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An aerial photograph of the American Momentum Bank Center, a large, modern, multi-story office building with a light-colored facade and numerous windows. The building is surrounded by lush greenery, including palm trees and other tropical plants. In the background, other residential buildings and a clear blue sky are visible.

Naples Class A Office

8625 Tamiami Trail North, Naples, FL 34108

For Lease | American Momentum Bank Center

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Highlights

The American Momentum Bank Building is located at 8625 Tamiami Trail North in Naples, Florida. The AMB building is a five story, Class A, office building sprawling over a spacious 39,547 square feet. Completed in 2010, the AMB building boasts both a move-in ready suite on the fourth floor with high-end signature offices, and a first-generation space on the third floor. Key tenants include American Momentum Bank, Intellus Advisors and Nelson Mullins Riley & Scarborough LLP.



American Momentum Bank Building Highlights:

- First-generation space available on third floor
- Tenant improvement allowance available
- Institutional owner with professional property management
- Full-service bank with ATM
- Open-air balconies overlooking the Gulf of Mexico
- Reserved covered parking available
- Close proximity to Mercato, Ritz Carlton, Naples Philharmonic, La Playa and I-75

Property Aerial & Demographics

Gulf of Mexico



Demographics (5 mile radius)



Population
96,124±



Median Age
62.7± yo



Average Income
\$189,300±

Property Overview

Stacking Plan

8,804 SF Available February 2027		
Clarity Wealth		
1,981 SF Available, First Gen.	Clarity Wealth	Intellus Advisors, LLC
American Momentum Bank	Nelson Mullins Riley & Scarborough LLP	
American Momentum Bank		

Lease Key

- Available
- Leased

Total Building Area:

39,547 ± SF

Lease Rate:

\$32 PSF NNN

Property Address:

8625 Tamiami Trail North
Naples, FL 34108

CAM:

2026: \$21.37

Year Built:

2010

Available Space | Third Floor:

- 1,981± RSF
- First-generation

No. of Floors:

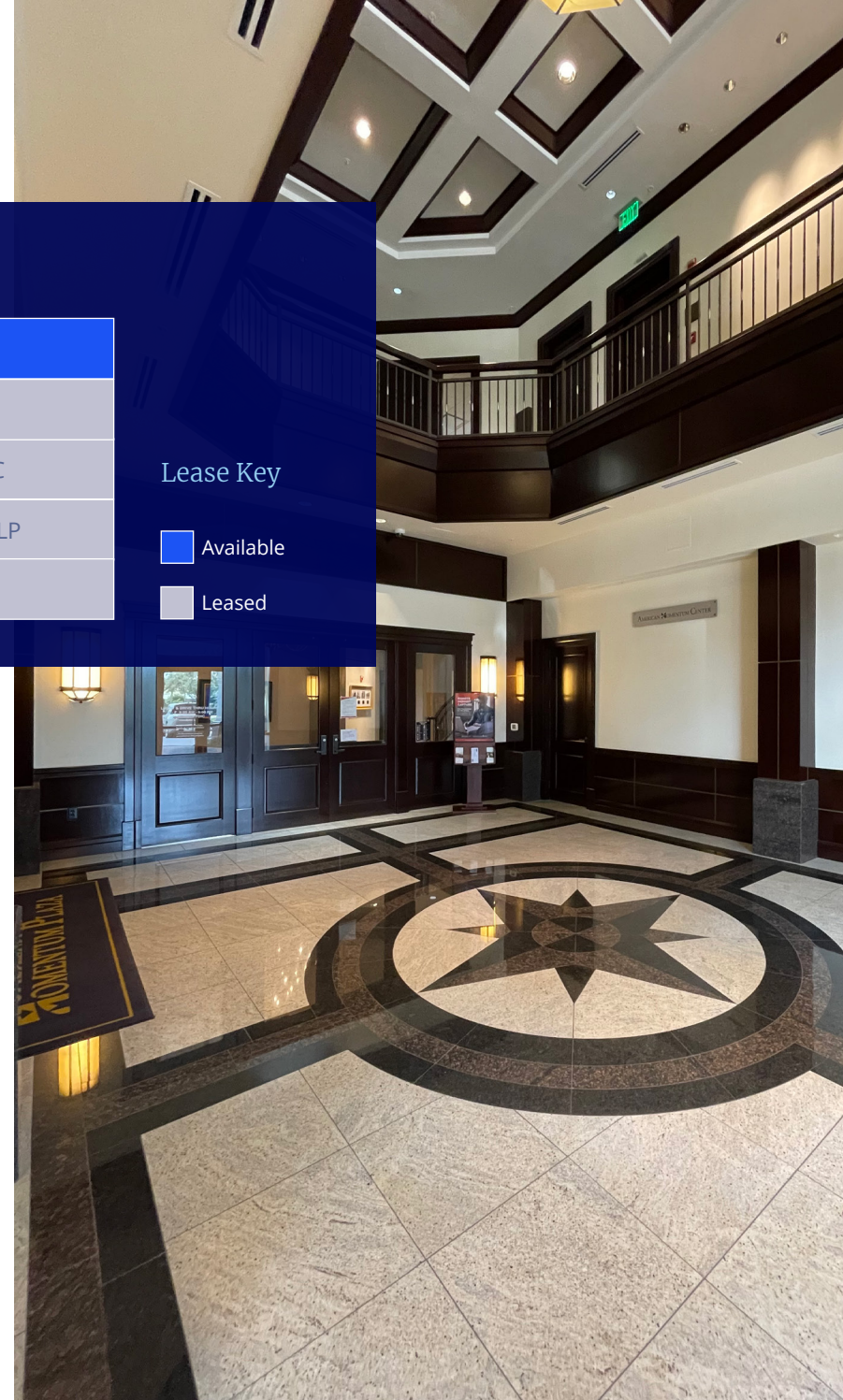
Five

Available Space | Fifth Floor:

- 8,804± RSF
- Available February 2027

Parking:

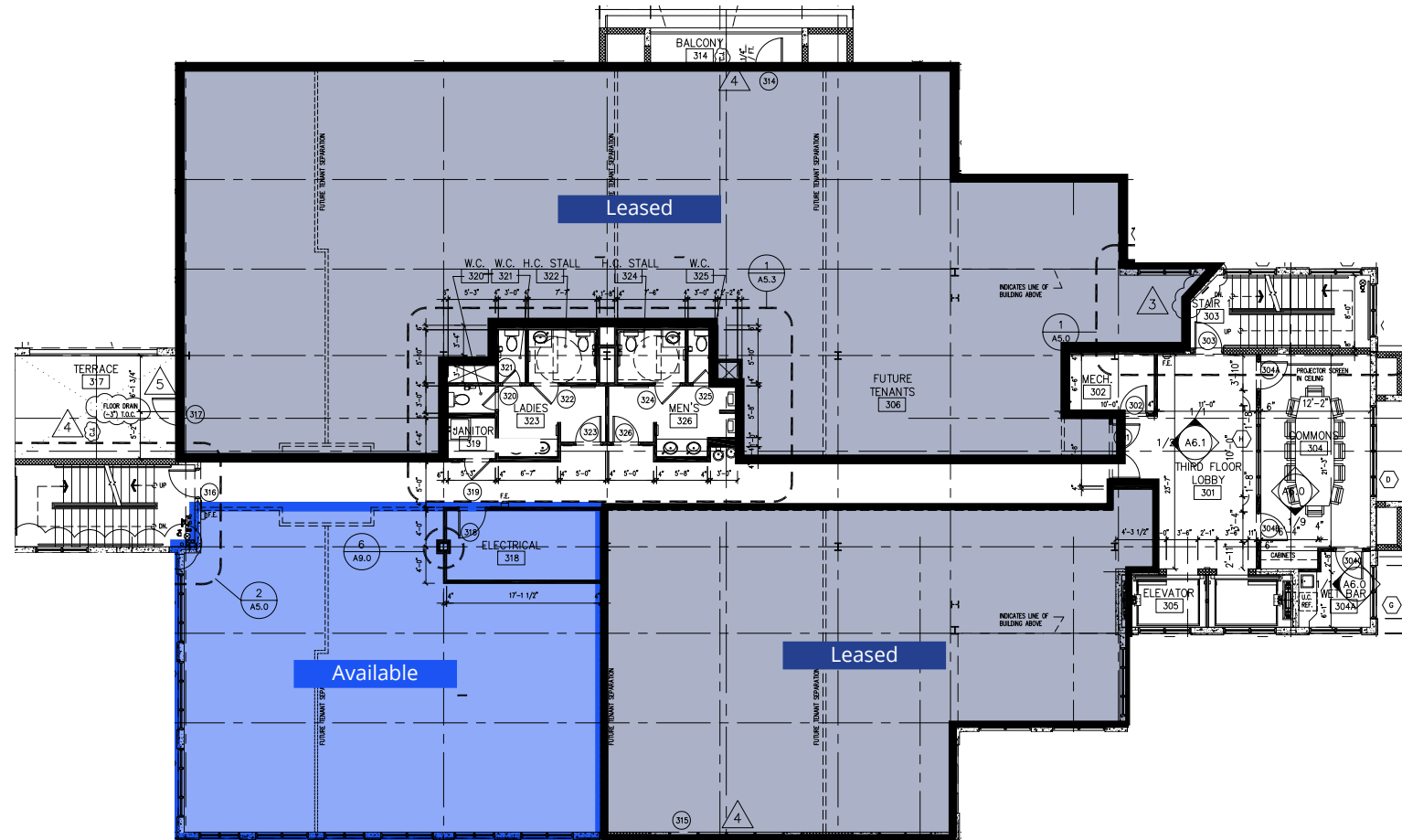
144 spaces



Floor Plan

Third Floor:

- Suite 303 | 1,981± RSF
- TI allowance provided





American Momentum Bank Building

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