

NAPLES VILLAGE SQUARE

OFFICE / FLEX SPACE AVAILABLE FOR LEASE

3060 - 3066 TAMiami TRAIL N, NAPLES, FL 34103

**TWO MONTHS
FREE RENT!**
with 5-Year
Lease



PROPERTY FEATURES

- Renovations Recently Completed Include New Blacktop, Landscaping, Lighting, Paint, & More!
- Three-Story Office / Flex Building
- One (1) Truck-Well
- Two (2) Grade-Level Doors
- 3.5 / 1,000 Parking Ratio
- Zoned C-4 (Commercial)



Strategically positioned in the heart of Midtown Naples, this property offers a seamless combination of office, retail, and flex space. Two key highlights include: a climate-controlled warehouse, which features a convenient truck well and two roll-up bay doors, perfectly suited for a variety of commercial or operational uses, and the office space with balcony access for the premises.

The property provides excellent accessibility to downtown Naples while benefiting from its strategic location just beyond the town center. Zoned C-4, it allows for a wide range of commercial applications. Overall, the property presents a rare opportunity to capitalize on flexibility, convenience, and location.

Please Contact:

Brock Rasmussen
Principal

239.209.0458

brasmussen@lee-associates.com

Gary Barlow
Senior Vice President

239.877.4980

gbarlow@lee-associates.com

SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
3066-101	5,941	\$16.00	\$7,921.33	\$8.16	\$4,039.88	\$11,961.21

YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com

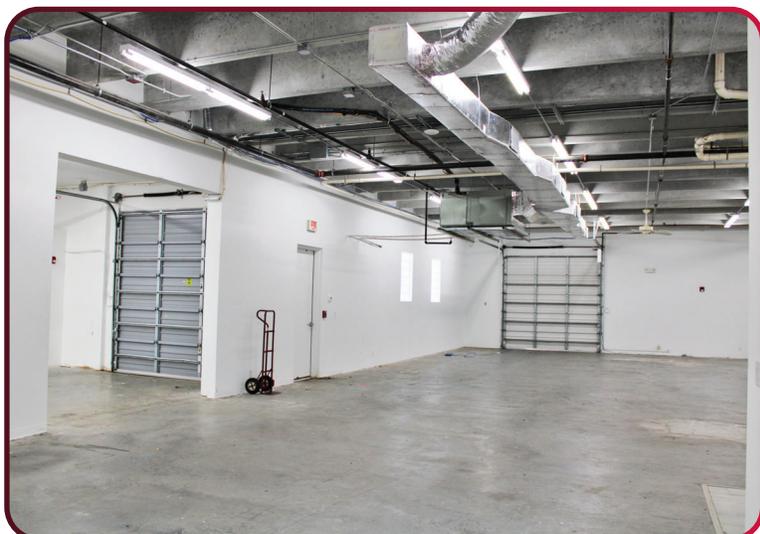
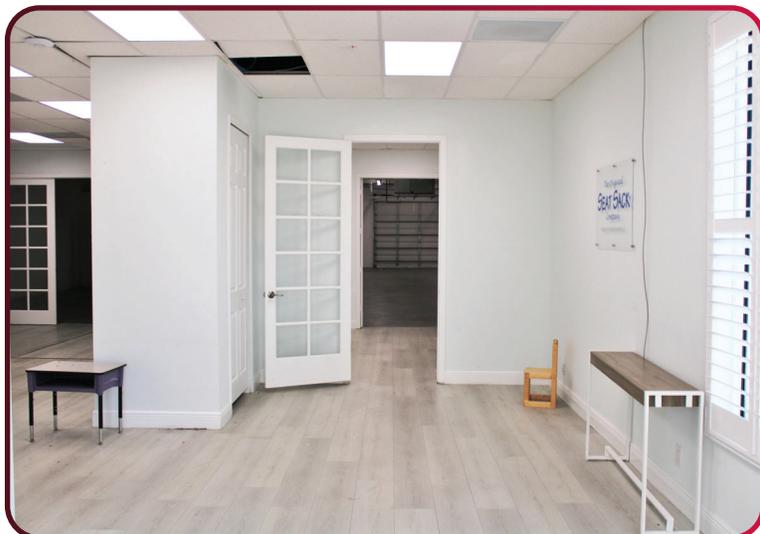
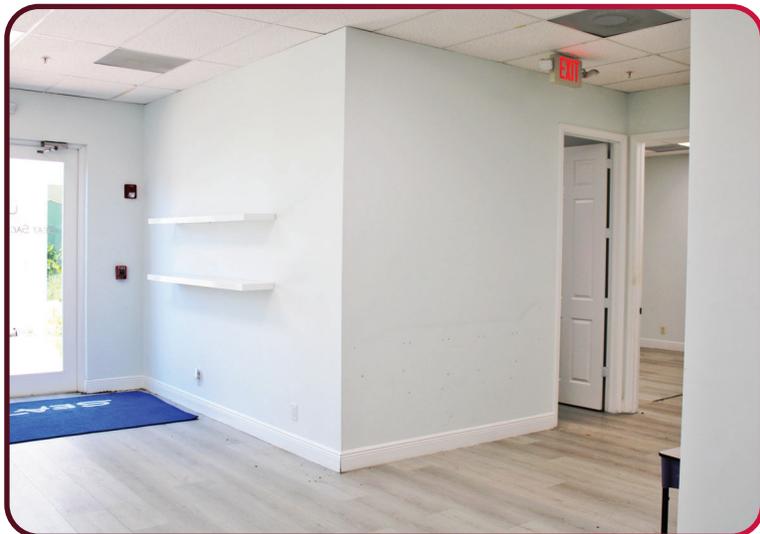


NAPLES VILLAGE SQUARE

OFFICE / FLEX SPACE AVAILABLE FOR LEASE

3060 - 3066 TAMIAMI TRAIL N, NAPLES, FL 34103

SUITE 101 - 5,941 SF

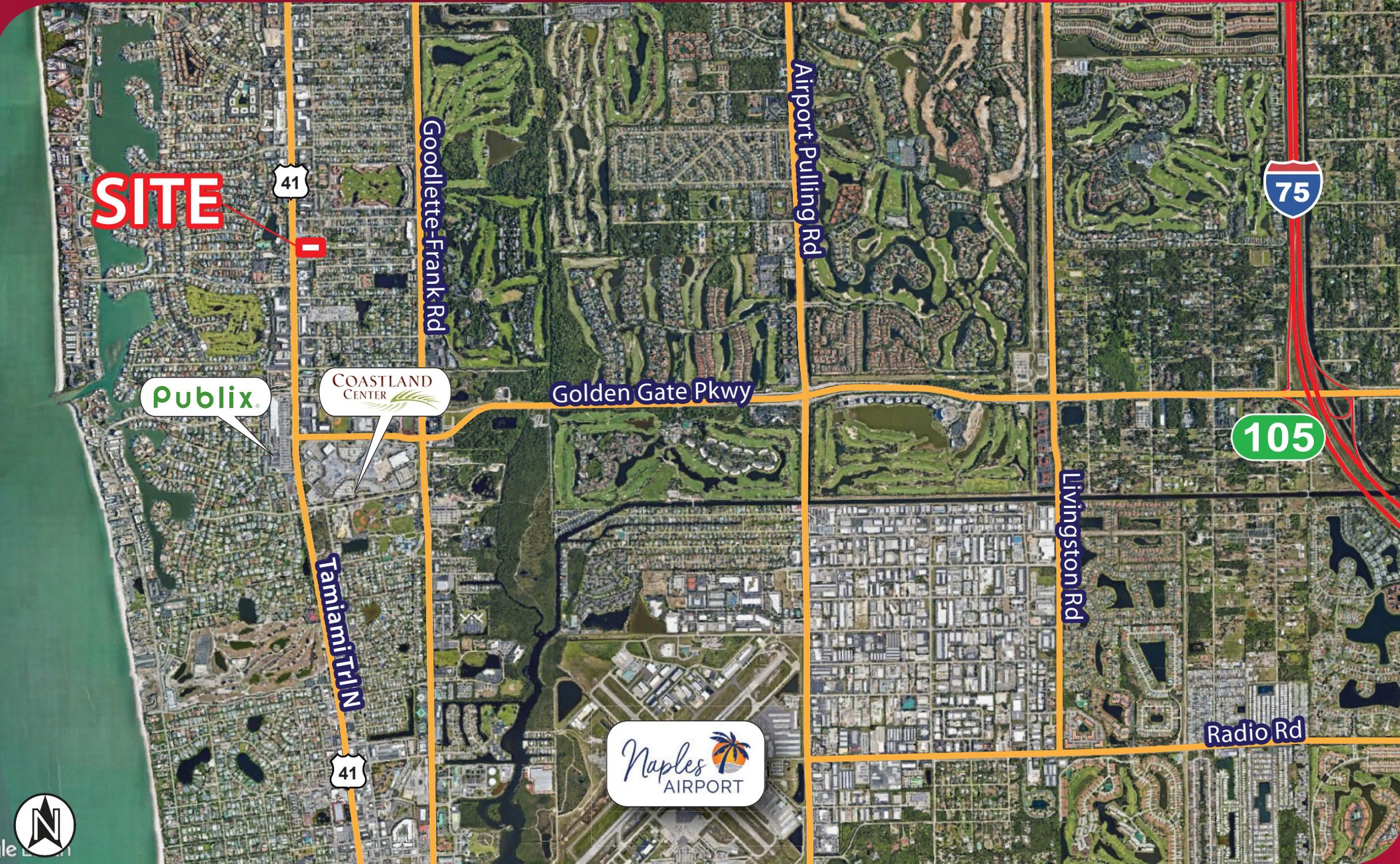


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NAPLES VILLAGE SQUARE

OFFICE / FLEX SPACE AVAILABLE FOR LEASE

3060 - 3066 TAMAMI TRAIL N, NAPLES, FL 34103



YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com