



Investment  
Properties  
Corporation

F O R L E A S E

# NEWGATE CENTER

## GROUND FLOOR OFFICE SUITE

5129-5133 Castello Drive | Naples, Florida 34103



*click here!*



Google  
Maps

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*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



## AVAILABILITY

BLDG	SF	PSF/YR	EST. CAM	AVAILABILITY	EST. MONTHLY TOTAL
5129 - #1	800 SF	\$21 NNN	\$12.82	5-01-2025	\$2,254.67 <i>(+ sales tax)</i>
5133 - #2	1,625 SF	\$21 NNN	\$12.82	2-01-2025	\$4,579.79 <i>(+ sales tax)</i>

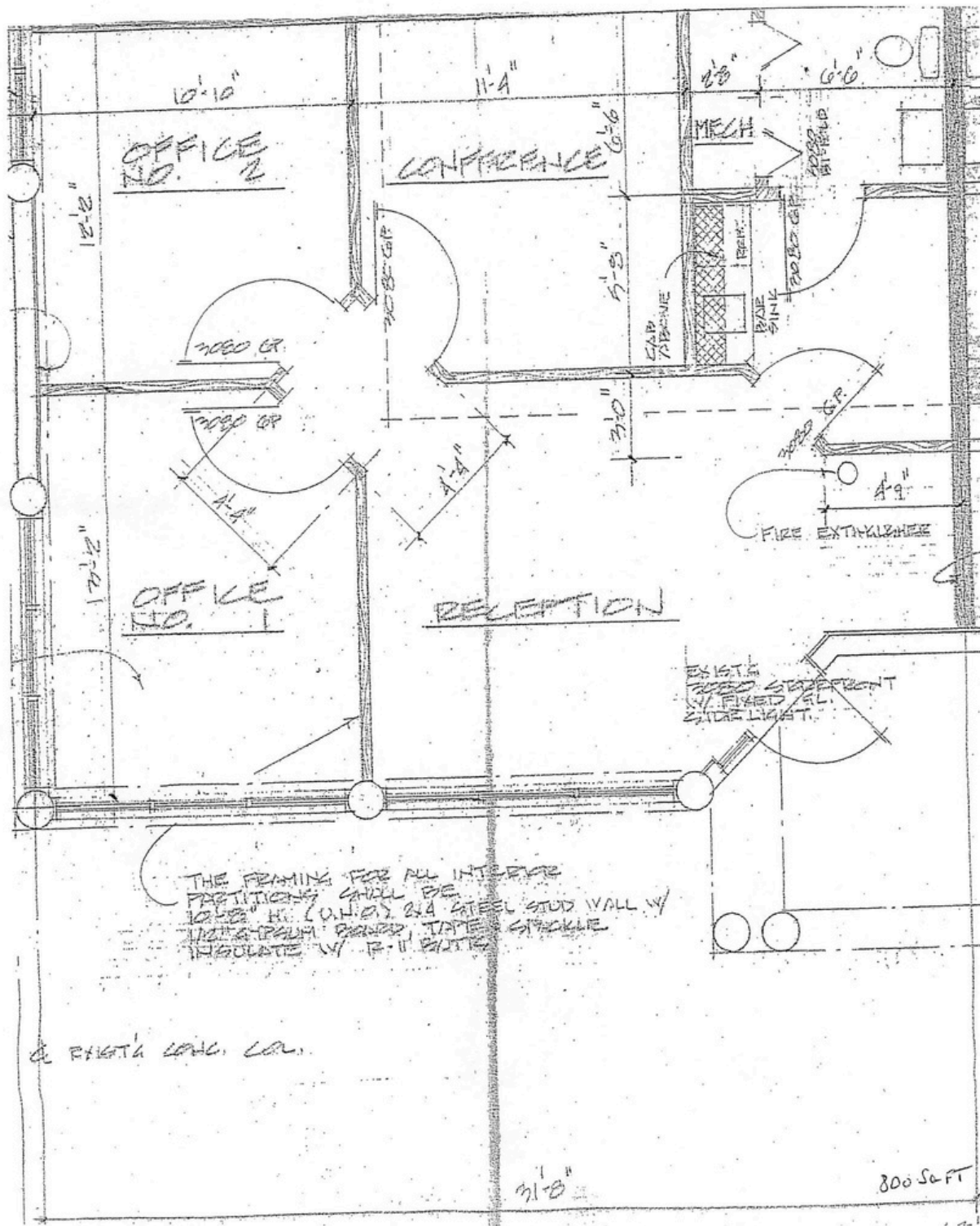
Castello Drive is located in Newgate Center - behind the Newgate Tower - accessible from US-41, Pine Ridge Road, and Castello Drive, including from the back roads off of Goodlette-Frank Road. Convenient for both clients and employees, this site is surrounded by retail, restaurants, and residential communities.





## FLOOR PLAN

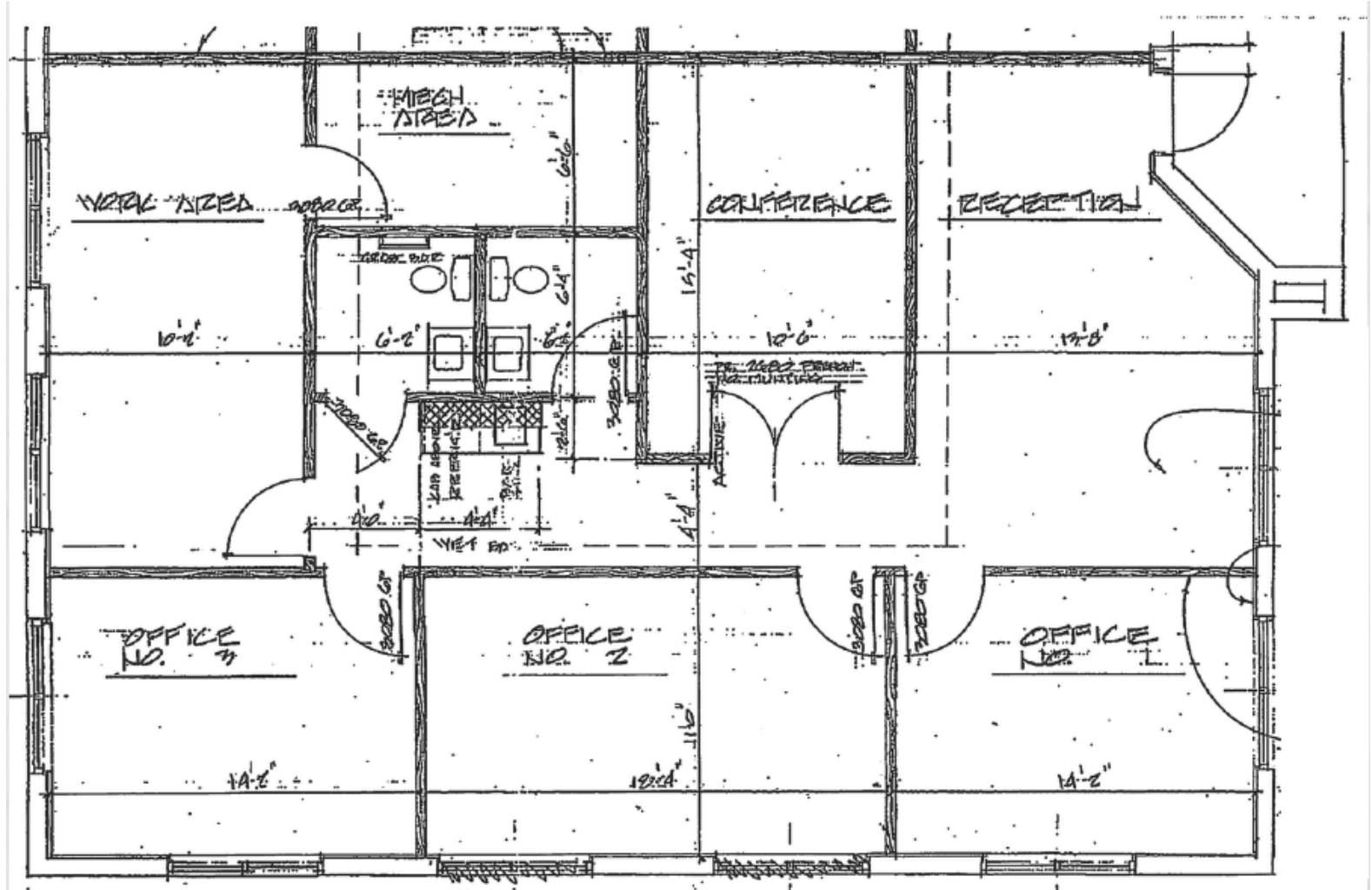
### Suite #1 - 800 SF





## FLOOR PLAN

Suite #2 - 1,625 SF





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📍 Located off of Castello Drive & Tamiami Trail

5133 Castello Drive | Naples, Florida 34103

## WATERSIDESHOPS

ONLY 0.5 MILES FROM  
PROPERTY!



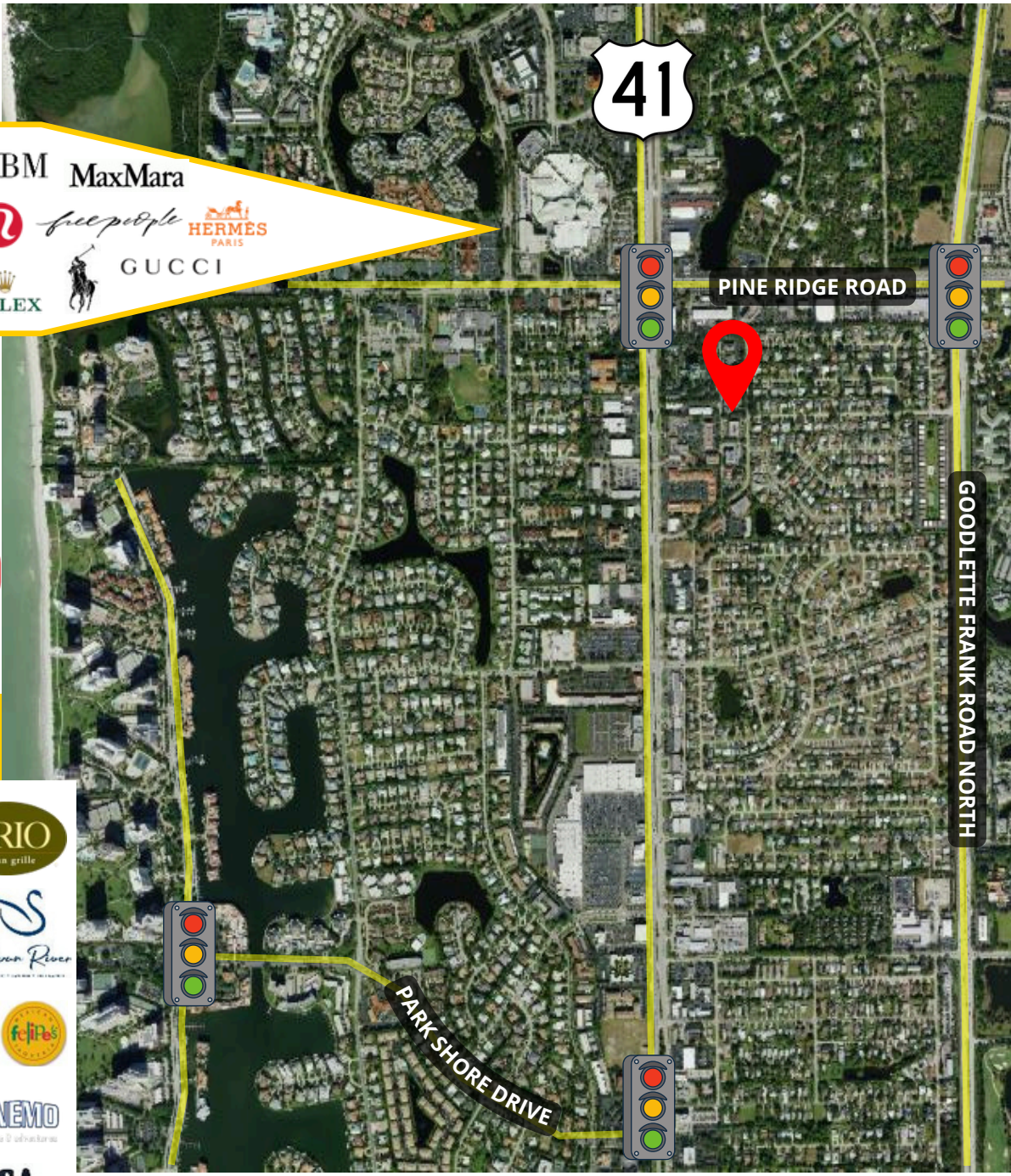
## AMENITY RICH LOCATION FOR EMPLOYEES



## 74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more...



DEMOGRAPHICS 2023	1 mile	3 miles	5 miles
Est. Population	6,983	43,834	92,622
Est. Average H.H. Income	\$156,070	\$177,423	\$157,890
2022 Avg. Daily Traffic Count	49,396 vehicles per day on Tamiami Trail North		

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