

**BR**  
*Bayfront Realty*  
(239) 571-9524

3080 TAMIAMI TRAIL EAST  
NAPLES, FL 34112  
Trail Professional Center

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



## 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**

**Bill Klohn**

**(239) 571-9524**

**[bklohn@me.com](mailto:bklohn@me.com)**

Updated 9/23/25



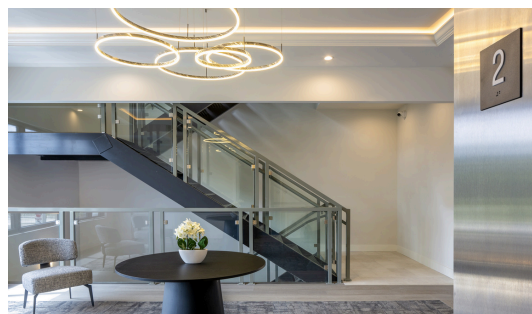
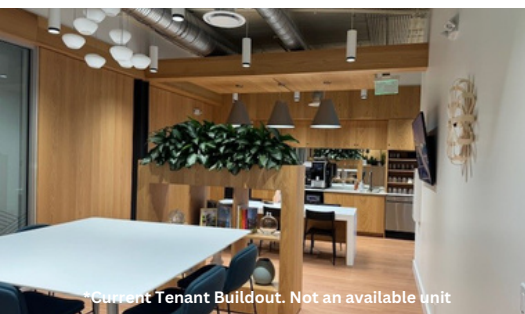
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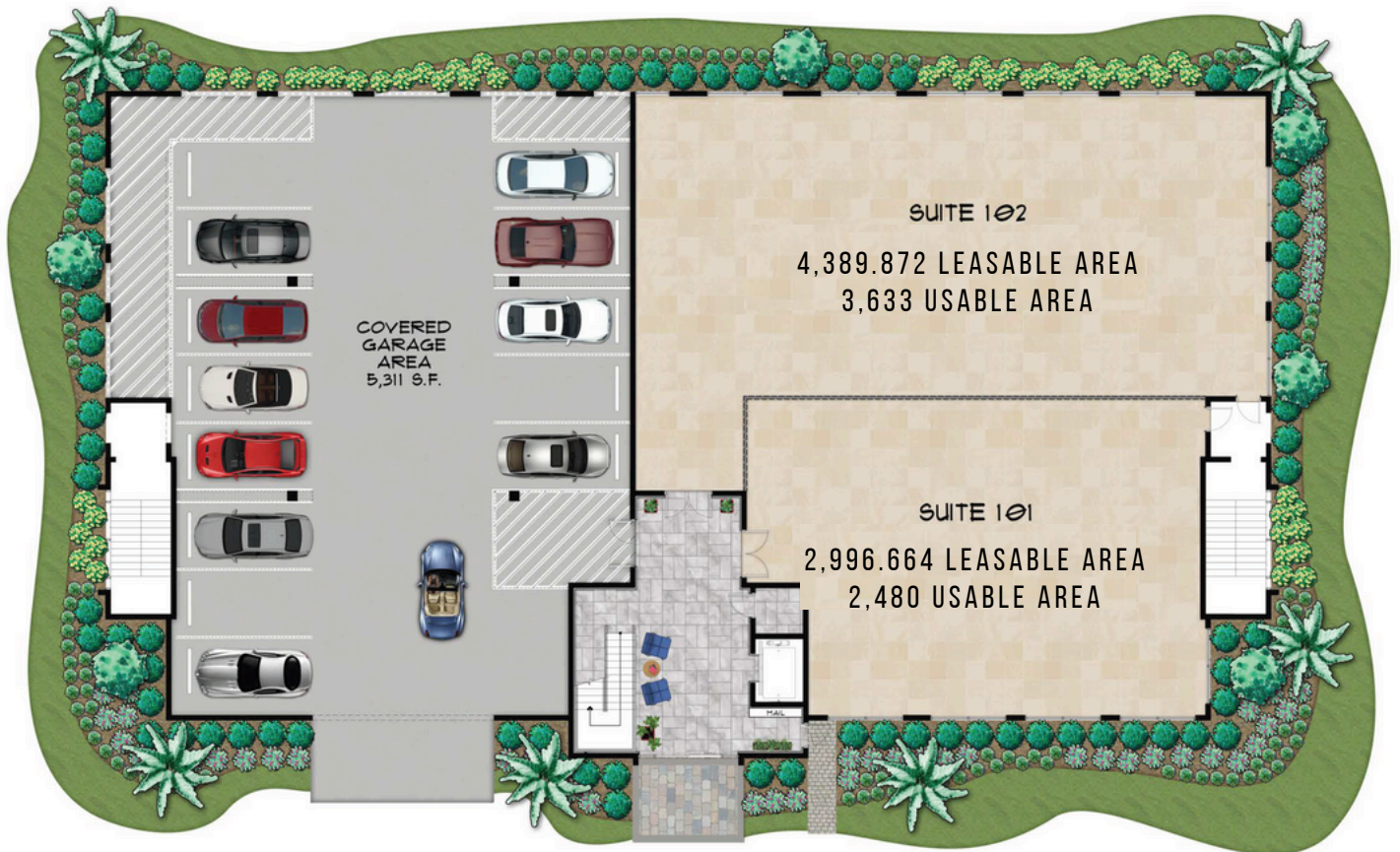
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Site Plan



## 1st Floor Layout



FIRST FLOOR PLAN

3080 Tamiami Trail East  
Naples, Florida

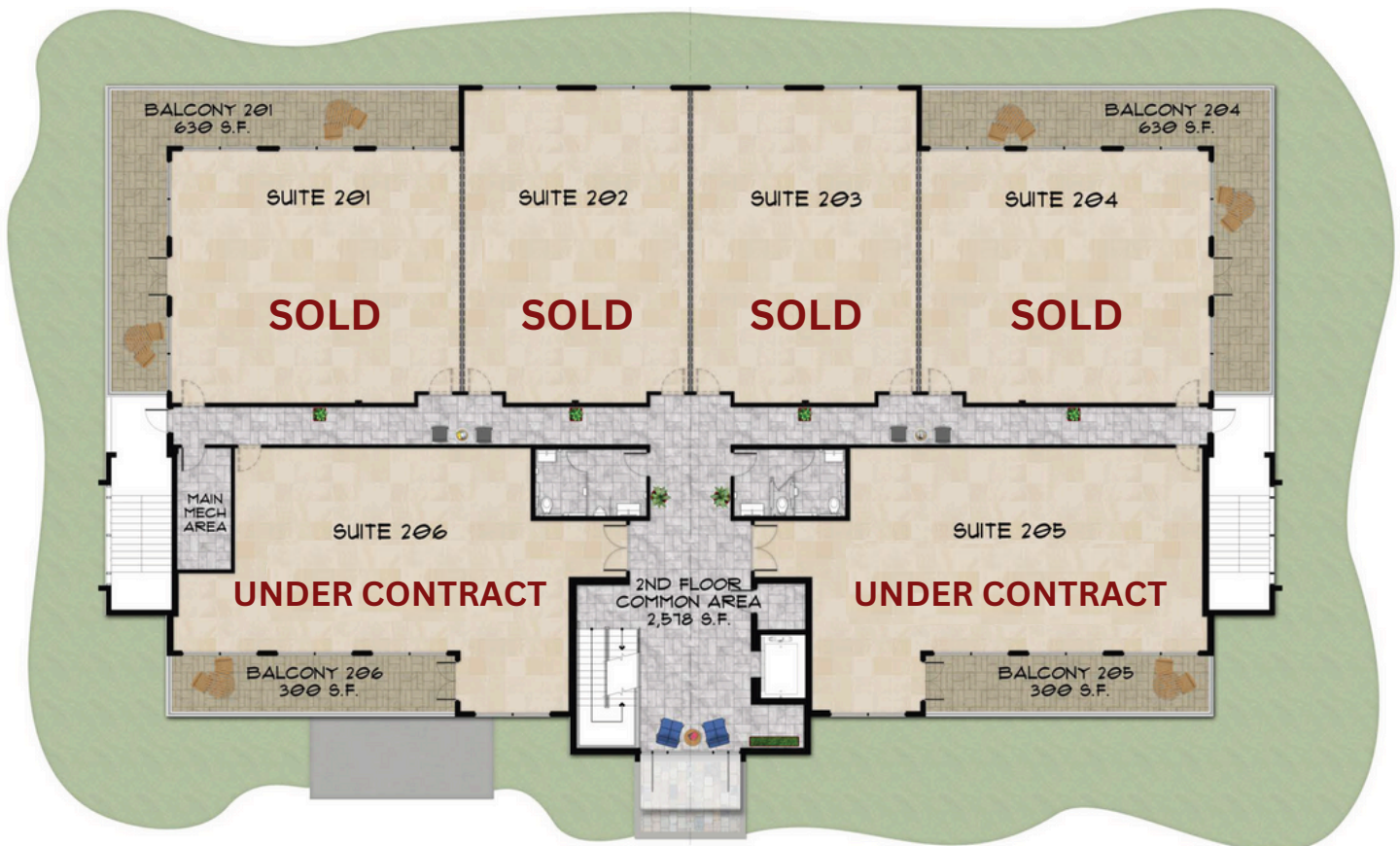
BRUSHMAN & SUEZ, LLC  
NAPLES, FLORIDA 34102  
PHONE: (239) 431-7000  
WWW.MHKAP.COM

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**SKI**  
OCTOBER 1, 2020



## 2nd Floor Layout



SECOND FLOOR PLAN

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Naples, Florida

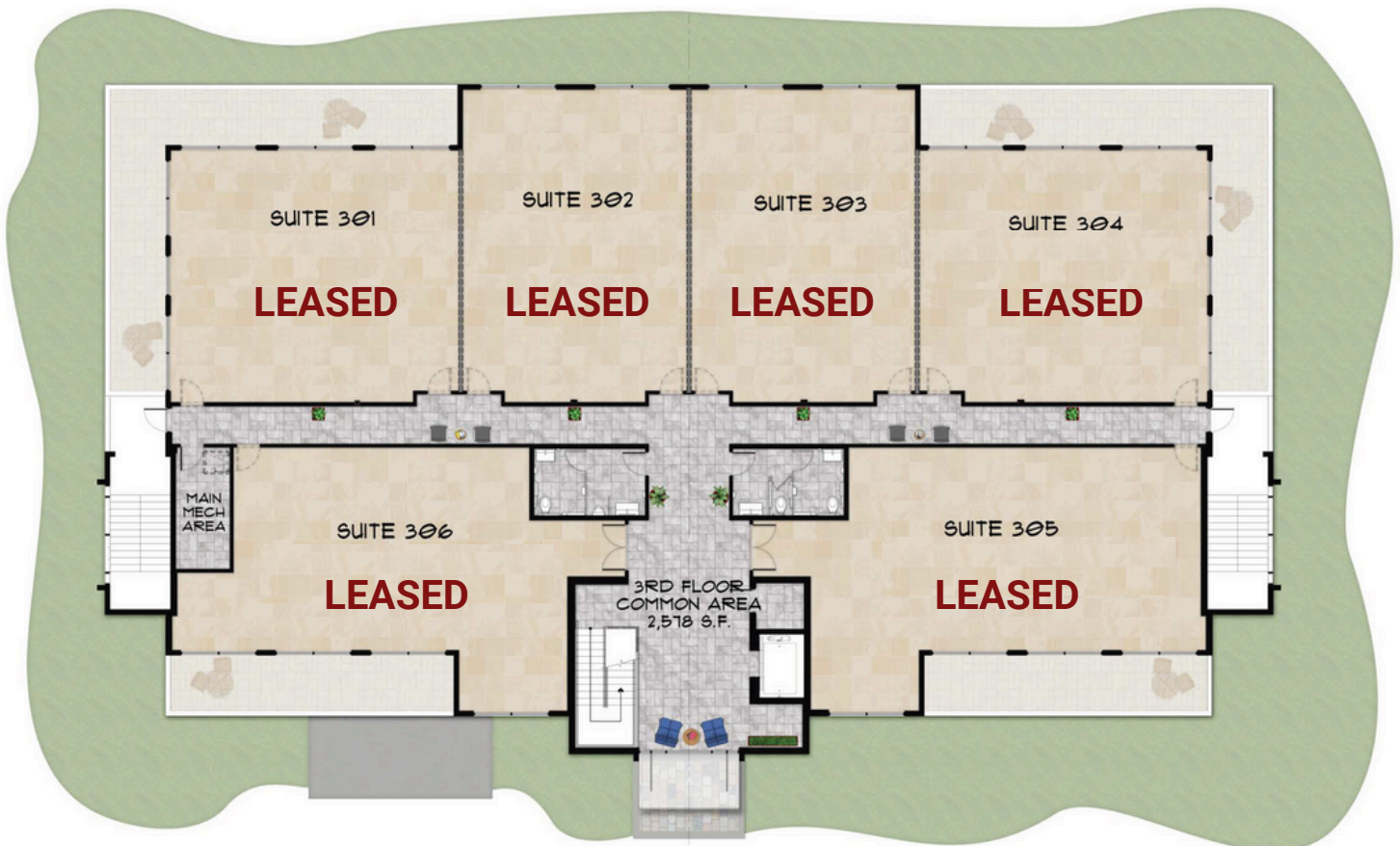
3080 TAMIA MI TRAIL EAST  
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## 3rd Floor Layout



THIRD FLOOR PLAN

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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 \$7.51 CAM & 2.0% SALES TAX)
101	AVAILABLE	2,480	2,996.664	\$ 500.00	\$ 1,498,332.00		28.00	\$ 9,044.98
102	AVAILABLE	3,633	4,389.872	\$ 500.00	\$ 2,194,936.00		28.00	\$ 13,250.17
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	PENDING	1,623	1,961.123	\$ 340.00	PENDING		PENDING	PENDING
206	PENDING	1,493	1,804.040	\$ 340.00	PENDING		PENDING	PENDING
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 \$7.51/PSF. Includes electric, water and sewer (real estate taxes billed separately). Pricing depicted is for non-medical usage

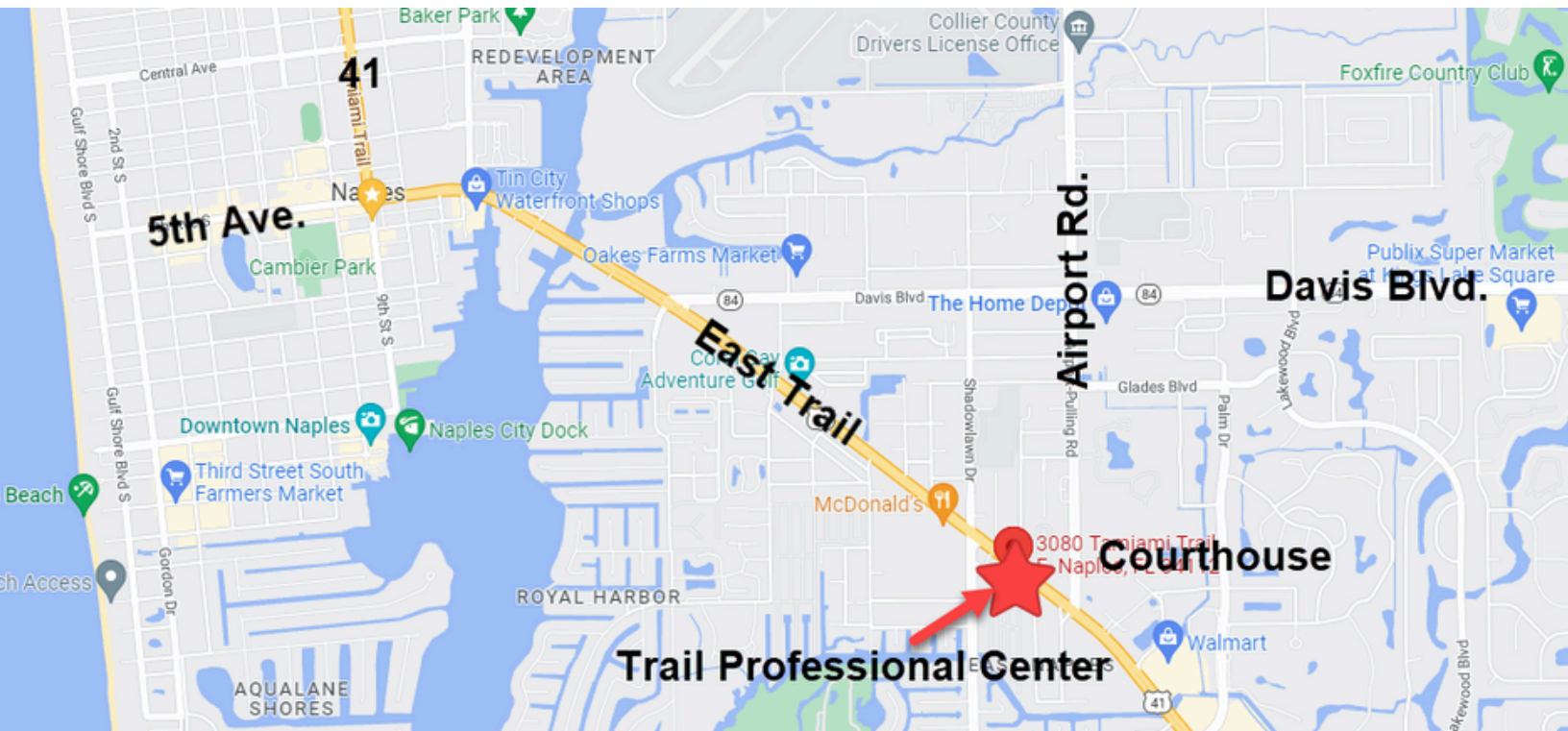


## Location Info

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

