



Investment  
Properties  
Corporation

F O R L E A S E

# TRUIST BUILDING

## CLASS A OFFICE SUITES AND LAND FOR LEASE

801 Laurel Oak Dr. | Naples, Florida 34108



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*Licensed Real Estate Broker*

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## AVAILABILITY

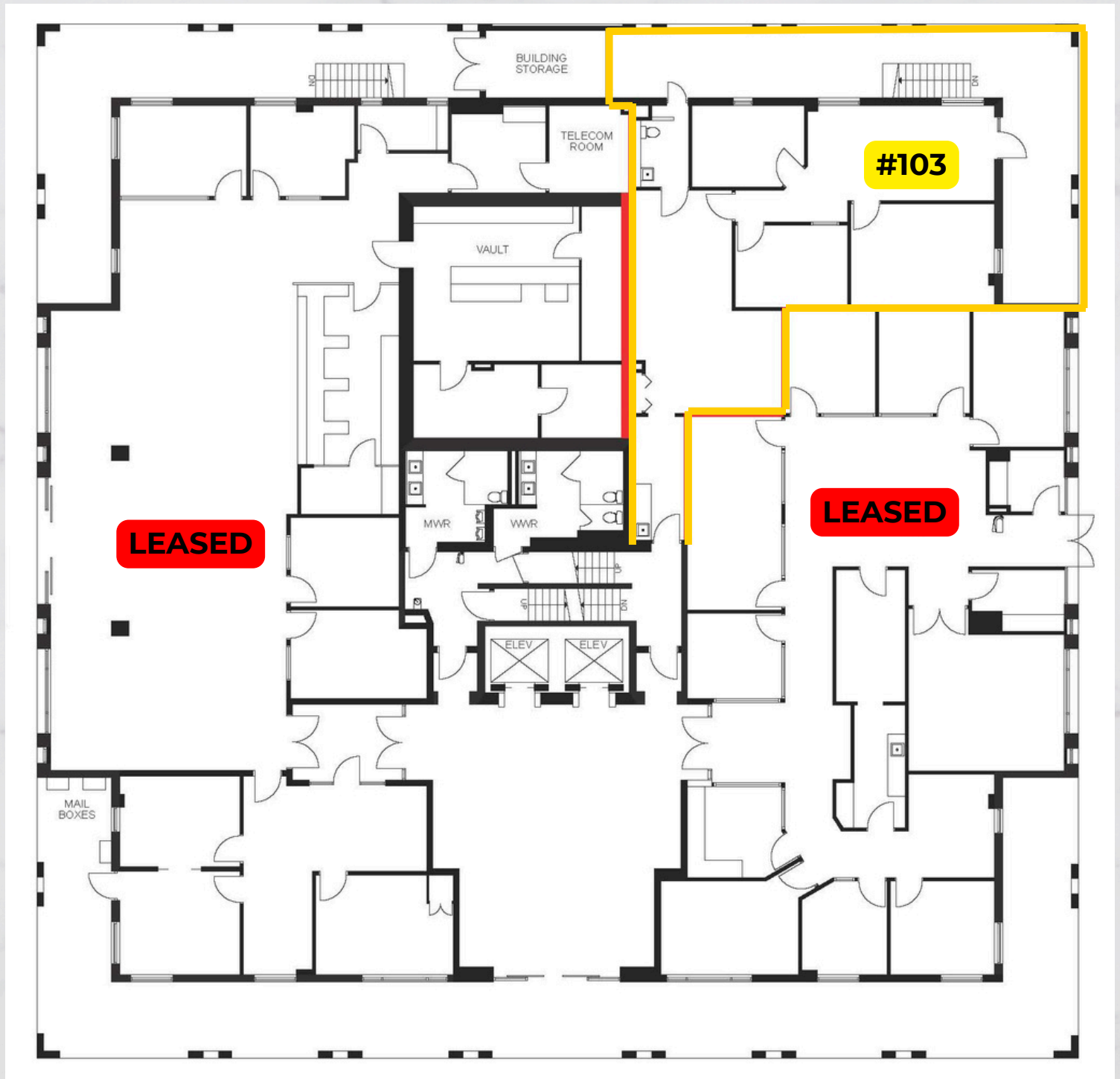
SUITE #	SIZE	BASE RENT	2025 EST. CAM	AVAILABILITY	EST. MONTHLY TOTAL
103	1,496 +/- SF	\$38 PSF NNN	\$14.50 PSF	IMMEDIATELY	\$6,545.00
201	3,644 +/- SF	\$36 PSF NNN	\$14.50 PSF	Fall 2026	\$15,335.17
301	1,622 +/- SF	\$36 PSF NNN	\$14.50 PSF	Fall 2026	\$6,825.92

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.

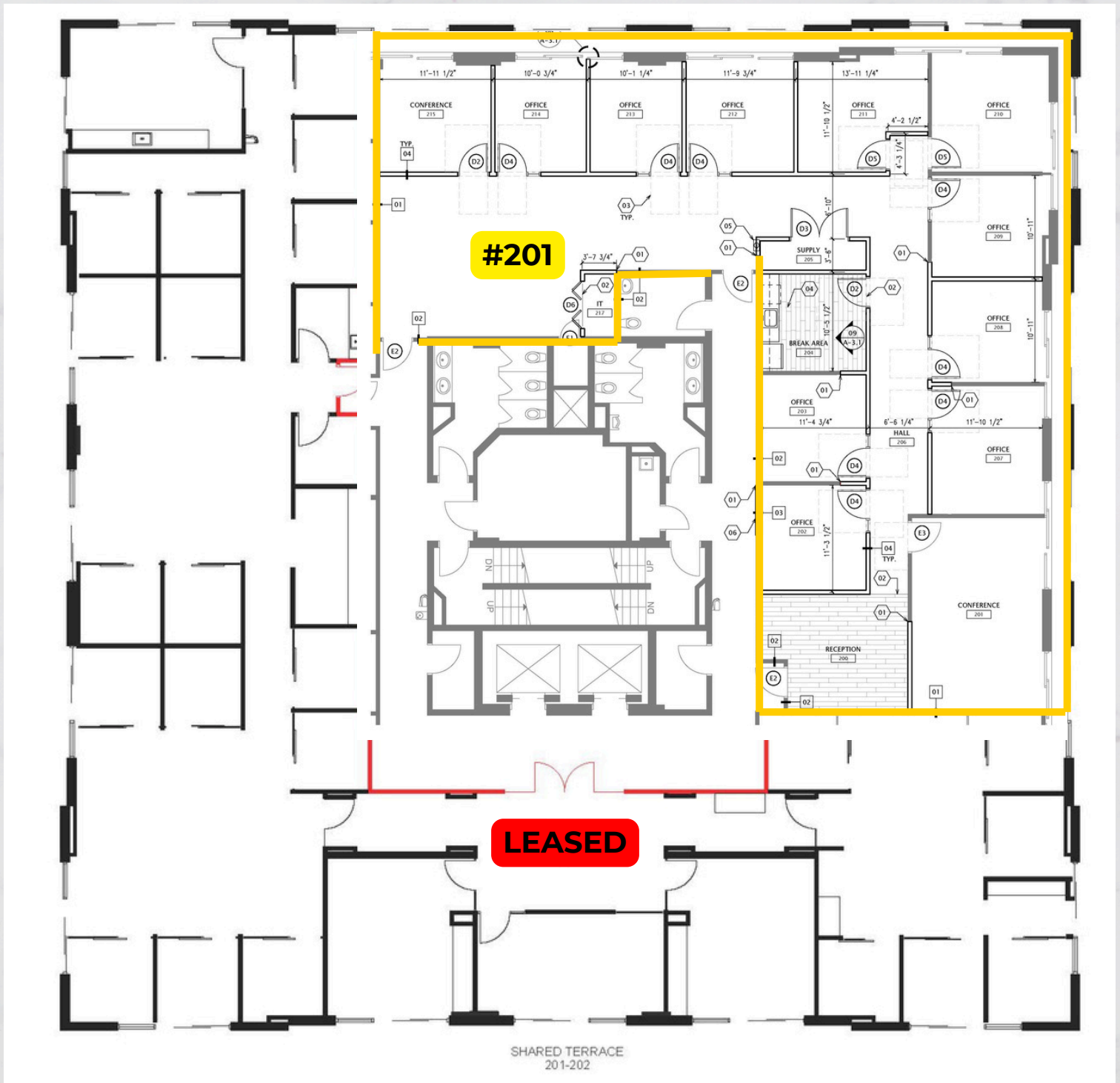




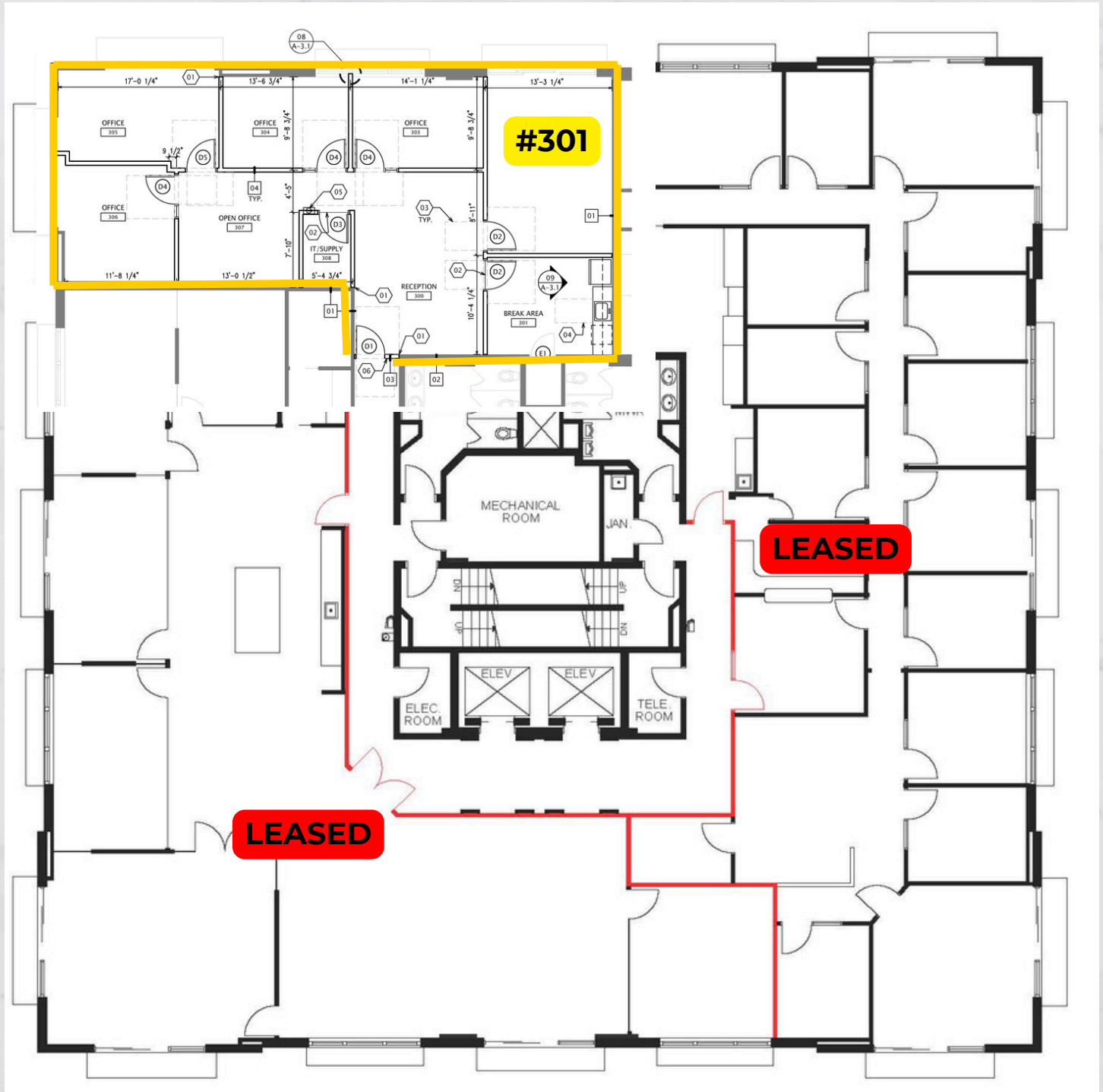
## SUITE 103 - 1,496 SF



## SUITE 201 - 3,644 SF



## SUITE 301 - 1,622 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

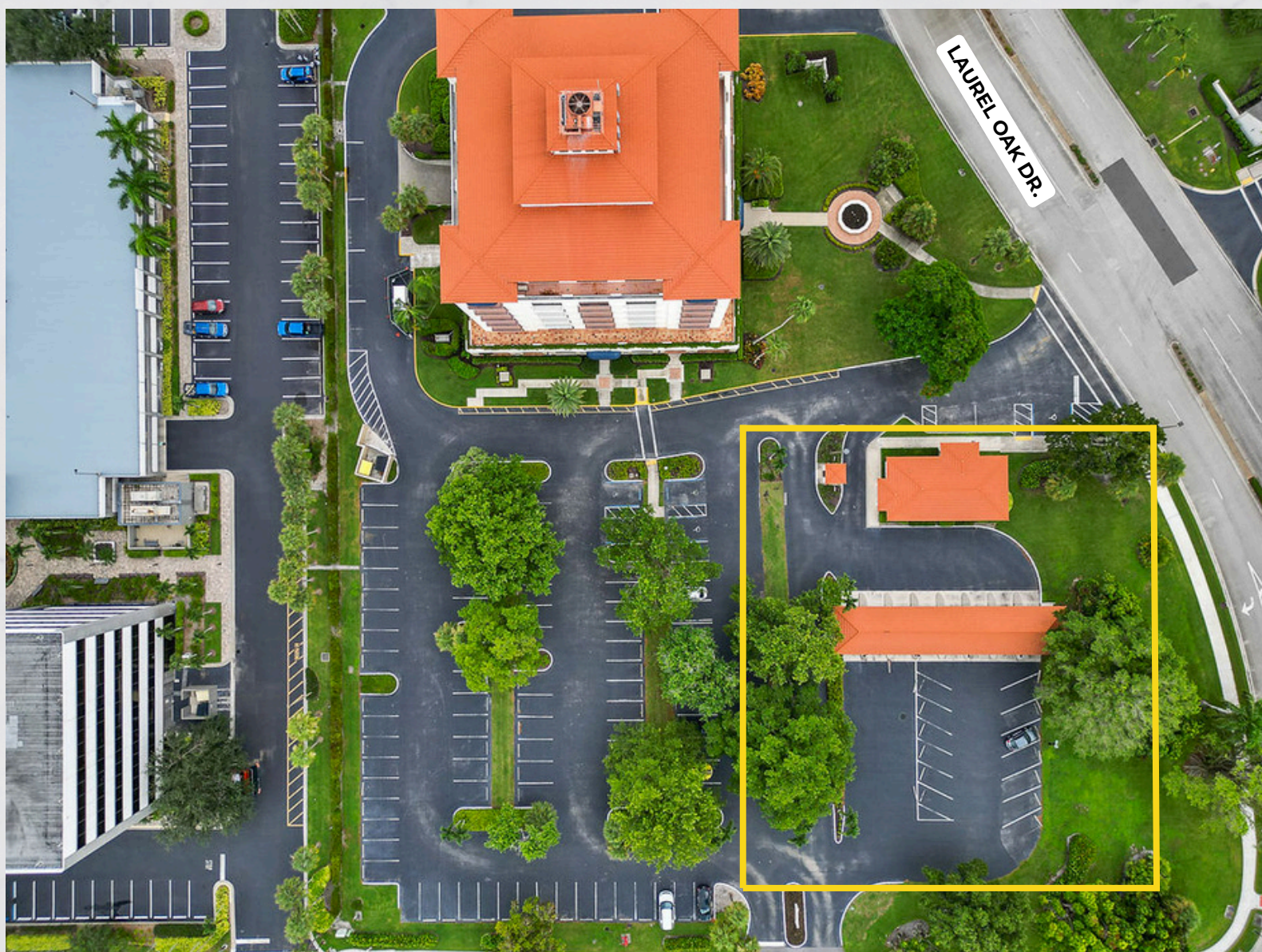
Meticulously maintained Class A building and grounds are tended to by experienced **on-site** professional property management.





# LAND LEASE OR BUILD TO SUIT

📍 Located off of Tamiami Trail N & Laurel Oak Dr.  
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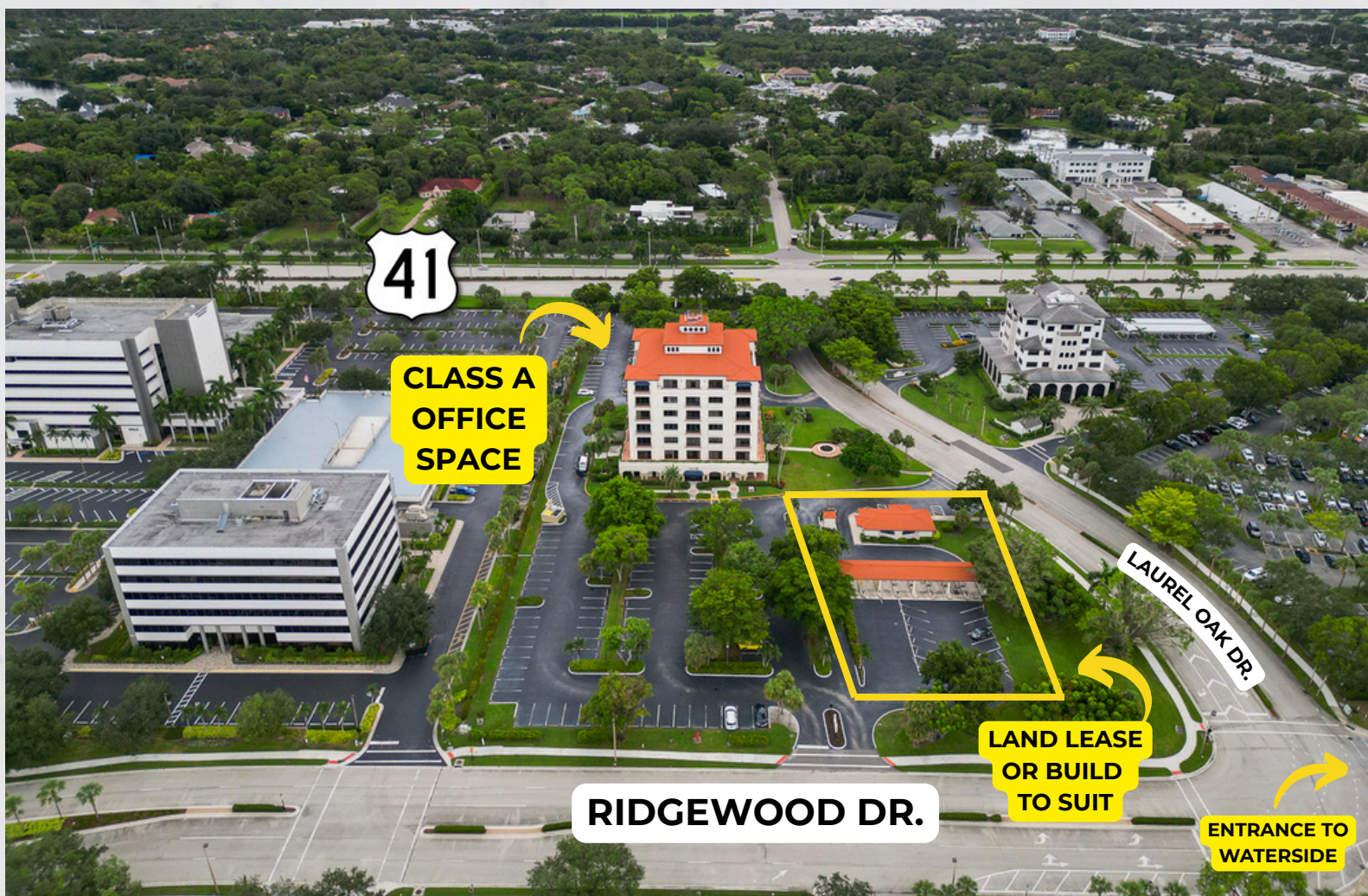
***LOCATED AT THE ENTRANCE TO WATERSIDE:***

Land available for lease or build to suit adjacent to Class A Truist office building. Opportunity for a free-standing restaurant, office, or retail building.

- Food & Beverage
- Retail
- Showroom
- Office

**UP TO 4,000 SF**  
**CALL FOR PRICING**





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## DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Est. Population	5,733	43,760	89,064
Est. Average H.H. Income	\$216,635	\$211,961	\$194,244
2024 Avg. Daily Traffic Count	49,000 vehicles per day on Tamiami Trail N 37,500 vehicles per day on Pine Ridge Rd		

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