



Investment  
Properties  
Corporation

CLASS A OFFICE  
FOR LEASE

# Collier Place II

📍 South of Creech Road on Tamiami Trail North

3001 Tamiami Trail North | Naples FL 34103



Fully improved Class A office space on U.S. 41 with covered parking available, some suites are fully furnished.

*click here!* →



Google  
Maps

**CONTACT (239) 261-3400**

Patrick Fraley, ext. 118, [patrick@ipcnaples.com](mailto:patrick@ipcnaples.com)  
Lauren Kelso, ext. 120, [lauren@ipcnaples.com](mailto:lauren@ipcnaples.com)

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*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

## COLLIER PLACE II - BUILDING 3001

<u>SUITE</u>	<u>SF</u>	<u>RENT</u> <u>PSF/YR</u>	<u>Est. 2024 CAM</u> <u>PSF/YR</u>
206	3,416	\$26	\$12.30

*CAM includes taxes, insurance, electric, water, sewer, & lightbulbs*





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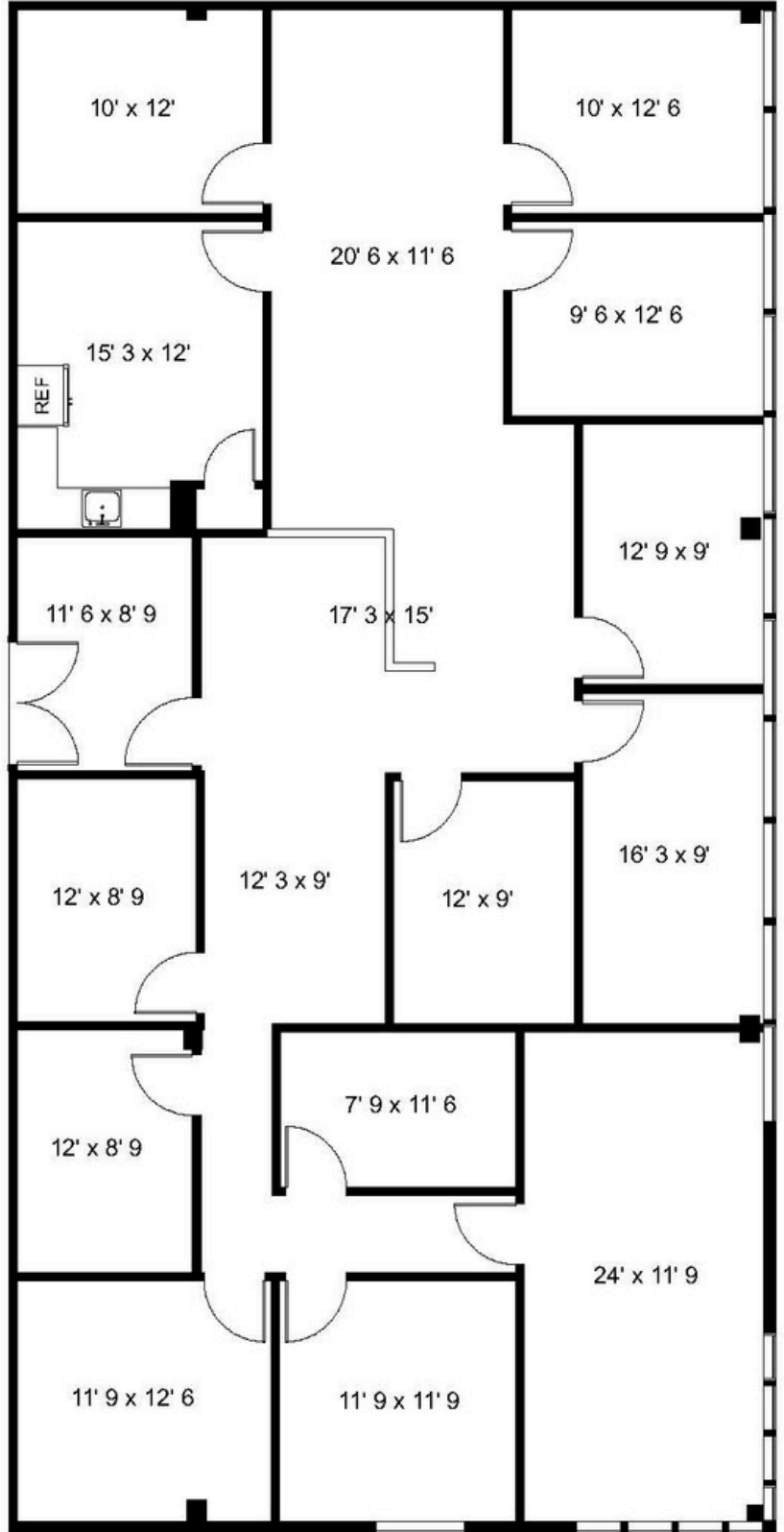
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## FLOOR PLAN

Suite 206:  
3,416 SF



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## INTERIOR PHOTOS



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**Investment Properties Corporation**

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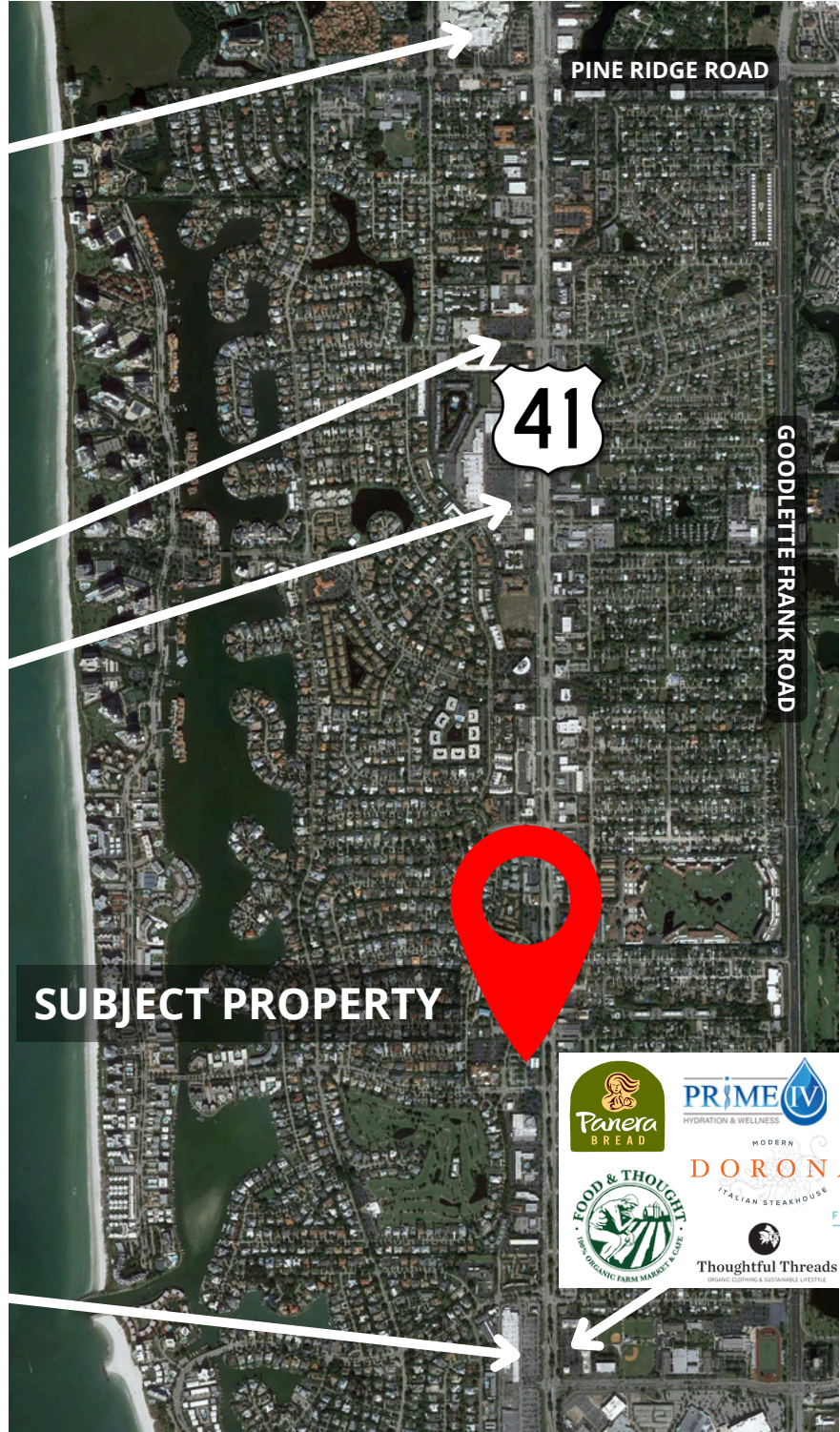
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## WATERSIDESHOPS



## AMENITY RICH LOCATION FOR EMPLOYEES



**SUBJECT PROPERTY**



click here!



Google Maps

DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,096	33,432	91,507
EST. AVG. HOUSEHOLD INCOME	\$177,822	\$172,999	\$149,423
2022 DAILY TRAFFIC COUNT	49,396 cars daily		