



THE PROPERTY

- 3 Story Coastal Contemporary Professional Building
- On US 41 East Near Airport Rd.

WALKING DISTANCE TO COLLIER GOV CENTER

- Lease or Purchase
 - 1,915 SF - 7,841 SF
 - Grey Shell Units
 - Dedicated Garage Space
- Current Tenants Include:
- Vanderbilt Insurance
 - Ayan Dentistry
 - Spaces Coworking

Ground Floor Units Available

Building now complete! Tenants Moving In.
Start your buildouts today.

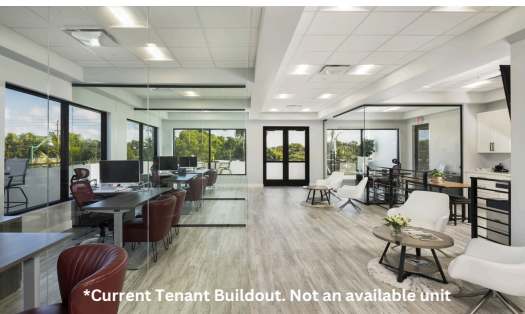
Bayfront Realty-Broker
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3080 TAMIAMI TRAIL EAST
NAPLES, FL 34112
Trail Professional Center

MHK
ARCHITECTURE
& PLANNING
NAPLES | PALM BEACH | THE CAROLINAS
The Florida Architect
TrailProfessionalCenter.com



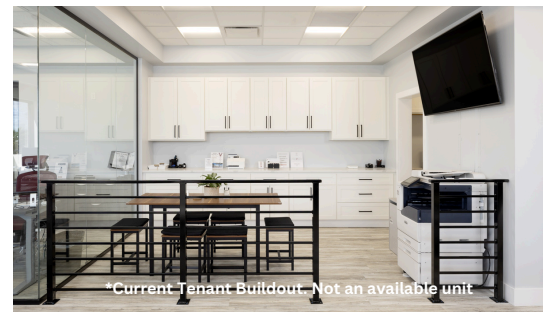
*Current Tenant Buildout. Not an available unit



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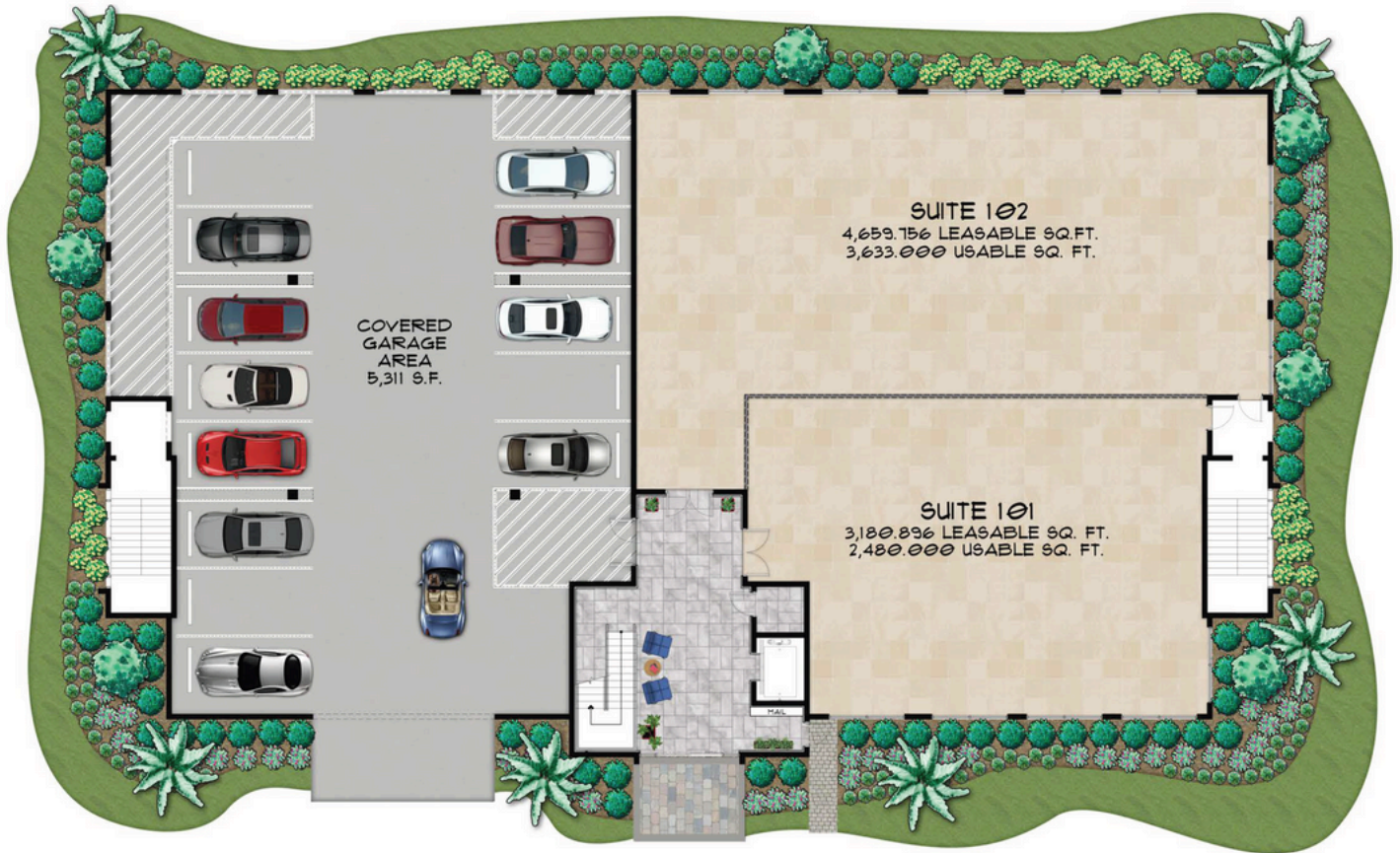
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Site Plan



SITE PLAN

1st Floor Layout



FIRST FLOOR PLAN

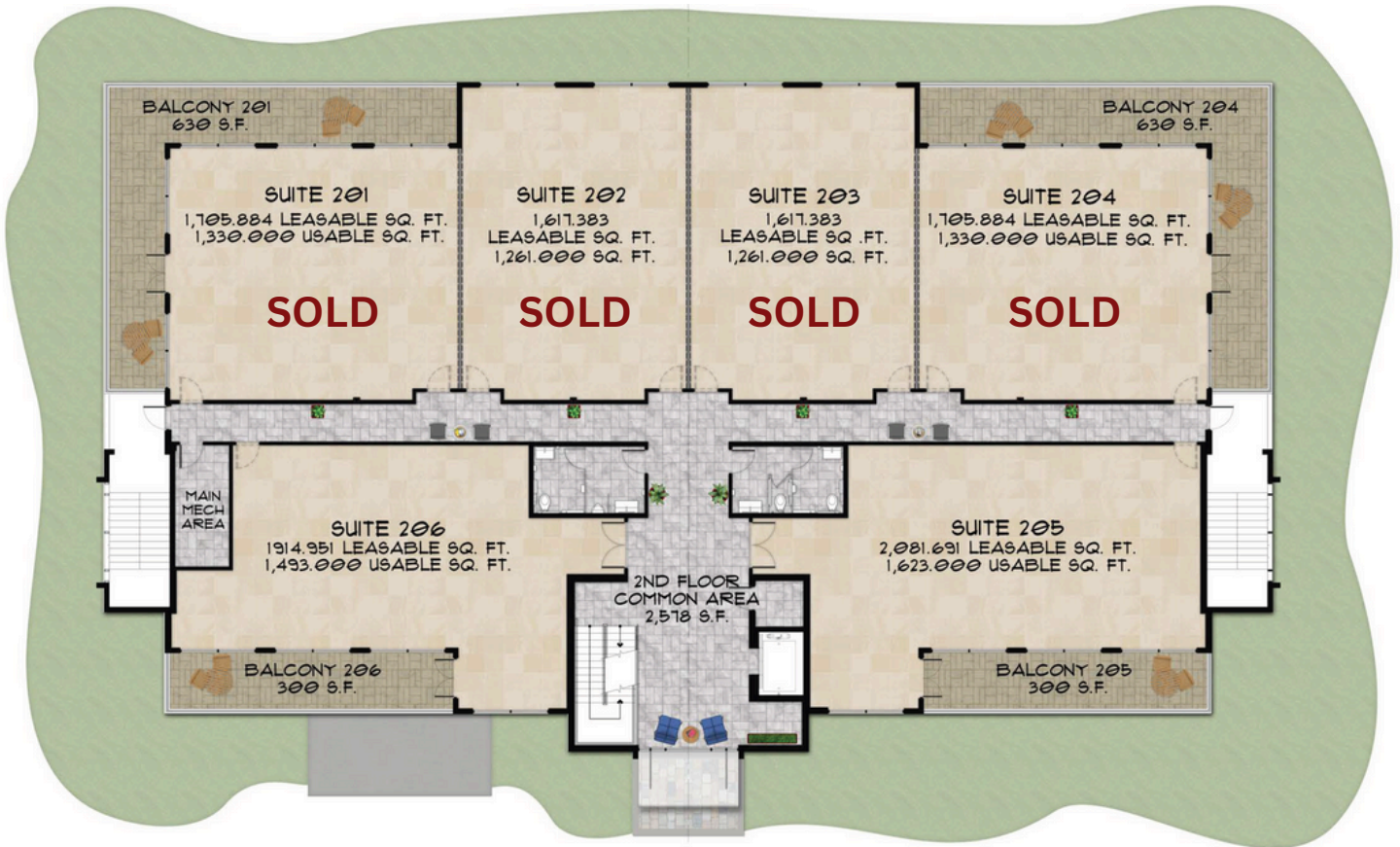
3080 Tamiami Trail East
 Naples, Florida

SK1
 OCTOBER 1, 2019

MHK ARCHITECTURE & PLANNING

SK1
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2nd Floor Layout



SECOND FLOOR PLAN

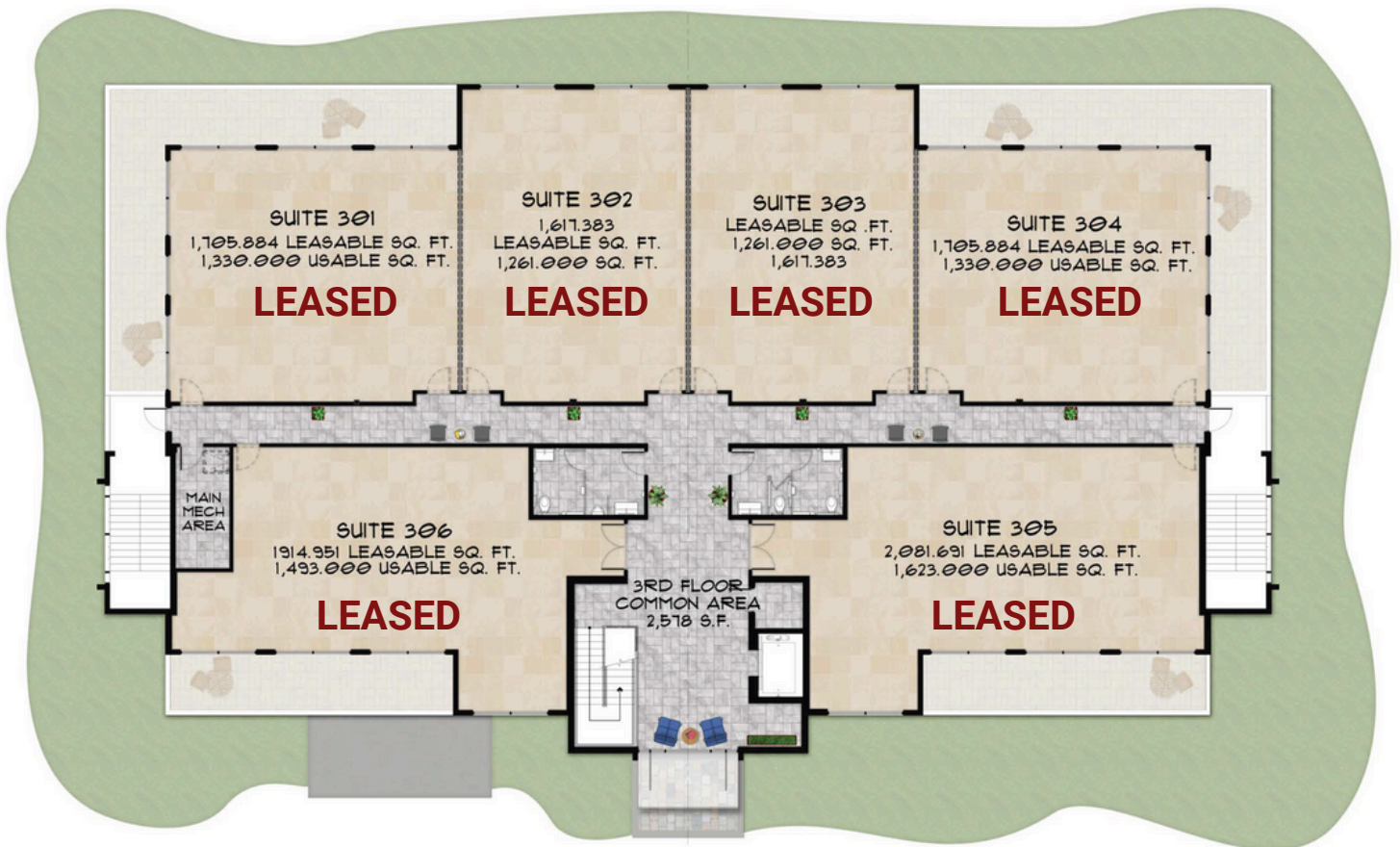
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3rd Floor Layout



THIRD FLOOR PLAN

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3080 TAMIA MI TRAIL EAST
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SK3
 OCTOBER 1, 2019

Pricing and Status

| UNIT # | STATUS | FOR SALE | | | | OR FOR LEASE | |
|--------|-----------|---------------|----------------|-------------------------|-----------------|------------------------------|---|
| | | USEABLE SQ FT | LEASABLE SQ FT | COST PER LEASABLE SQ FT | PURCHASE PRICE | BASE RENT PER LEASABLE SQ FT | MONTHLY RENT (INCLUDES \$8.00 CAM & 2.0% SALES TAX) |
| 101 | AVAILABLE | 2,480 | 3,180.896 | \$ 550.00 | \$ 1,749,477.95 | 28.00 | \$9,733.54 |
| 102 | AVAILABLE | 3,633 | 4,659.756 | \$ 550.00 | \$ 2,562,865.80 | 28.00 | \$14,258.85 |
| 201 | SOLD | 1,330 | 1,705.884 | \$ 340.00 | SOLD | SOLD | SOLD |
| 202 | SOLD | 1,261 | 1,617.383 | \$ 340.00 | SOLD | SOLD | SOLD |
| 203 | SOLD | 1,261 | 1,617.383 | \$ 340.00 | SOLD | SOLD | SOLD |
| 204 | SOLD | 1,330 | 1,705.884 | \$ 340.00 | SOLD | SOLD | SOLD |
| 205 | AVAILABLE | 1,623 | 2,081.691 | \$ 340.00 | \$ 707,774.94 | 25.00 | \$5,839.14 |
| 206 | AVAILABLE | 1,493 | 1,914.951 | \$ 340.00 | \$ 651,083.34 | 25.00 | \$5,371.44 |
| 301 | LEASED | 1,330 | 1,705.884 | \$ 340.00 | LEASED | LEASED | LEASED |
| 302 | LEASED | 1,261 | 1,617.383 | \$ 340.00 | LEASED | LEASED | LEASED |
| 303 | LEASED | 1,261 | 1,617.383 | \$ 340.00 | LEASED | LEASED | LEASED |
| 304 | LEASED | 1,330 | 1,705.884 | \$ 340.00 | LEASED | LEASED | LEASED |
| 305 | LEASED | 1,493 | 1,914.951 | \$ 340.00 | LEASED | LEASED | LEASED |
| 306 | LEASED | 1,623 | 2,081.691 | \$ 340.00 | LEASED | LEASED | LEASED |

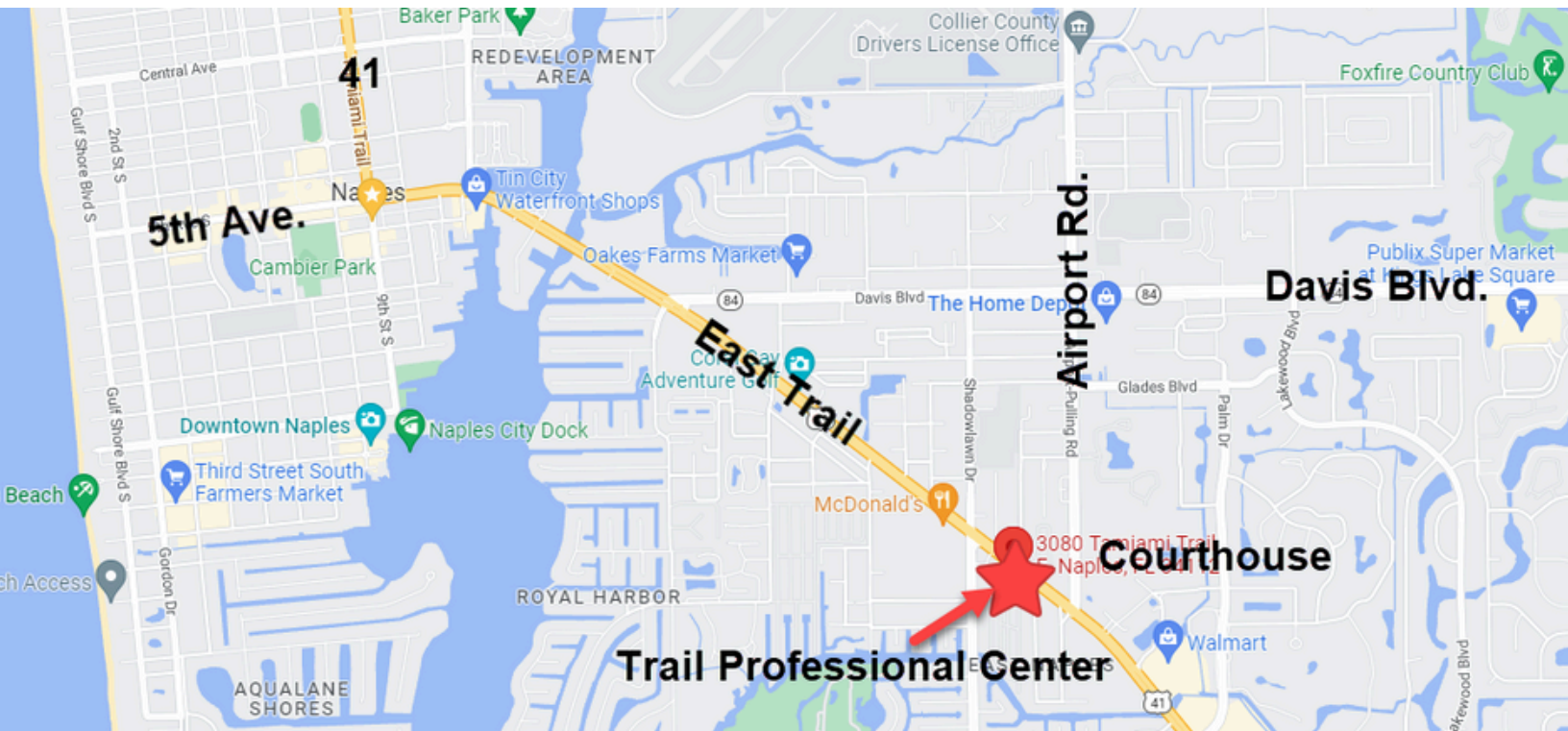
Prices based upon leasable area. TI Allowance available for leases only.
Estimated CAM \$8.00/PSF. Includes Electric and Real Estate Taxes

Location Info

Trail Professional Center, a high-end professional building, is just a stone's throw away from the Collier County Government Center on booming Tamiami Trail East, Naples.

Near Airport Rd. on East Tamiami Trail
Across from Collier County Courthouse
Easy Access In and Out

Map



Location Info

