



Investment  
Properties  
Corporation

**F O R L E A S E**

# NEWGATE TOWER

## CLASS A OFFICE SUITE

5100 Tamiami Trail North | Naples, Florida 34103



*click here!*



Google  
Maps

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*Licensed Real Estate Broker*

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# AVAILABILITY

SUITE	SF	PSF/YR	EST. 2024 CAM	AVAILABILITY	EST. MONTHLY TOTAL + SALES TAX
204	1,040 SF	\$32 NNN	\$19.45 PSF + .50 PSF Reserves	IMMEDIATELY	\$4,502.33

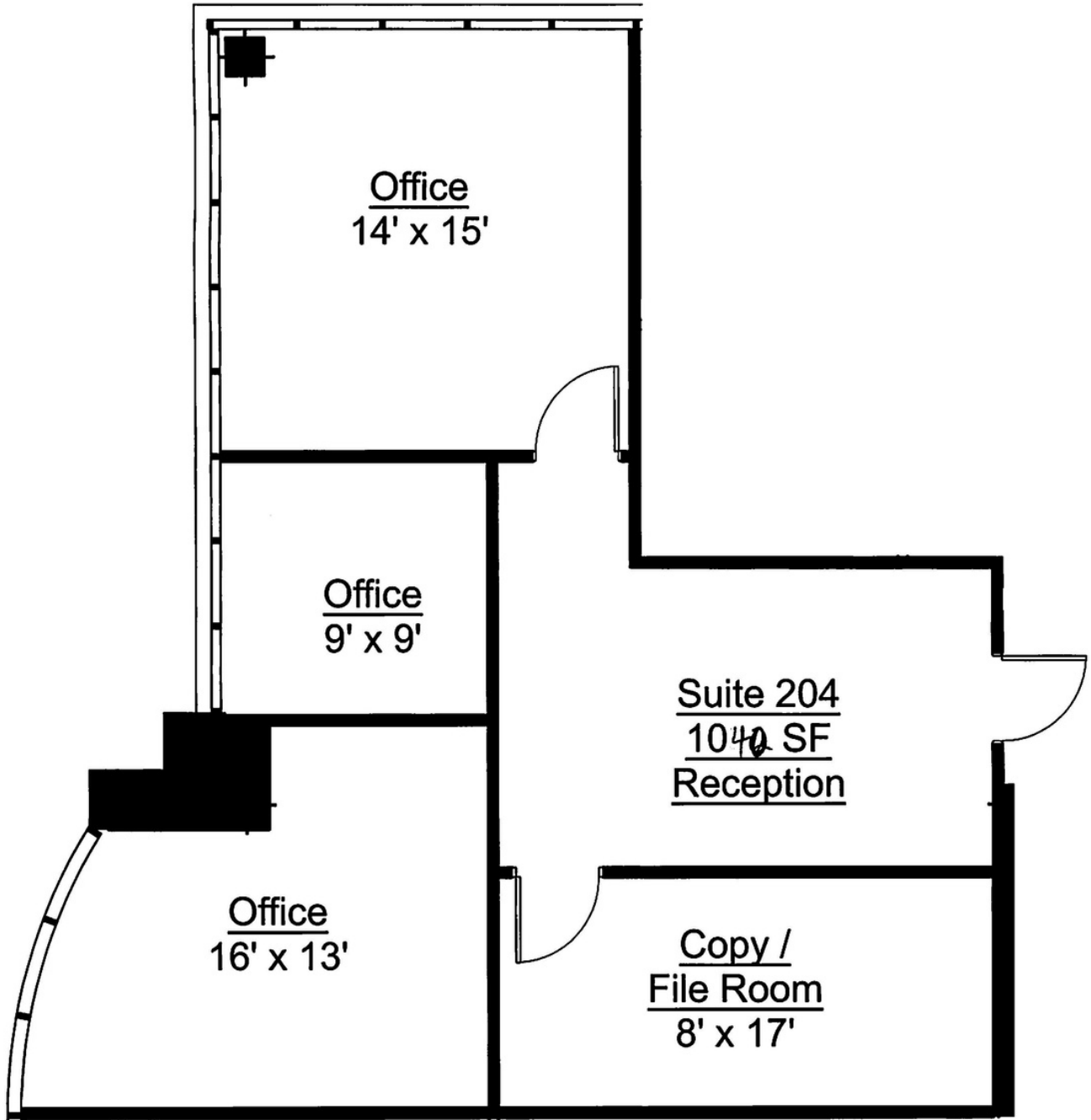
Newgate Tower - accessible from US-41 and just south of Pine Ridge Road. Convenient for both clients and employees, this site is surrounded by retail, restaurants, and residential communities.





## FLOOR PLAN

#204 - 1,040 SF





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## WATERSIDESHOPS

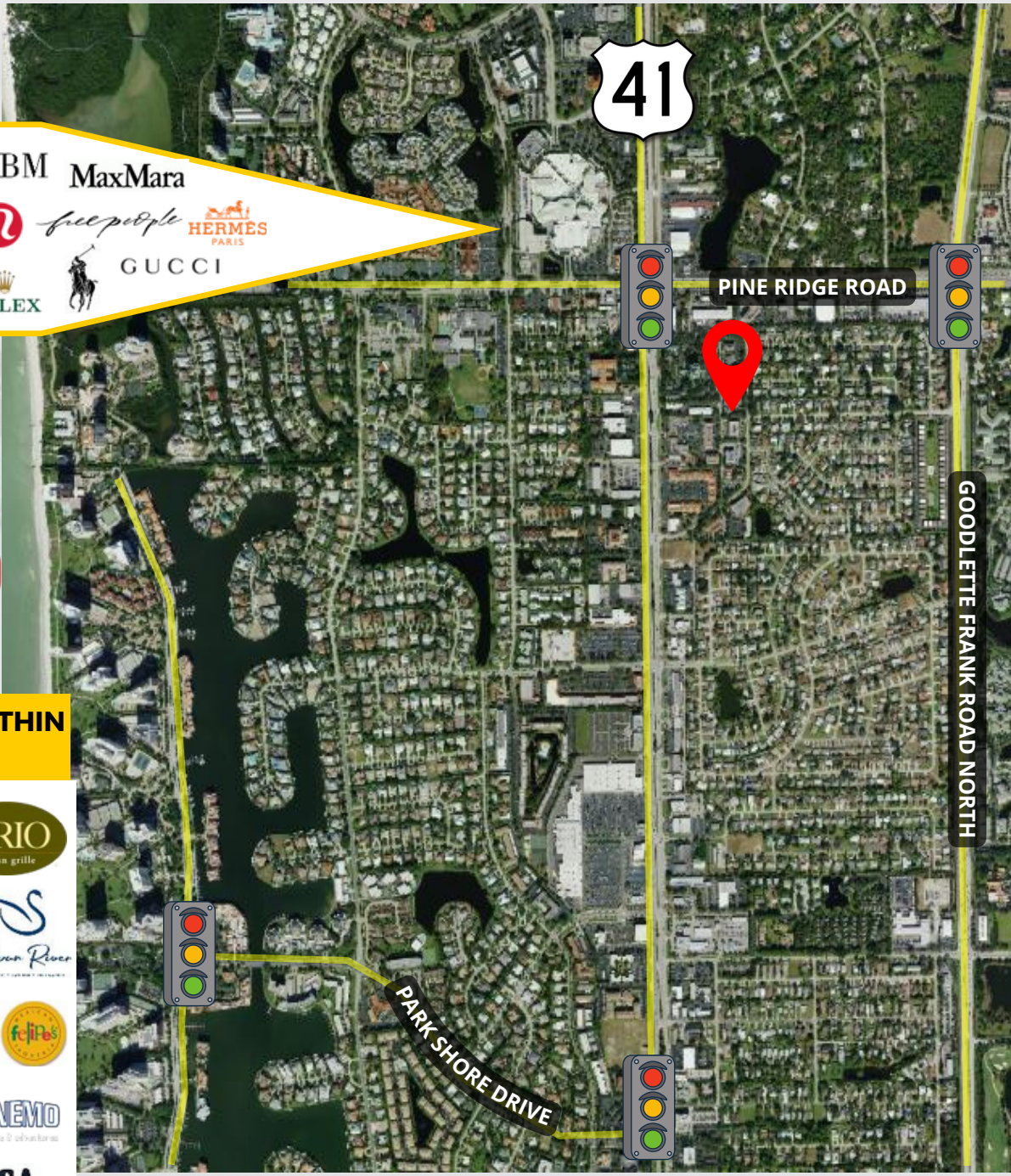
ONLY 0.5 MILES FROM  
PROPERTY!



## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



click here!



DEMOGRAPHICS 2023	1 miles	3 miles	5 miles
Est. Population	6,531	43,424	90,809
Est. Average H.H. Income	\$159,022	\$177,450	\$158,831
2022 Avg. Daily Traffic Count	49,396 vehicles per day on Tamiami Trail North		

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