



Investment
Properties
Corporation

F O R L E A S E

TRUIST BUILDING

CLASS A OFFICE SUITES FOR LEASE

801 Laurel Oak Dr. | Naples, Florida 34108



CONTACT (239) 261-3400

John Cheffy, ext. 182, john@ipcnaples.com

Rob Carroll, CCIM, MAI, ext. 111, rob@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

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AVAILABILITY

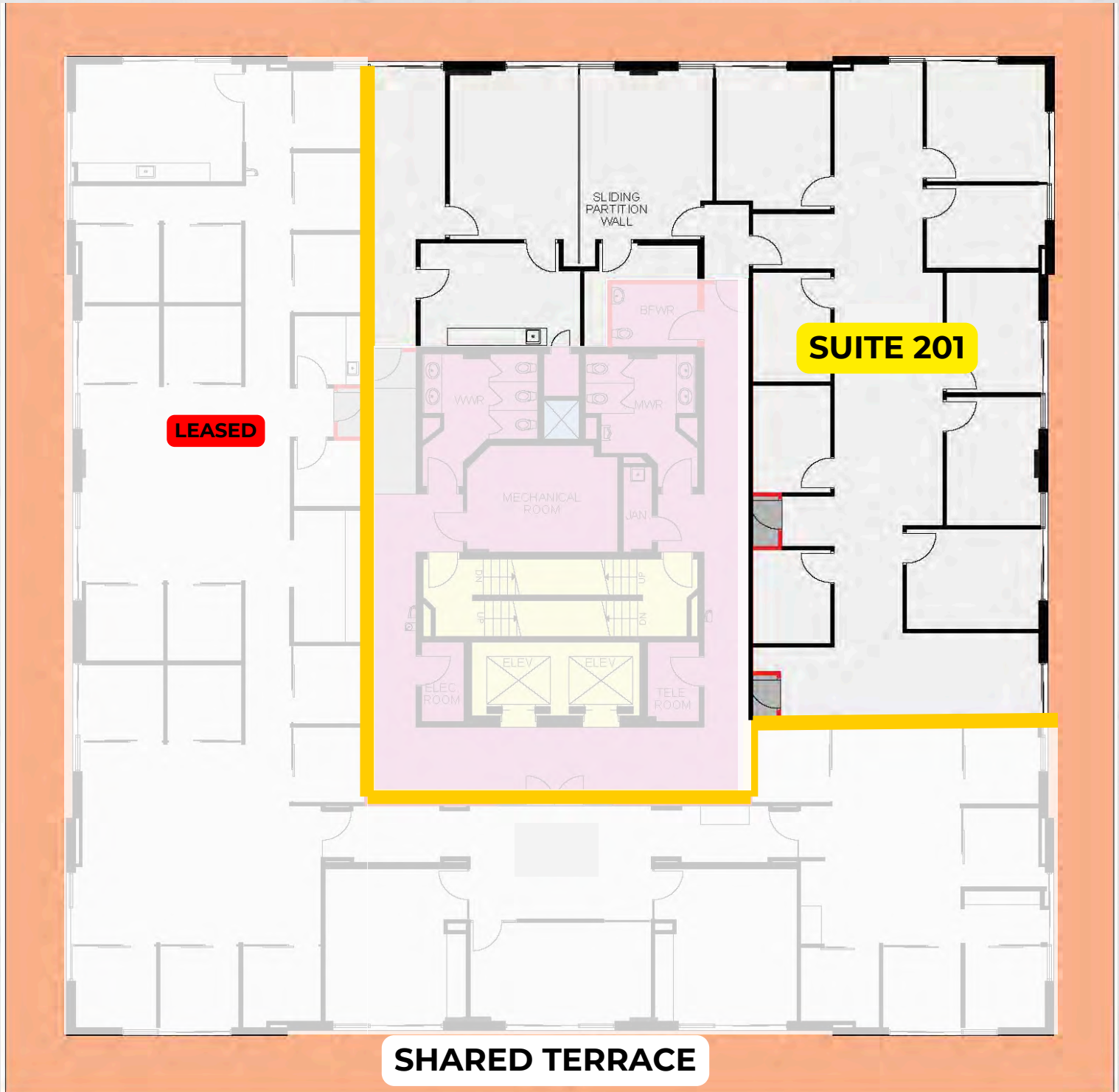
SUITE #	SIZE	BASE RENT	2024 EST. CAM	AVAILABILITY	EST. MONTHLY TOTAL
201	4,408 +/- SF	\$34 PSF NNN	\$14.50 PSF	Immediately	\$17,815.67
301	2,381 +/- SF	\$34 PSF NNN	\$14.50 PSF	Immediately	\$9,623.21
712	556 +/- SF	\$45 PSF NNN	\$14.50 PSF	Immediately	\$2,756.83

The Truist building stands as one of Naples' premier Class A office buildings. Located in Pelican Bay on US-41, just north of Pine Ridge Rd, offering exceptional visibility, and surrounded by popular local amenities.



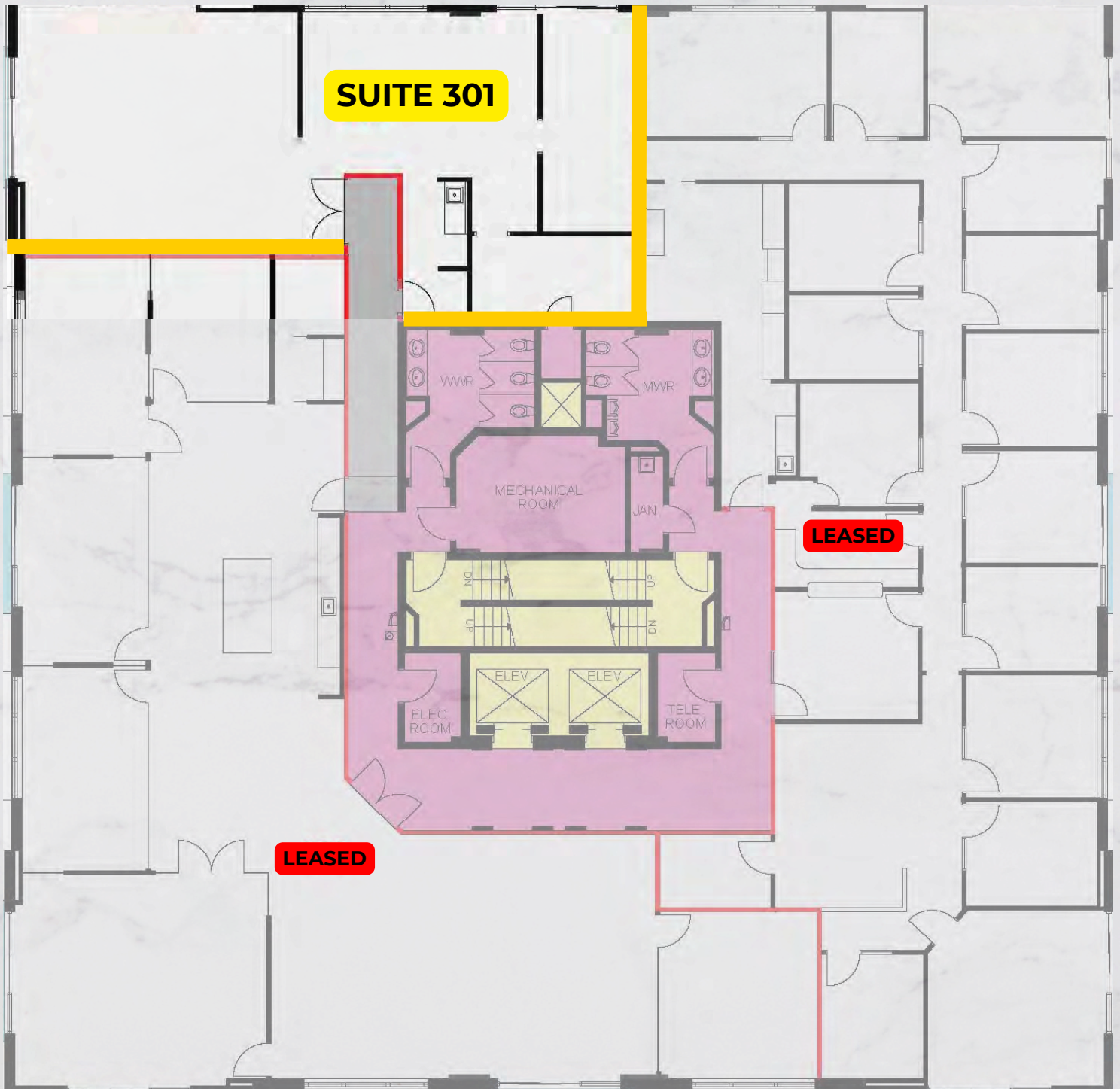


SUITE 201 - 4,408 SF



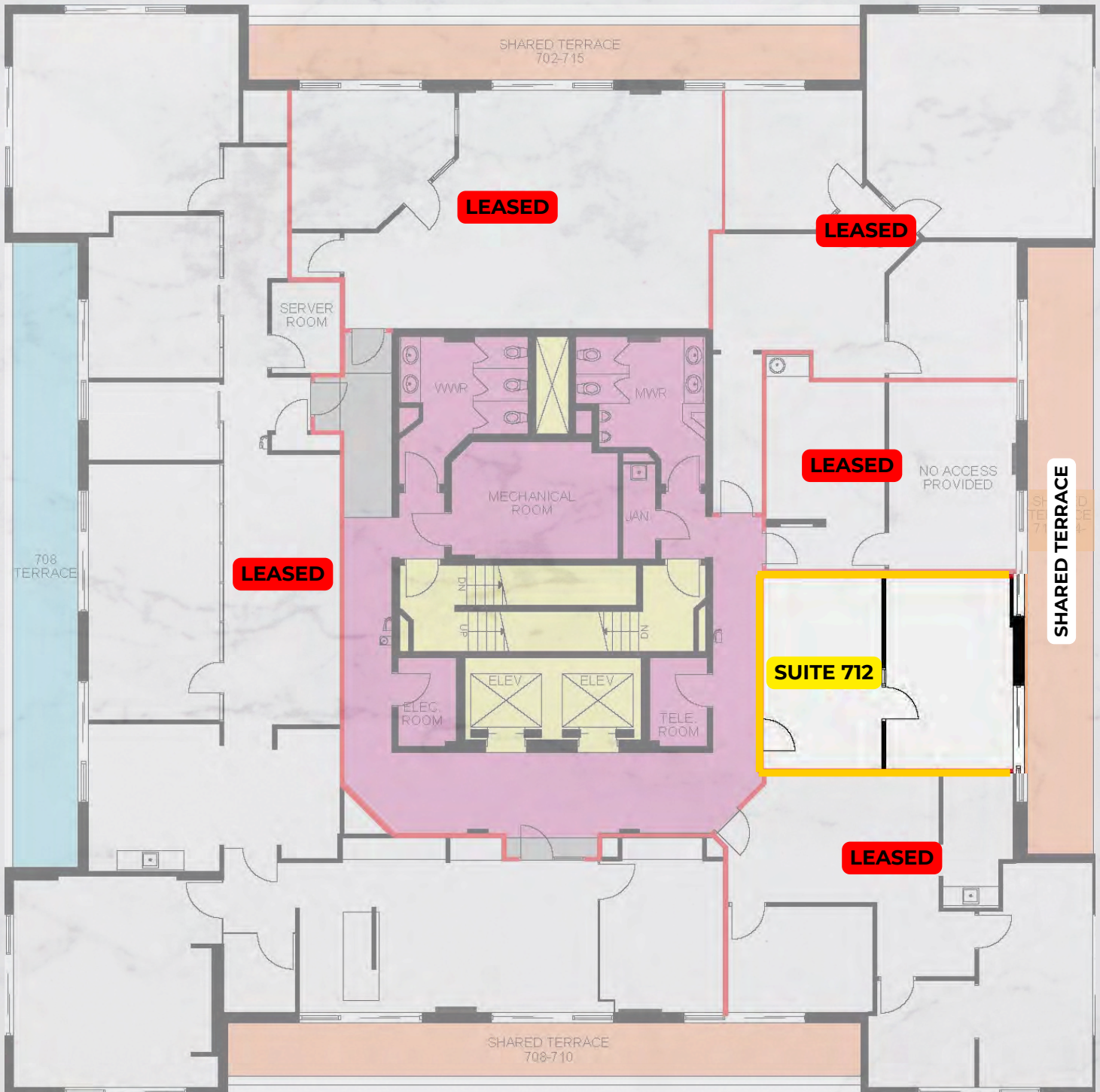


SUITE 301 - 2,382 SF





SUITE 712 - 556 SF

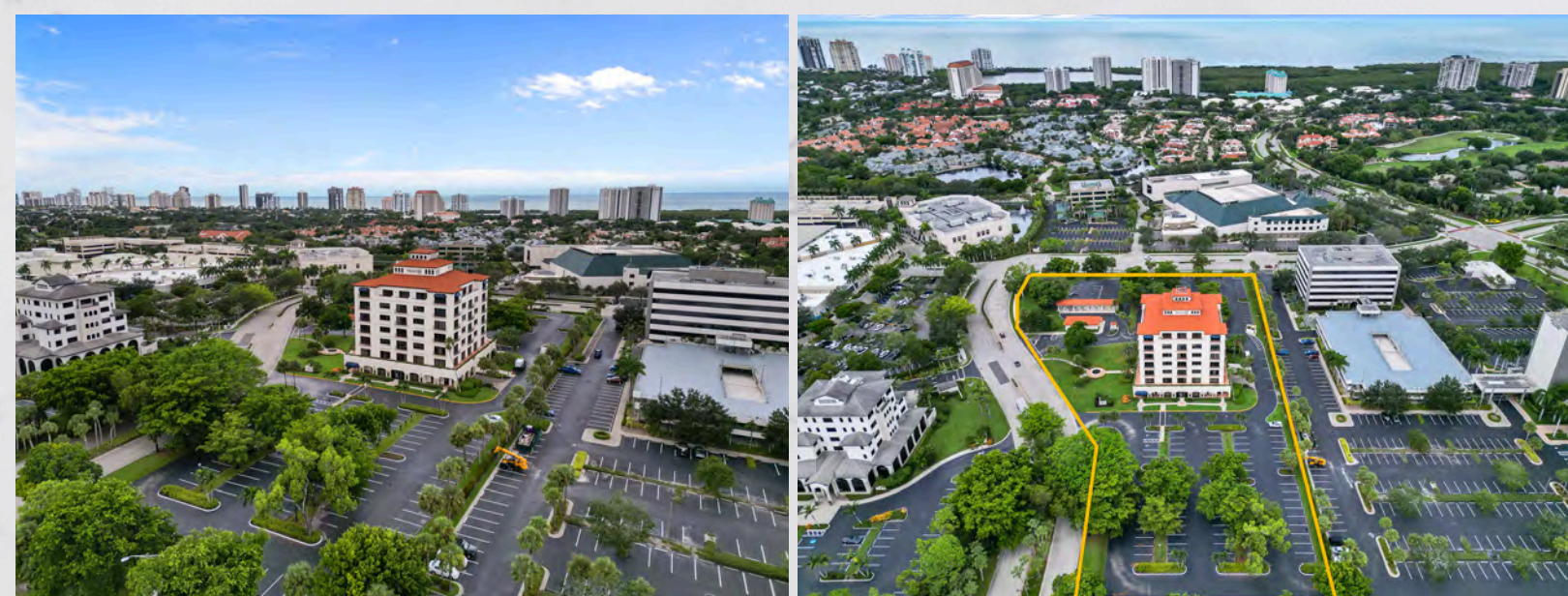


LOCATIONAL ADVANTAGE

The offices at Truist Building offer ease of access to Pine Ridge Road, and Tamiami Trail North.

Conveniently located in Pelican Bay, right next to Waterside Shops, Naples Grande Beach Resort, Artis - Naples Philharmonic & The Baker Museum.

Featuring 200+ covered & uncovered parking spaces.



SERVICE

Meticulously maintained Class A building and grounds are tended to by experienced **on-site** professional property management.

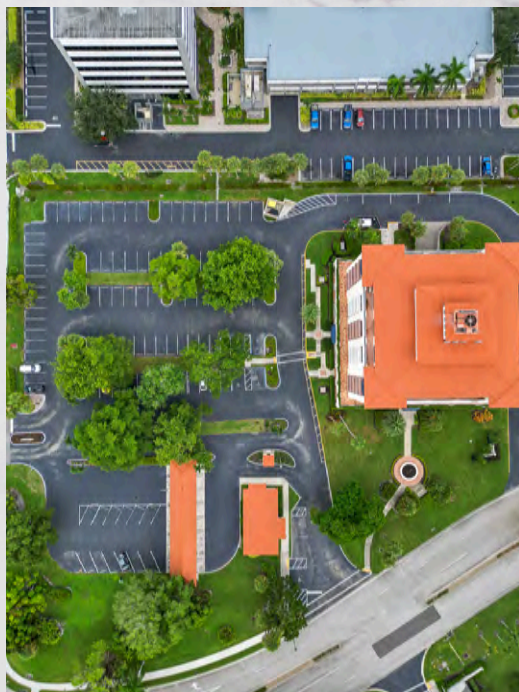


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📍 Located off of Tamiami Trail N & Laurel Oak Dr.

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click here!



**Google
Maps**

DEMOGRAPHICS 2024	1 miles	3 miles	5 miles
Est. Population	5,802	44,465	90,344
Est. Average H.H. Income	\$194,228	\$178,973	\$166,187
2023 Avg. Daily Traffic Count	49,000 vehicles per day on Tamiami Trail N 36,500 vehicles per day on Pine Ridge Rd		

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