



Investment
Properties
Corporation

F O R L E A S E

NEWGATE TOWER

CLASS A OFFICE SUITE

5150 Tamiami Trail North | Naples, Florida 34103



PINE RIDGE RD.



Newgate Tower - accessible from US-41 and just south of Pine Ridge Road. Convenient for both clients and employees, this site is surrounded by retail, restaurants, and residential communities.

click here!



Google
Maps

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Investment Properties Corporation of Naples
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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

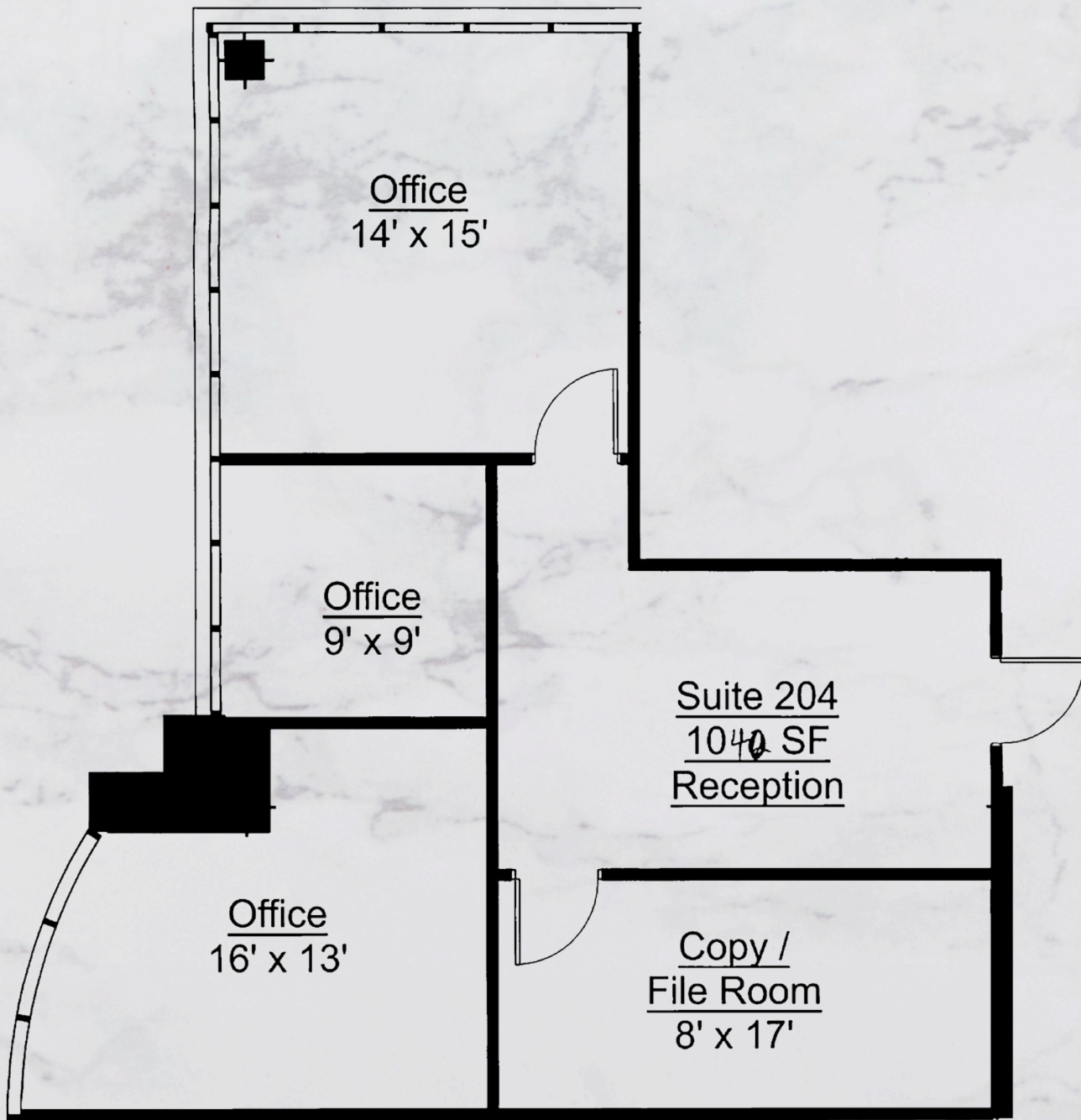
SUITE	SF	PSF/YR	EST. 2025 CAM	AVAILABILITY	EST. MONTHLY TOTAL + SALES TAX
204	1,040 SF	\$32 NNN	\$18.37 PSF + .50 PSF Reserves	IMMEDIATELY	\$4,408.73
300	2,030 SF	\$32 NNN	\$18.37 PSF + .50 PSF Reserves	IMMEDIATELY	\$8,605.51
401	1,839 SF	\$32 NNN	\$18.37 PSF + .50 PSF Reserves	1/01/25	\$7,795.83





FLOOR PLAN

#204 - 1,040 SF





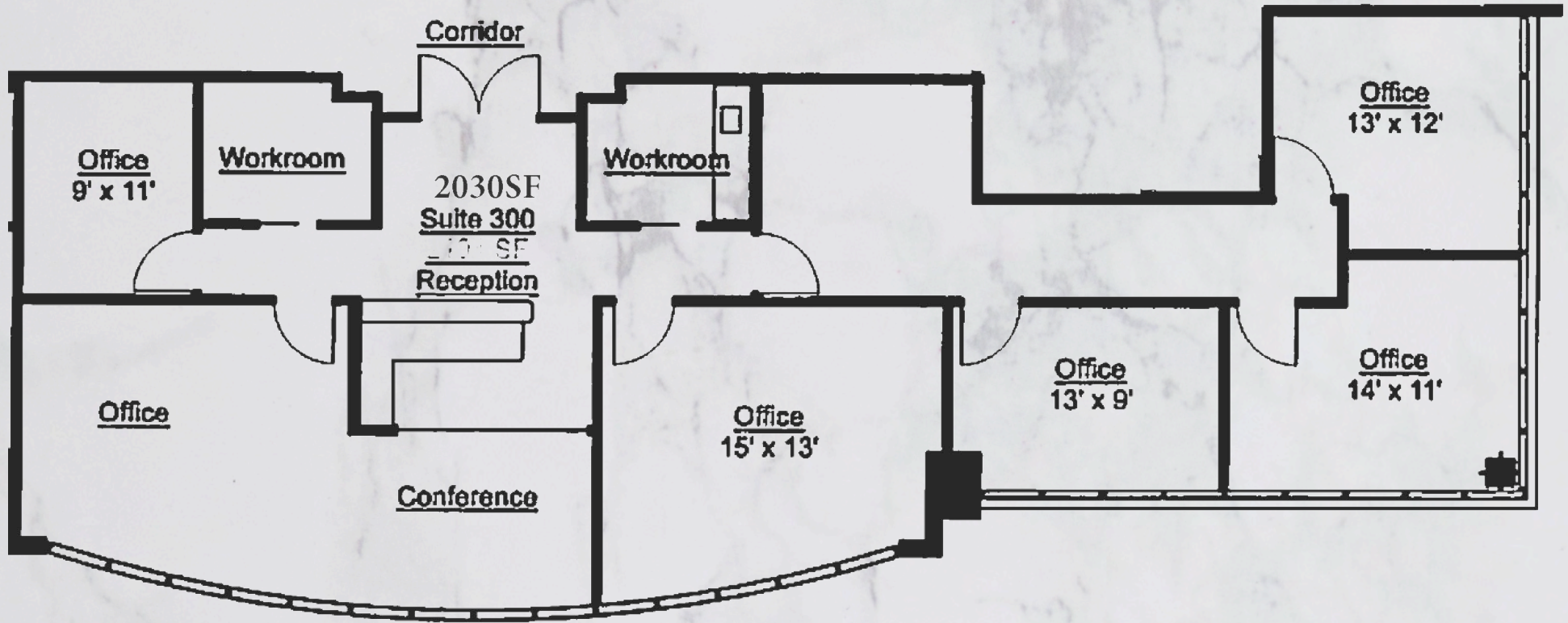
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FLOOR PLAN

#300 - 2,030 SF



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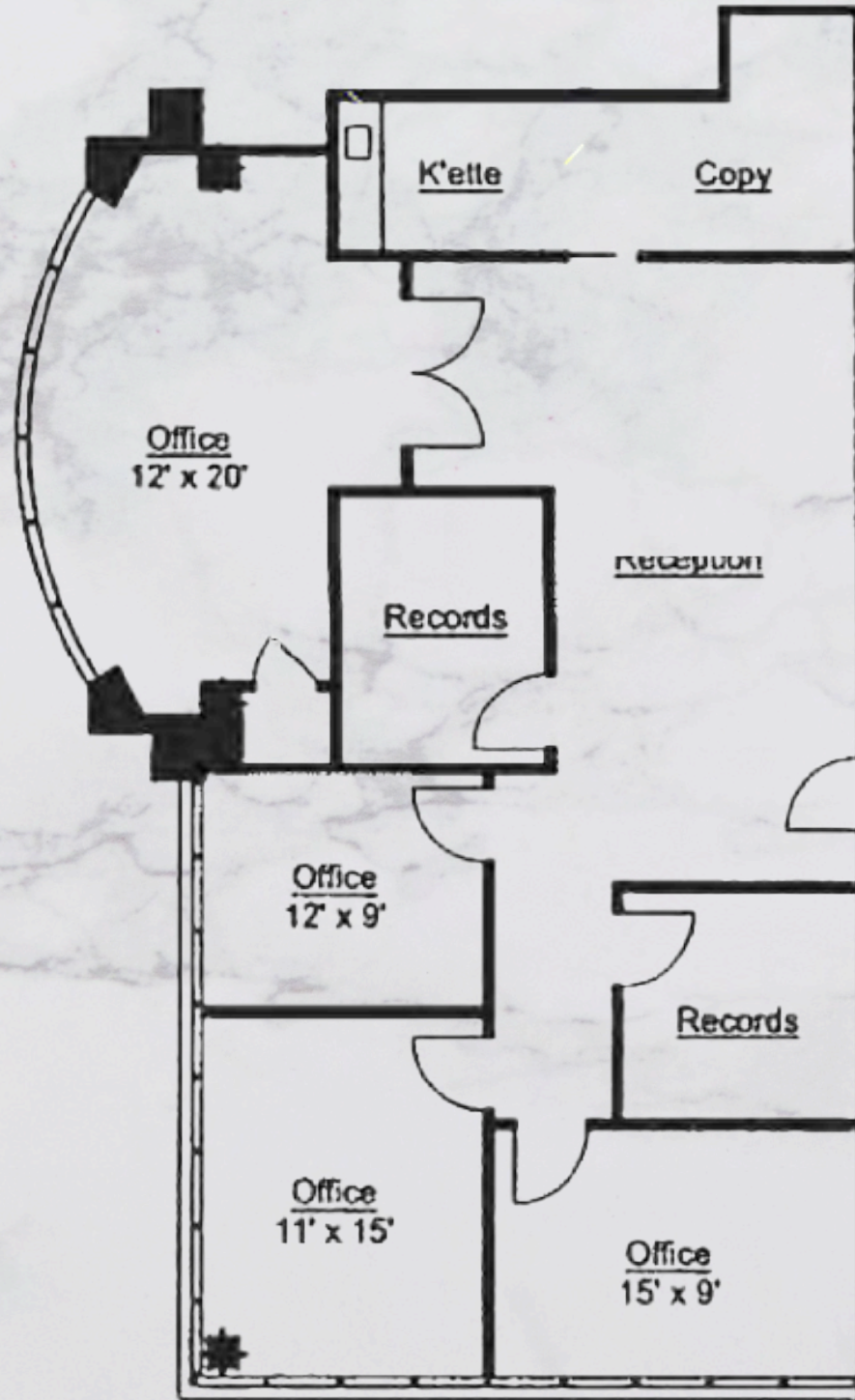
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FLOOR PLAN

#401 - 1,839 SF





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WATERSIDESHOPS

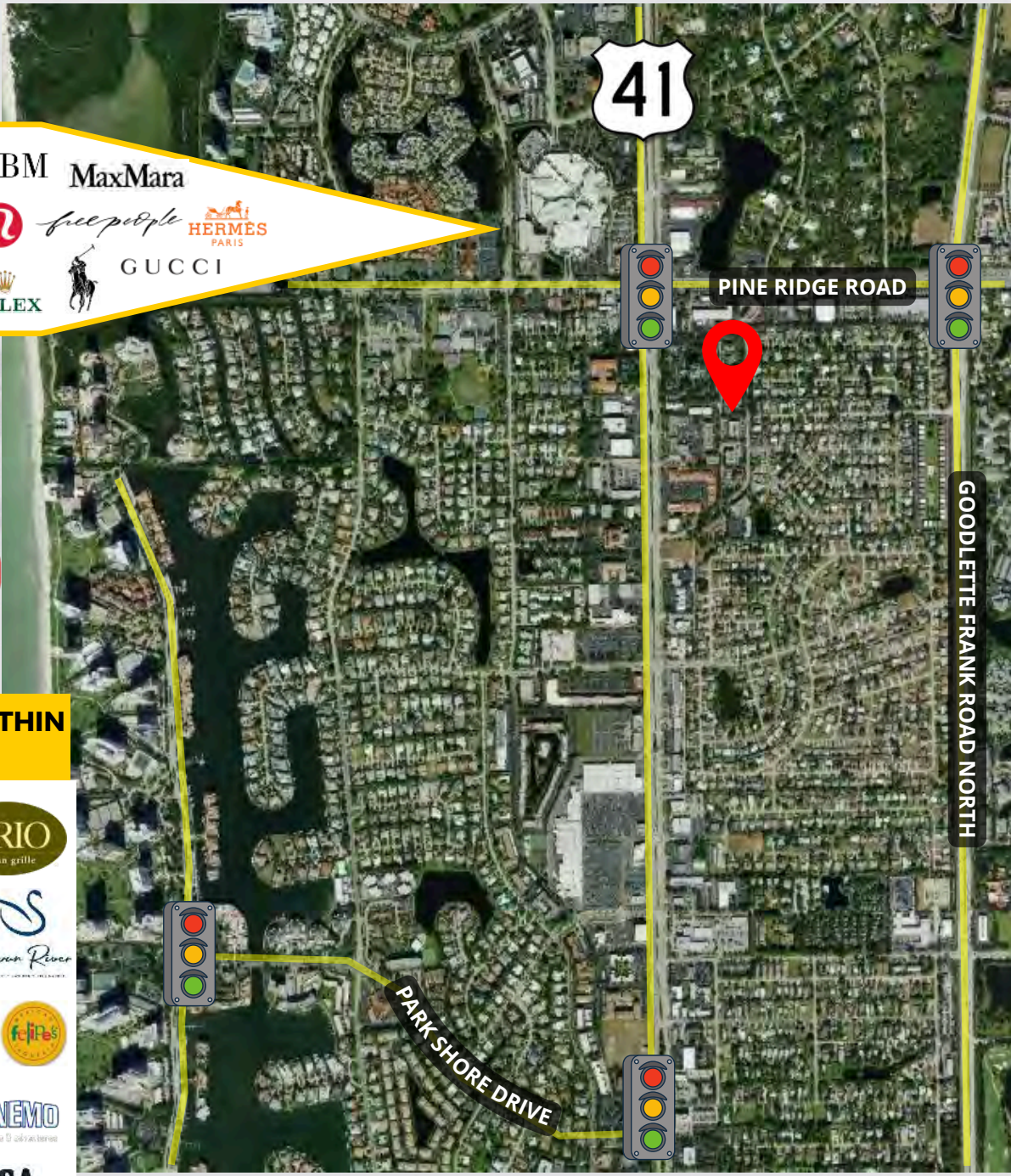
ONLY 0.5 MILES FROM
PROPERTY!



AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



click here!



DEMOGRAPHICS 2023	1 miles	3 miles	5 miles
Est. Population	6,531	43,424	90,809
Est. Average H.H. Income	\$159,022	\$177,450	\$158,831
2023 Avg. Daily Traffic Count	44,000 vehicles per day on Tamiami Trail North		

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