



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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Investment Properties Corporation of Naples
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Naples Florida 34103-3586

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Licensed Real Estate Broker

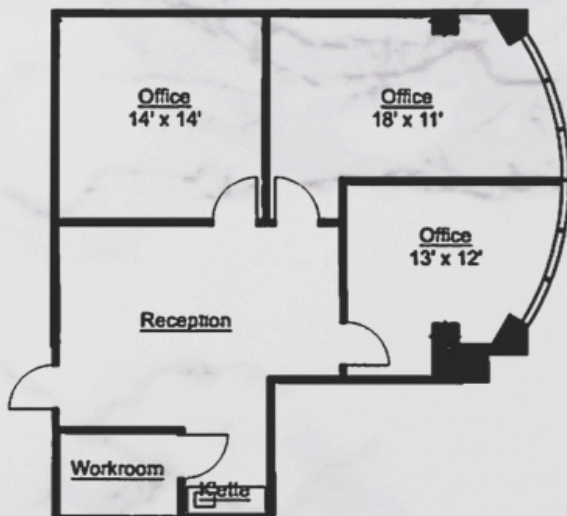
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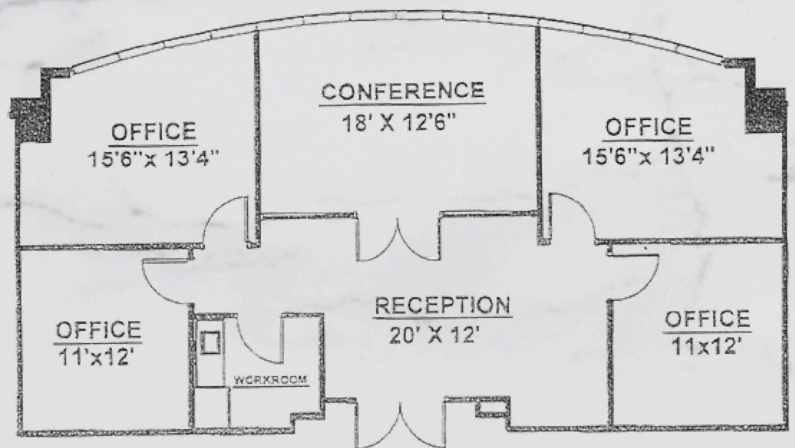
AVAILABILITY

SUITE	SF	PSF/YR	EST. 2025 CAM	AVAILABILITY	EST. MONTHLY TOTAL
301	1,148	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately *	\$5,057.90
304	1,447	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately	\$6,375.24
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



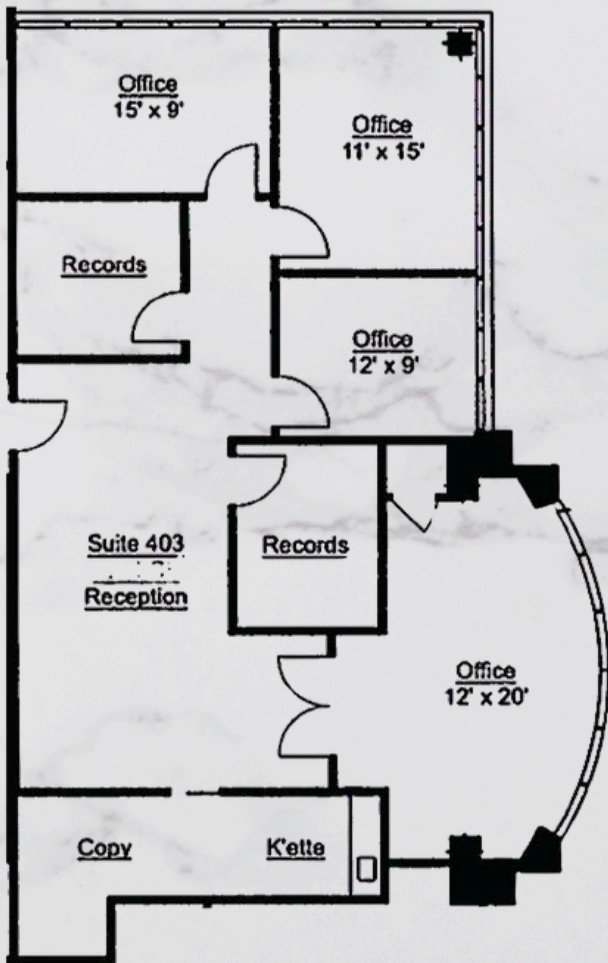
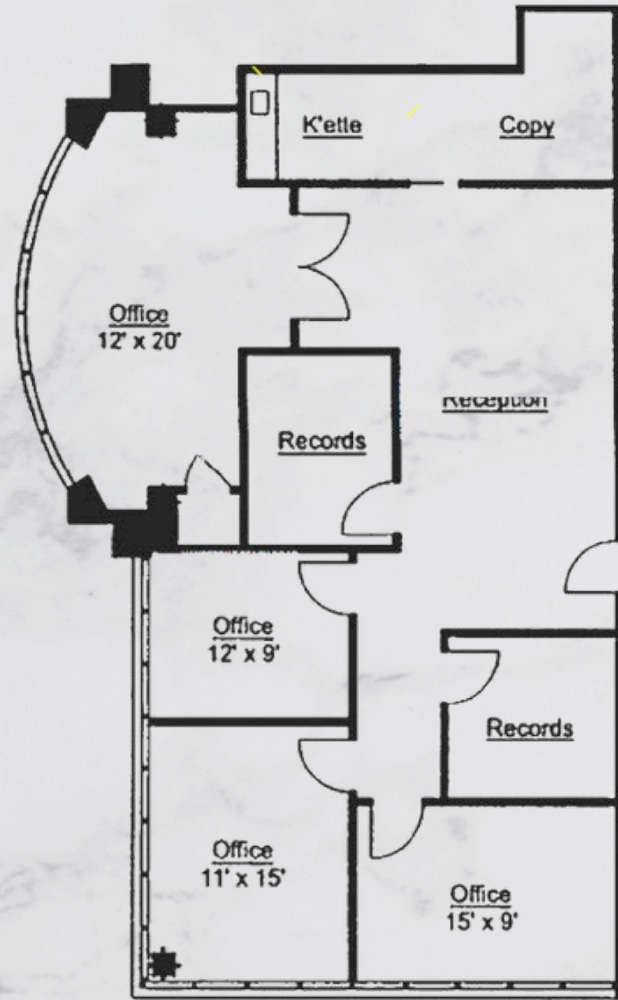
#301 - 1,148 SF



#304 - 1,447 SF



#401 - 1,839 SF



#403 - 1,839 SF

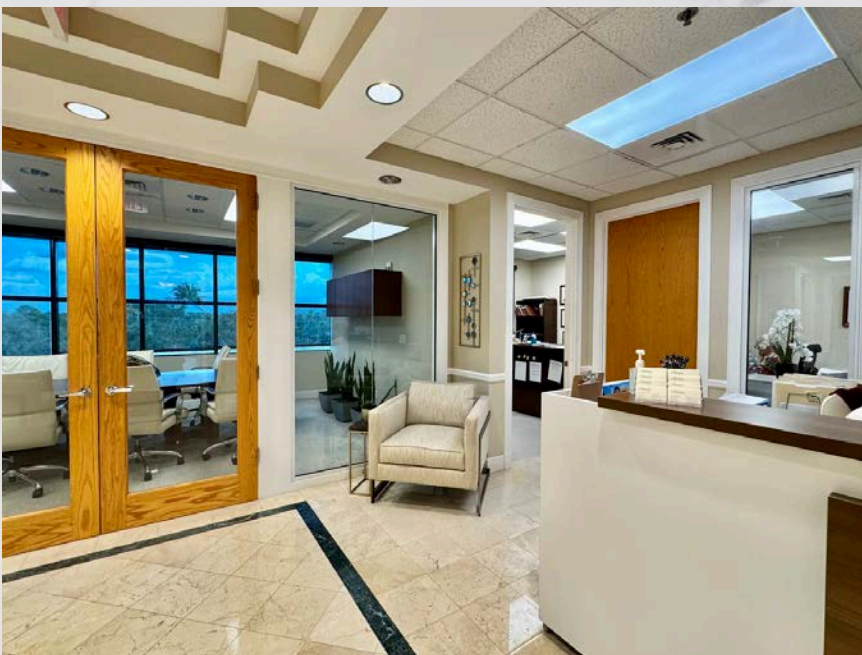


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#304 - 1,447 SF



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WATERSIDESHOPS

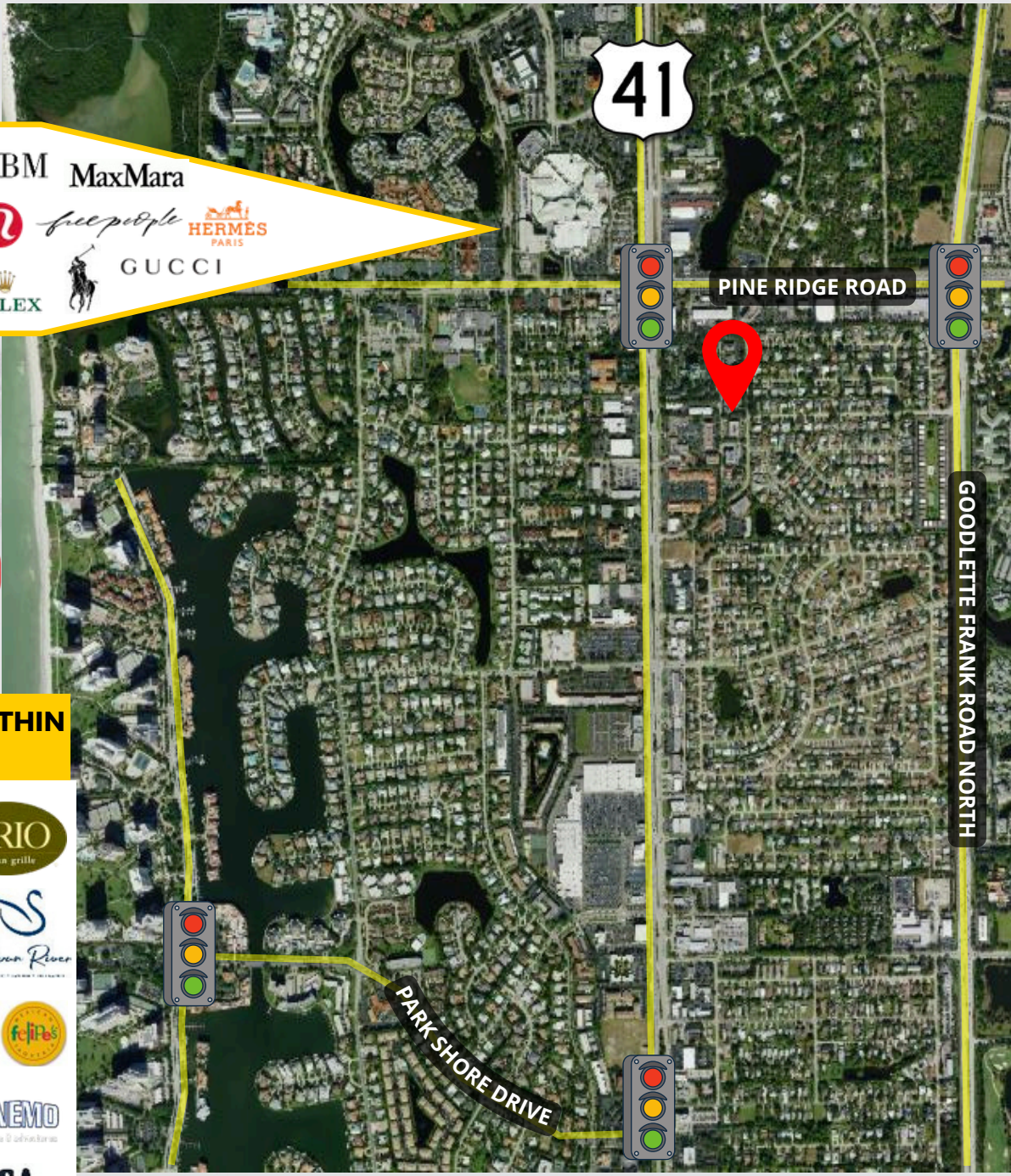
ONLY 0.5 MILES FROM
PROPERTY!



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
2024 Avg. Daily Traffic Count	44,000 vehicles per day on Tamiami Trail North		

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