



Investment
Properties
Corporation

F O R L E A S E

NEWGATE TOWER

CLASS A OFFICE SUITES

5150 Tamiami Trail North | Naples, Florida 34103



PINE RIDGE RD.



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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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.

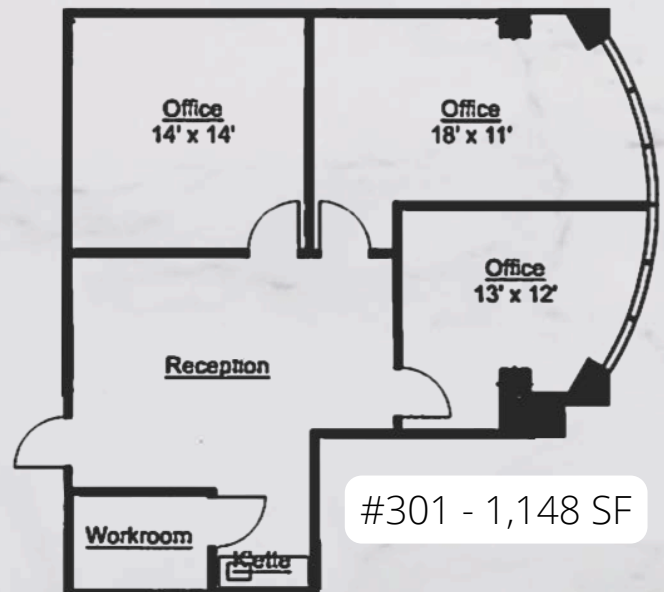
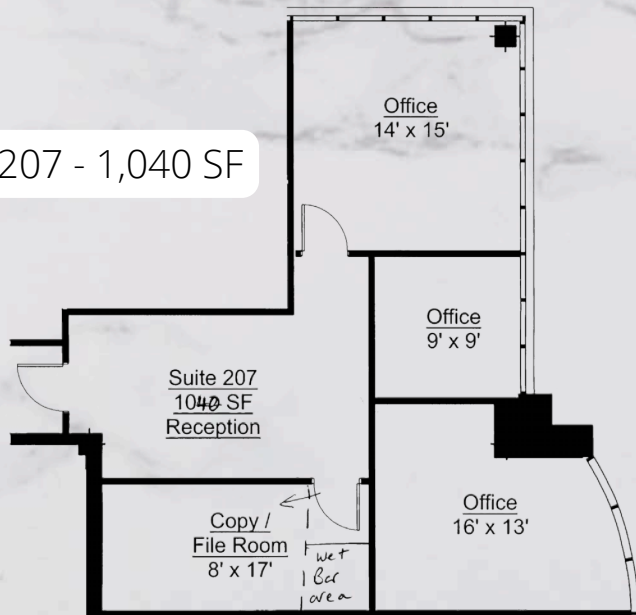


AVAILABILITY

SUITE	SF	PSF/YR	EST. 2025 CAM	AVAILABILITY	EST. MONTHLY TOTAL
207	1,040	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	7/01/2026	\$4,582.07
301	1,148	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately *	\$5,057.90
401	1,839	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately	\$8,102.33
403	1,839	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately	\$8,102.33

* 30 days from lease execution

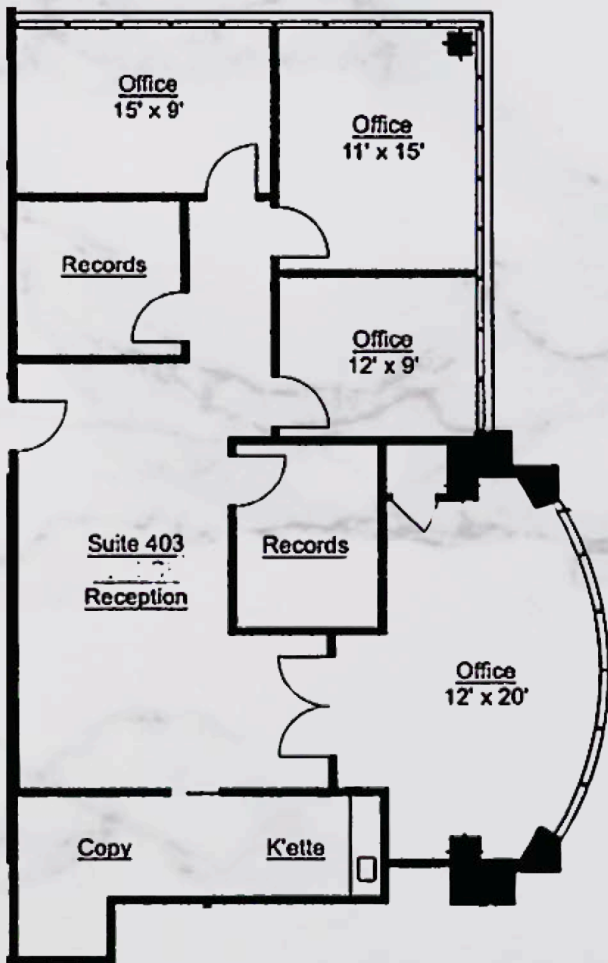
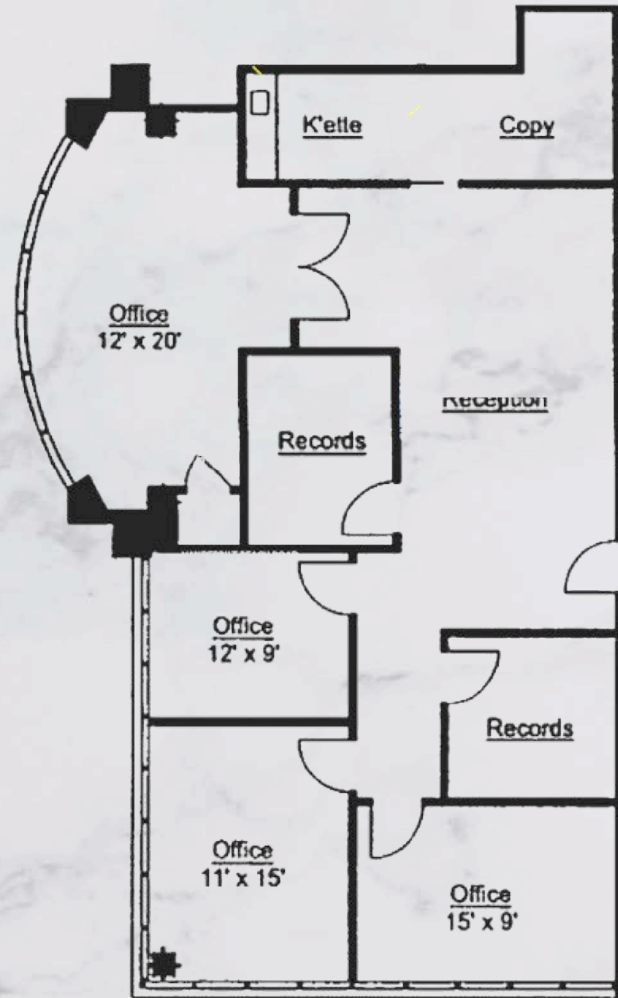
#207 - 1,040 SF



#301 - 1,148 SF



#401 - 1,839 SF



#403 - 1,839 SF



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WATERSIDESHOPS

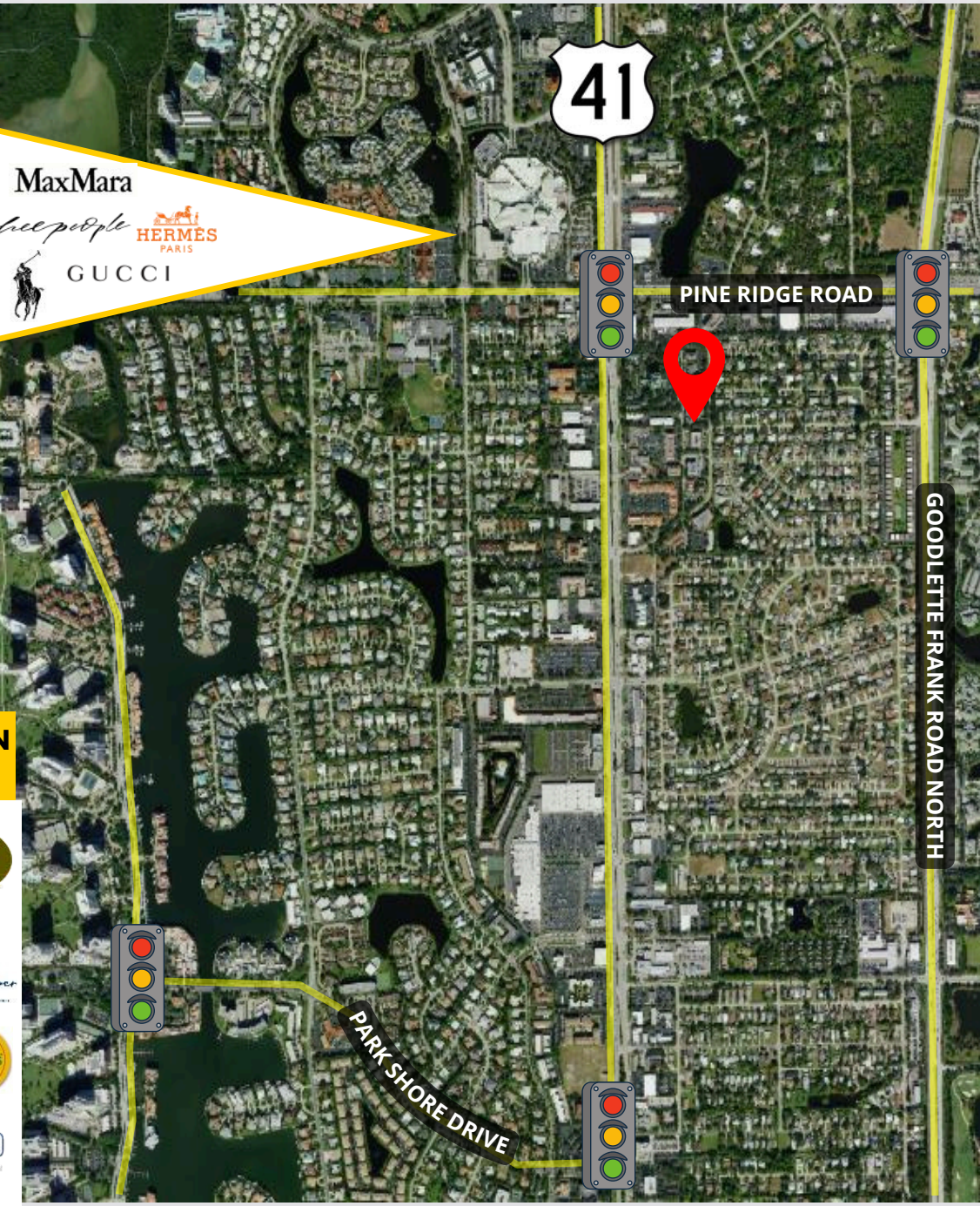
ONLY 0.5 MILES FROM
PROPERTY!



AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



click here!



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
2025 Avg. Daily Traffic Count	44,000 vehicles per day on Tamiami Trail North		

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