



# North Trail Building

## *For Lease* | Office Space

1<sup>st</sup> and 2<sup>nd</sup> floor availability

### Property Overview

Multiple opportunities to lease space with this building, 1st and 2nd Retail/Office space available. Excellent visibility from 41 with well-maintained Class B building with availability for medical, retail or general office use. 5 minutes from 5th Avenue, this plaza is surrounded by a multitude of amenities.

### Property Facts

|                     |              |
|---------------------|--------------|
| Rental Rate         | 35 / SF / Yr |
| Parking             | 91 Spaces    |
| Year Built          | 1985         |
| Frontage            | 300 ft       |
| Gross Leasable Area | 34,560 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





**FIVE DIAMONDS**  
MANAGEMENT

**2<sup>nd</sup> Floor**  
**Unit: 206**

Space Use: Office  
Condition: Excellent  
Availability: Now

**Base Rent: \$28.00 / FT**  
**NNN: 7.02 / FT**



## Space Details

- 6 offices
- Small waiting area
- Equipped with Honeywell security system
- Lease rate doesn't include utilities

## Space Availability

|               |               |
|---------------|---------------|
| <b>SPACE:</b> | Unit 206      |
| <b>SIZE:</b>  | 1,001 SQFT    |
| <b>TERM:</b>  | Negotiable    |
| <b>RATE:</b>  | \$28.00 SF/YR |
| <b>TYPE:</b>  | NNN           |



**Contact us for more information:**

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| 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 |