



North Trail Building

For Lease | Office Space

1st and 2nd floor availability

Property Overview

This beautiful building has available units on the 1st and 2nd floors, which can support medical, retail, or office use. Located right on US-41, this well maintained class B building has great exposure to daily traffic. This building is only a 5 minute drive from 5th Avenue to the south, and Coastland Center to the North.

Property Facts

Rental Rate	35 / SF / Yr
Parking	91 Spaces
Year Built	1985
Frontage	300 FT
Gross Leasable Area	5,108 SQFT
Traffic Count:	45,000

Property Highlights

- Central Location with great entry / exit.
- Adequate parking front and back
- Excellent US-41 frontage
- Located in the heart of Naples
- Less than 1 mile from major retail center (Coastland Mall)
- Close Proximity to major intersection of US-41 and Golden Gate Parkway
- Brand new roof

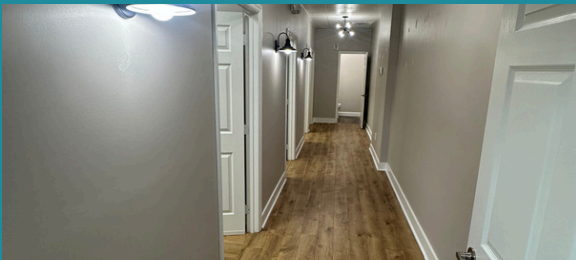
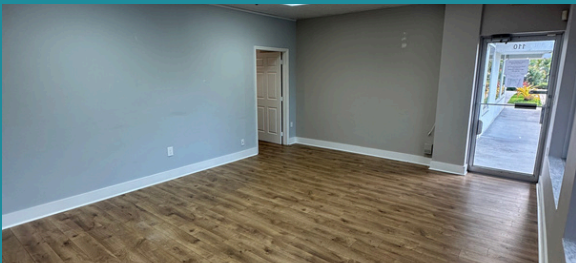


FIVE DIAMONDS
MANAGEMENT

1st Floor
Unit: 110

Space Use: Office
Condition: Excellent
Availability: Now

Base Rent: \$35.00 / FT
NNN: \$7.02 / FT



Space Details

- 3 Offices
- One Bathroom
- One Kitchenette with washer/dryer hookup
- Lease rate doesn't include utilities

Space Availability

SPACE:	Unit 110
SIZE:	1,003 SQFT
TERM:	5 YEARS
RATE:	\$35.00 SQFT/YR
TYPE:	NNN 6.74 SQFT/YR

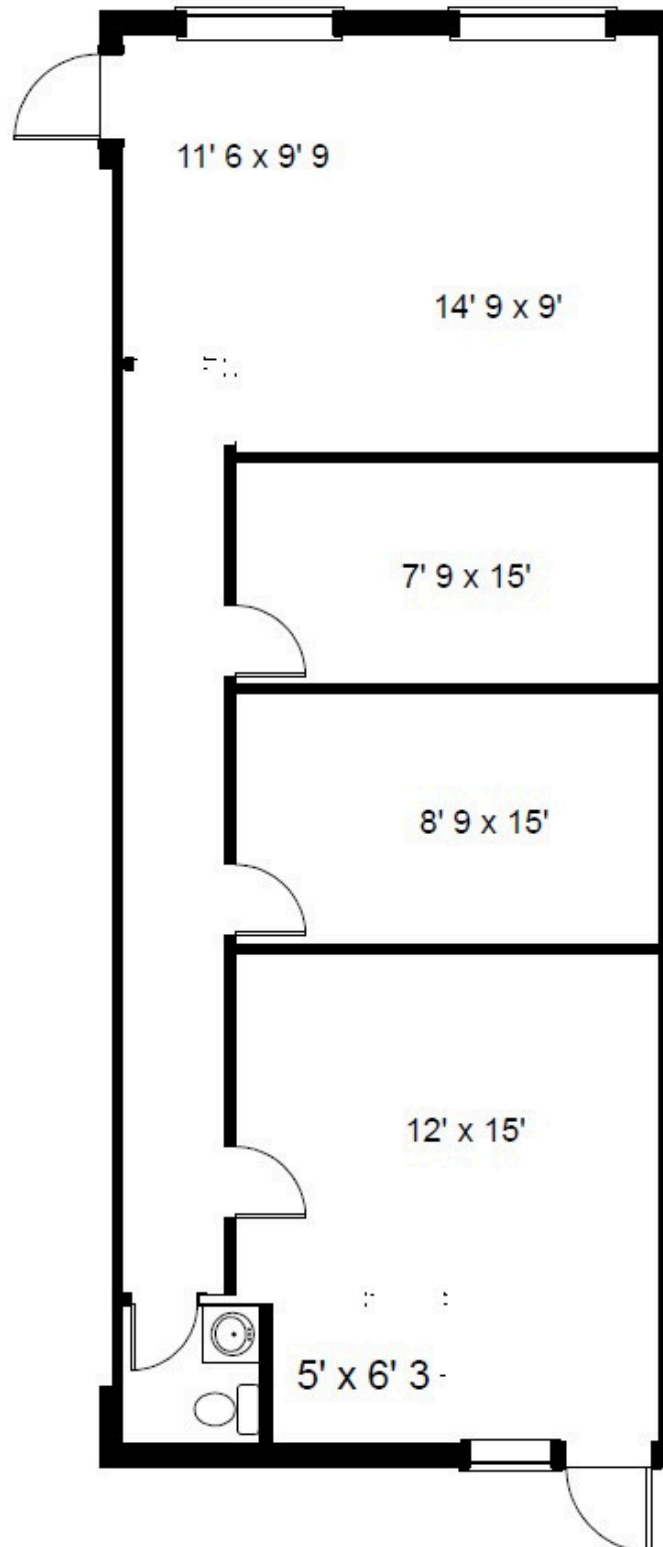
Contact us for more information:

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FIVE DIAMONDS PROPERTY
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TRL N #211, NAPLES FL 34102

1250 TAMIAMI TRAIL NORTH
SUITE 110 NAPLES, FL



TOTAL USABLE AREA

1003 sq. ft.



2024 Population Demographics	1 Mile	3 Miles	5 Miles
Est. Population	5,639	41,809	102,665
Est. Households	2,660	20,133	47,797
Est. Average Household Income	134,670	130,562	117,187