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An aerial photograph of the American Momentum Bank Center, a large, multi-story, light-colored building with a prominent entrance and several palm trees in front. The building is surrounded by lush greenery and a parking lot. In the background, other residential buildings and a clear blue sky are visible.

For Lease | American Momentum Bank Center

# Naples Class A Office

8625 Tamiami Trail North  
Naples, FL 34108

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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, Zoom Tan, Intellus Advisors and Nelson Mullins Riley & Scarborough LLP.



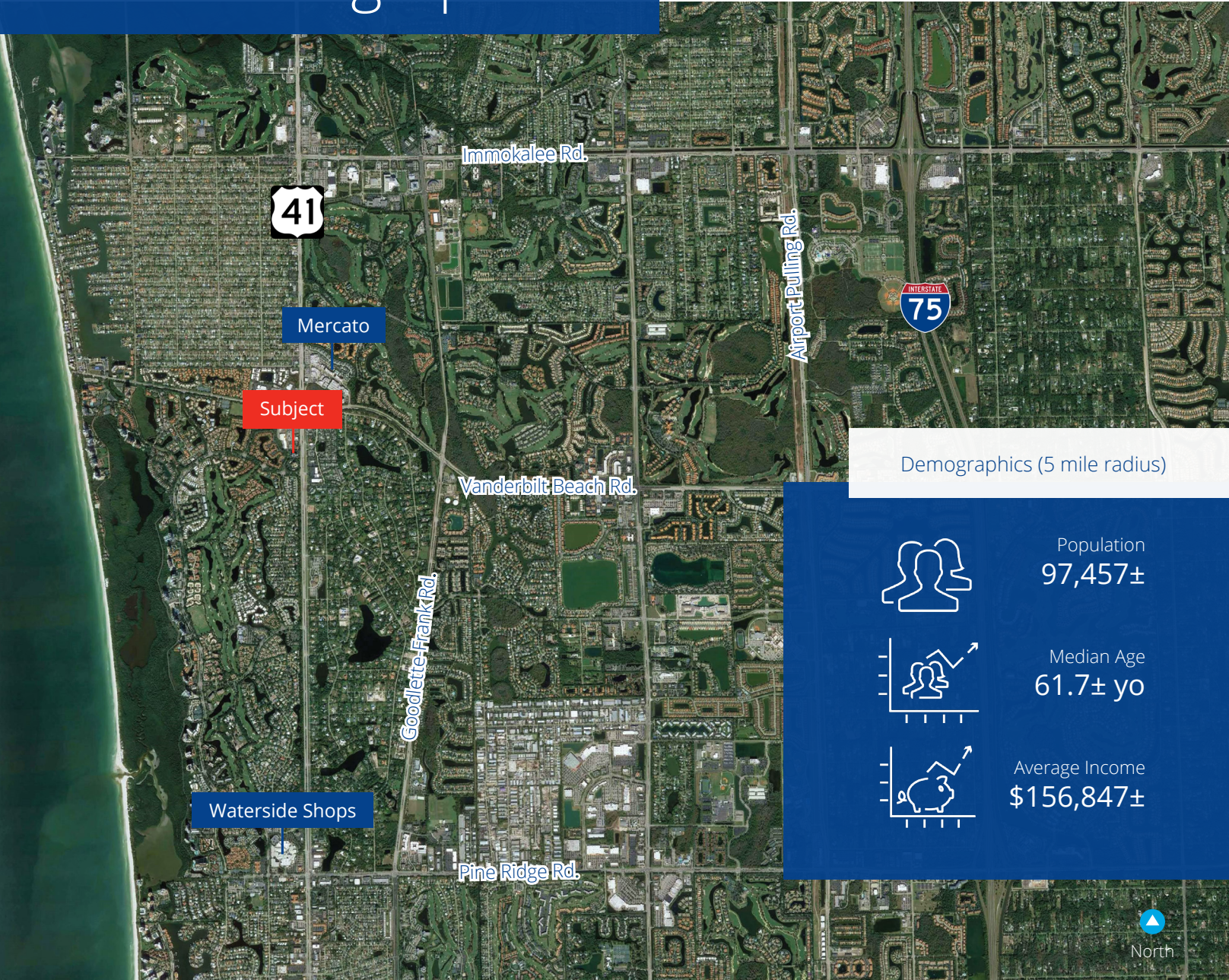
## American Momentum Bank Building Highlights:

- Fourth floor move-in ready suite with high-end signature offices
- 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  
97,457±



Median Age  
61.7± yo



Average Income  
\$156,847±



North



# Property Overview

## Stacking Plan

Zoom Tan	
8,804 SF, Full-Floor Available, Move-In Ready	
3,981 SF Available, First Generation	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:

\$28 PSF NNN

### Property Address:

8625 Tamiami Trail North  
Naples, FL 34108

### CAM:

2024: \$17.02

### Year Built:

2010

### Available Space | Third Floor:

- 3,981± RSF
- First-generation

### No. of Floors:

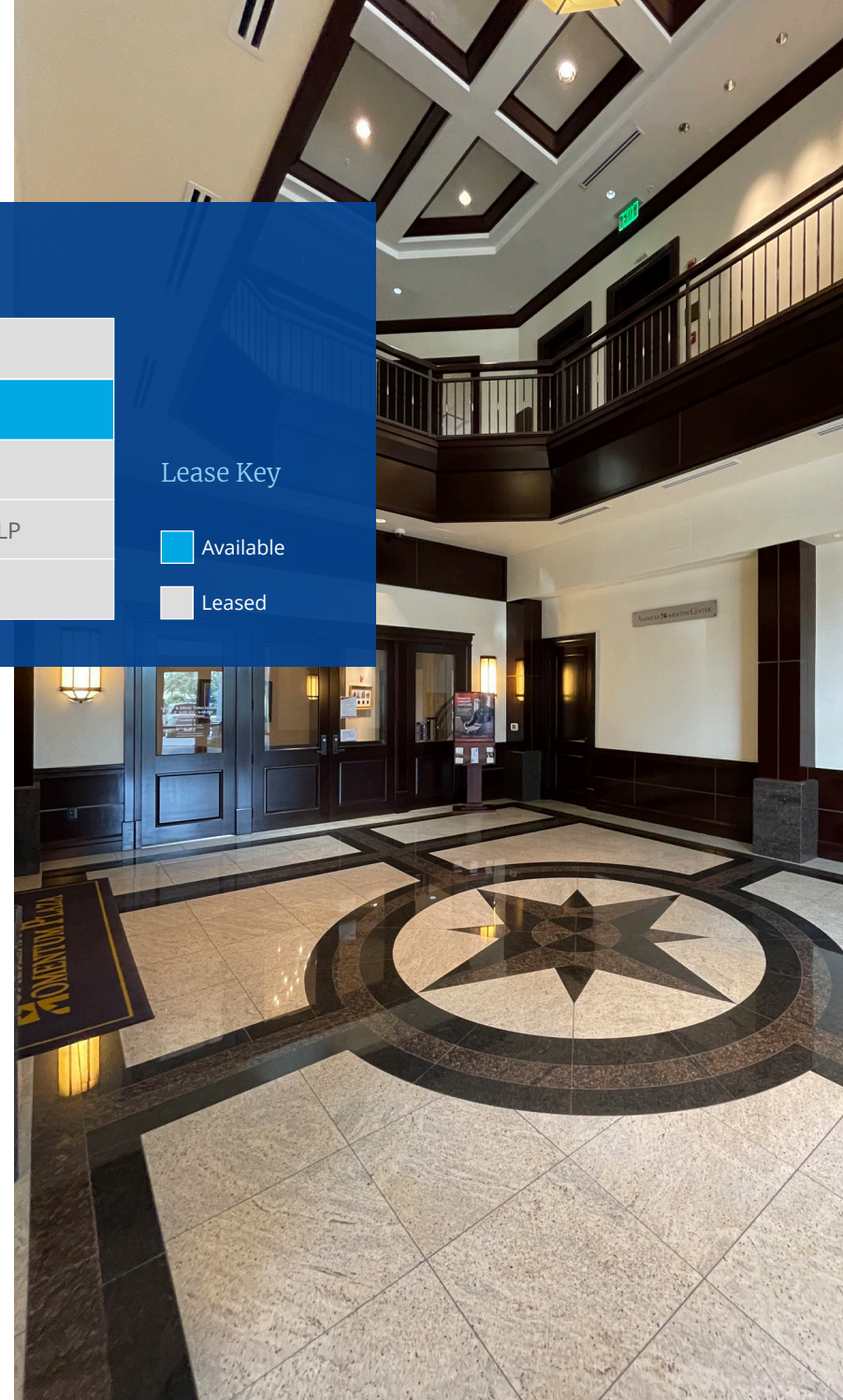
Five

### Available Space | Fourth Floor:

- 8,804± RSF
- Move-in ready
- Full floor available

### Parking:

144 spaces

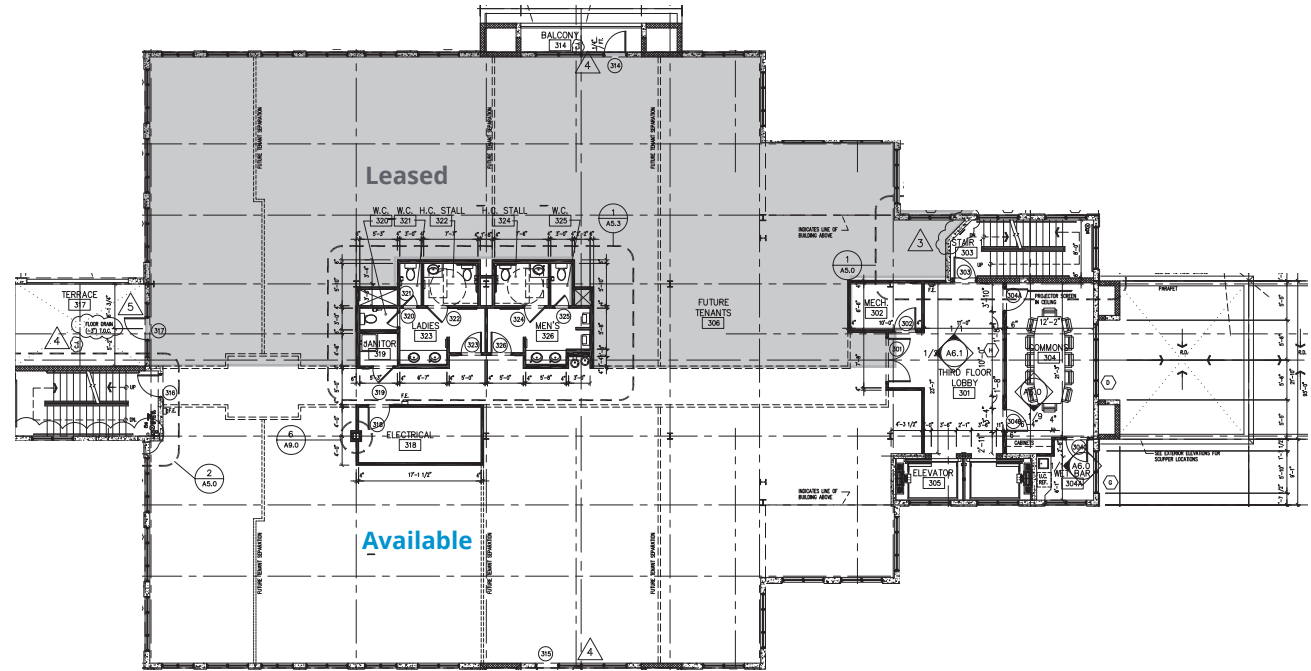




# Floor Plans

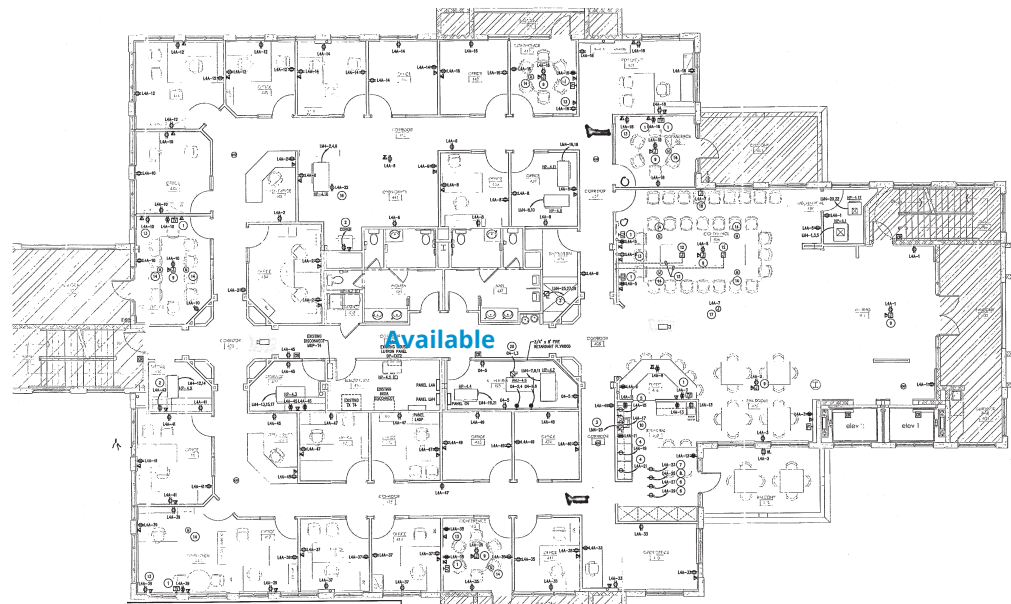
## Third Floor:

- Suite 300 | 3,981± RSF
- [Click for a virtual tour](#)



## Fourth Floor:

- Suite 401 | 8,480± RSF
- [Click for a virtual tour](#)







## American Momentum Bank Building

8625 Tamiami Trail North  
Naples, Florida 34108

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