

4760 TAMIAMI TRAIL NORTH  
NAPLES, FL 34103

4760 Building - Spaces For Lease



## THE PROPERTY

4 SUITES FOR LEASE:

- Suite #22 - 2,859 SF
- Suite #25 - 1,549 SF

## PRIME US41 FRONTAGE - NOW FOR LEASE

Retail and office spaces are now available for lease in this recently renovated two-story office building offering prime US-41/Tamiami Trail frontage.

GENEROUS TENANT IMPROVEMENT ALLOWANCE  
COMMENSURATE WITH LENGTH OF LEASE.

**\$20.00 - \$35 PSF NNN**  
**\$8 PSF CAM**

**Bayfront Realty-Broker**  
**Bill Klohn**  
**(239) 571-9524**  
**bklohn@me.com**





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Property Pictures





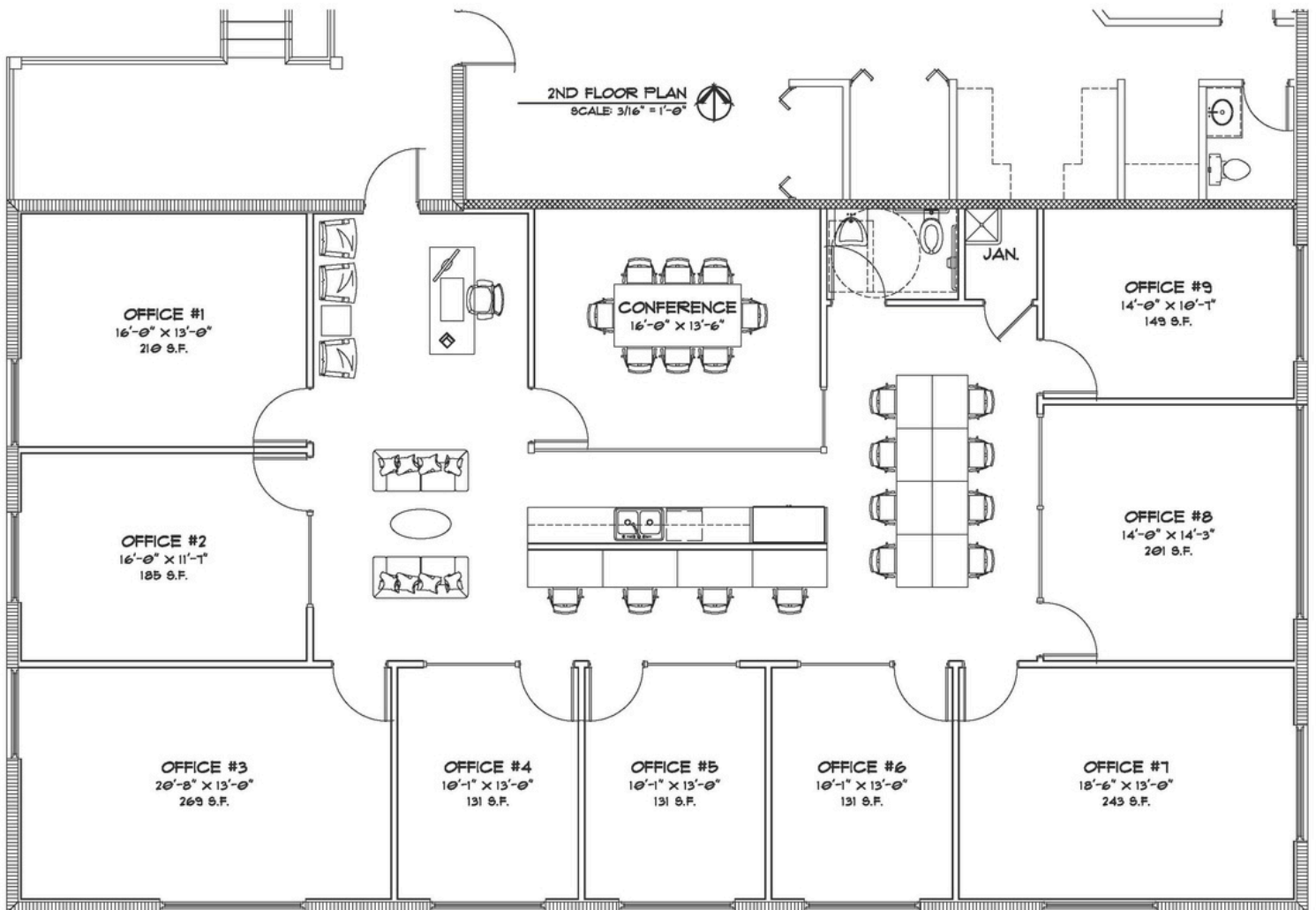
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## Floorplan - Suite #22

Improvement plans in for permit, the opportunity exists for customization.

FLOOR	UNIT #	UNIT SIZE SQ FT	BASE RENT PER SQ FT	MONTHLY BASE RENT	MONTHLY OPERATING \$8.00 PSF (includes R.E. taxes)	MONTHLY SALES TAX 2.0%	TOTAL MONTHLY RENT
2	22	2,859	20.00	4,765.00	\$1,906.00	\$126.84	\$6,469.06



2023 TAMIAMI TRAIL N  
 NAPLES, FL 34103  
 PHONE: 239-571-9524  
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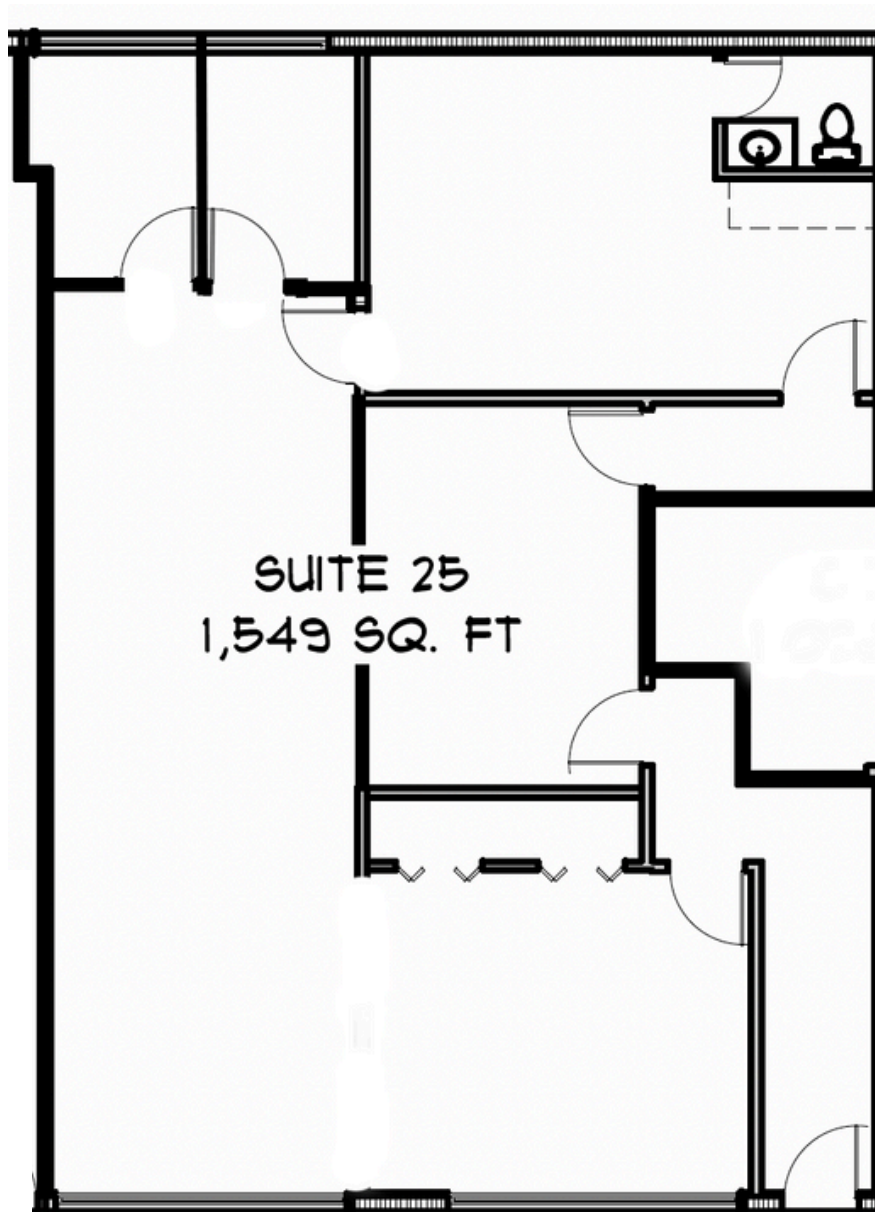
**MHK ARCHITECTURE & PLANNING**

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## Floorplan - Suite 25

FLOOR	UNIT #	UNIT SIZE SQ FT	BASE RENT PER SQ FT	MONTHLY BASE RENT	MONTHLY OPERATING \$8.00 PSF (includes R.E. taxes)	MONTHLY SALES TAX 2.0%	TOTAL MONTHLY RENT
2	25	1,549	20.00	\$2,581.67	\$1,032.67	\$68.83	\$3,510.19





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## Interior Photos - Suite 25



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## Location Info

US-41/Tamiami Trail frontage. Centrally located directly on the east side of US-41 across from Park Shore, just one-half mile south of Pine Ridge Road.

