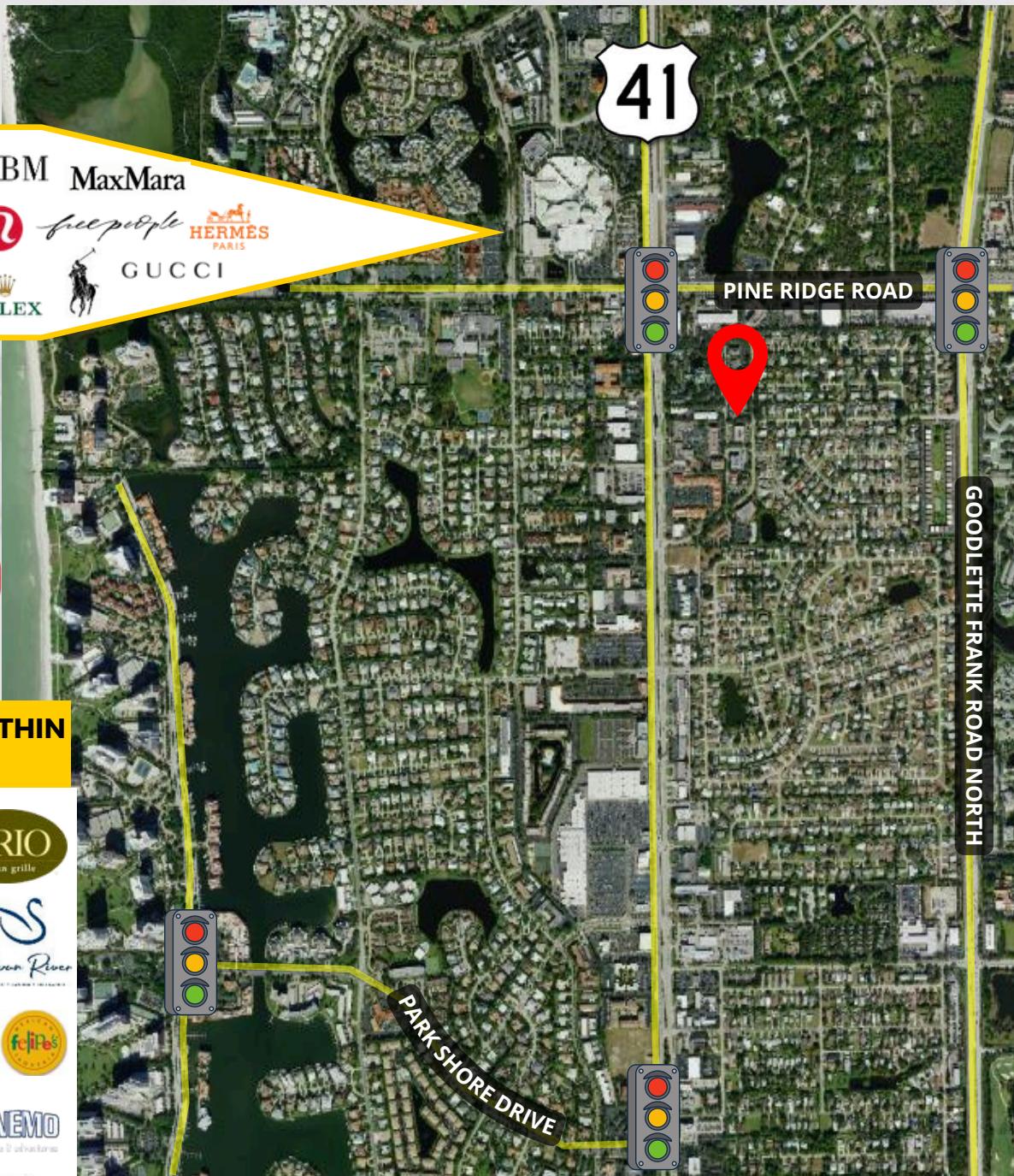
Investment
Properties
Corporation

NEWGATE TOWER

5150 Tamiami Trail N | Naples, Florida 34103

WATERSIDE SHOPS

ONLY 0.5 MILES FROM
PROPERTY!



AMENITY RICH LOCATION
FOR EMPLOYEES



74 RESTAURANTS WITHIN
A 1 MILE RADIUS



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		

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.