



THE PROPERTY

- 3 Story Coastal Contemporary Professional Building
- On US 41 East Near Airport Rd.

WALKING DISTANCE TO COLLIER GOV CENTER

- Lease or Purchase
 - 1,261 SF - 10,000+ SF
 - Grey Shell Units
 - Dedicated Garage Space
 - Near Downtown Naples
- Perfect for:
- Law Firms
 - Non-Profits
 - Court Reporters
 - Accounting Firms

Deals Still Available

Building now complete! Start your buildouts today.

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



BR
Bayfront Realty
(239) 571-9524

3080 TAMAMI TRAIL EAST
NAPLES, FL 34112
Trail Professional Center

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

Building Status

3rd Floor Buildout Underway

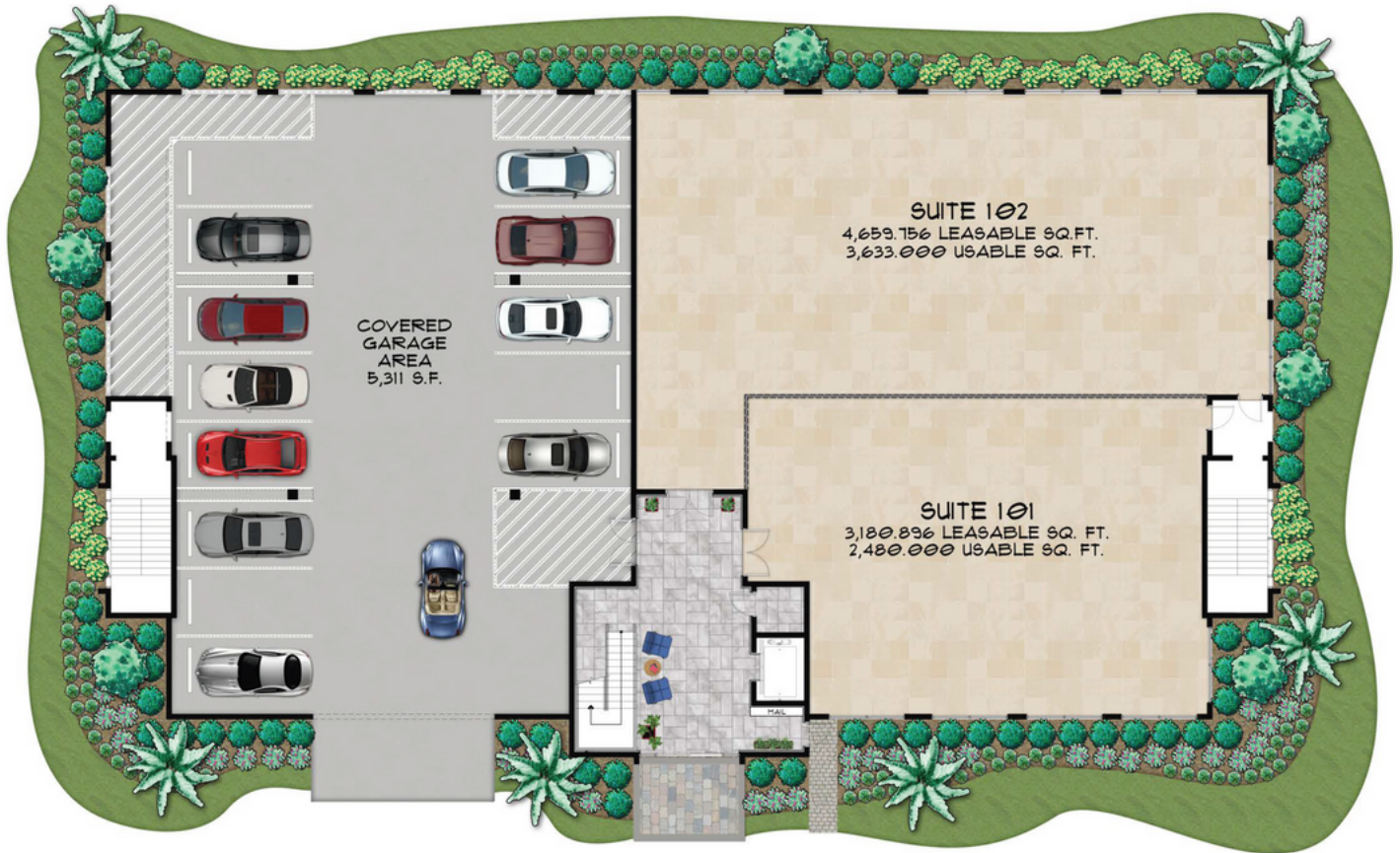


Site Plan



SITE PLAN

1st Floor Layout



FIRST FLOOR PLAN

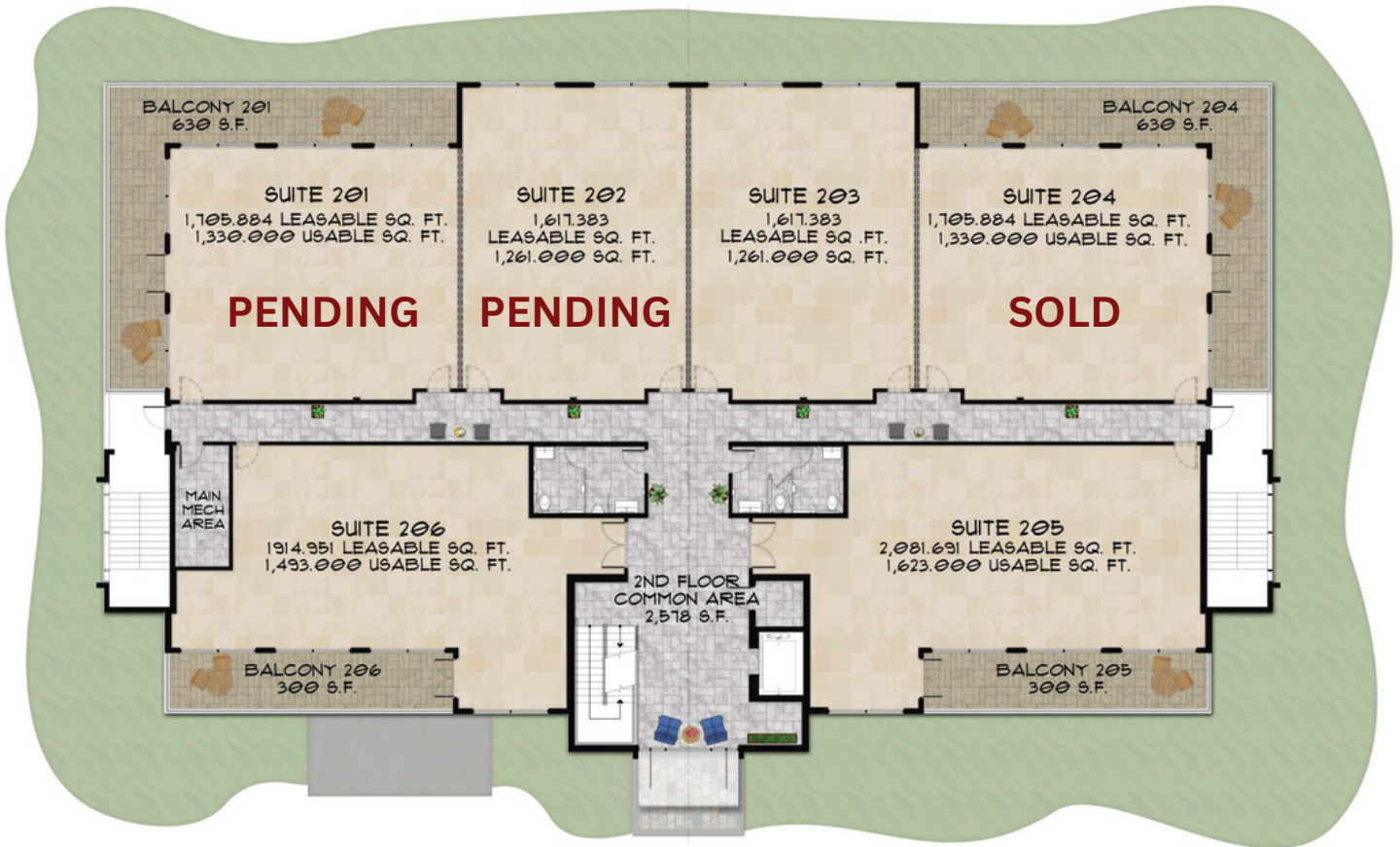
3080 Tamiami Trail East
 Naples, Florida

SK1/10/19
 3080 TAMAMI TRAIL EAST
 NAPLES, FLORIDA 34112
 PHONE: (239) 571-1000
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SK1
OCTOBER 1, 2019

2nd Floor Layout



SECOND FLOOR PLAN

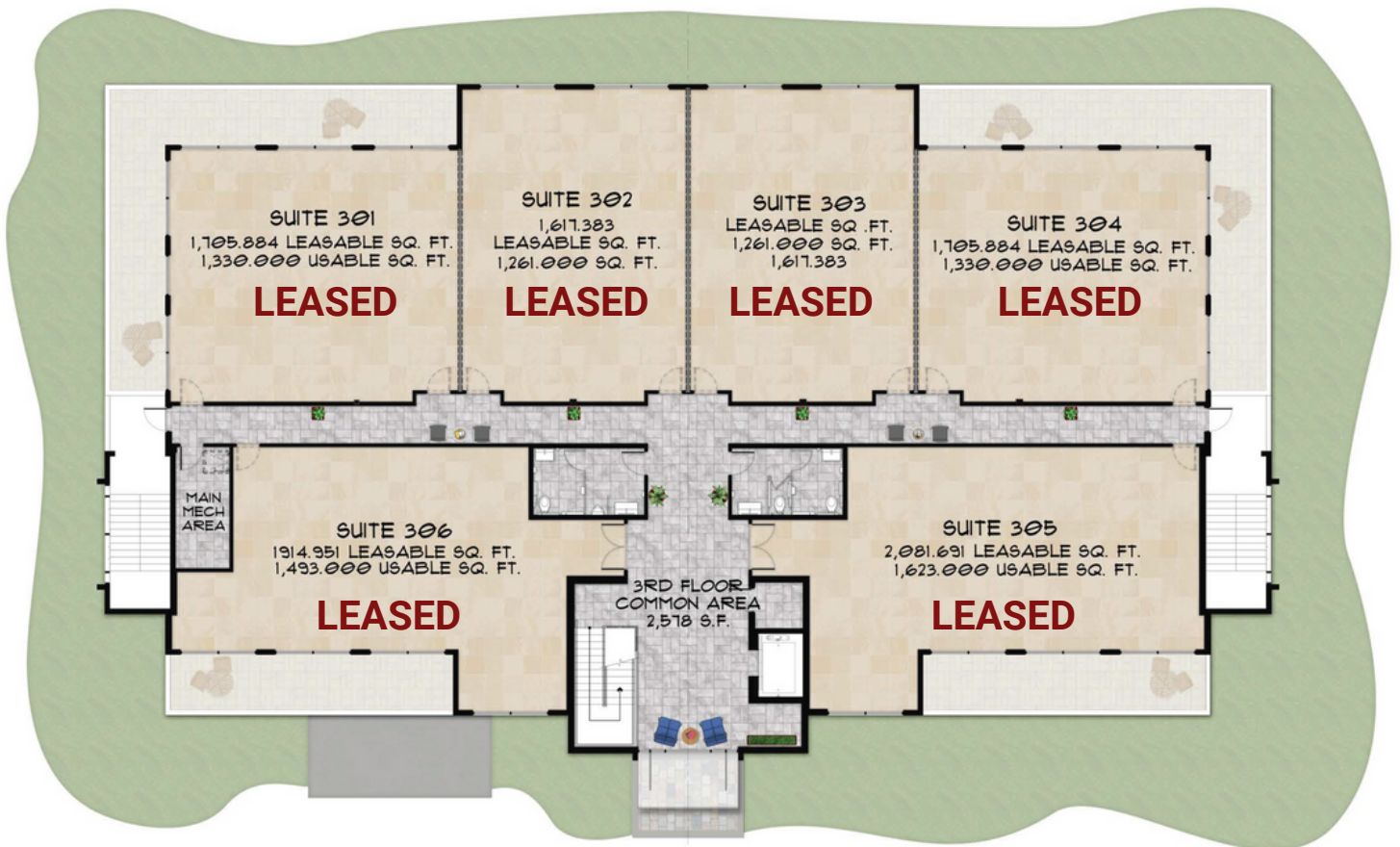
3080 Tamiami Trail East
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 NAPLES FLORIDA 34102
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MHK ARCHITECTURE & PLANNING

SK2
 OCTOBER 7, 2020

3rd Floor Layout



THIRD FLOOR PLAN

3080 Tamiami Trail East
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3080 TAMAMI TRAIL EAST
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MHK ARCHITECTURE & PLANNING

SK3
 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 \$8.00 CAM & 4.5% SALES TAX) |
| 101 | AVAILABLE | 2,480 | 3,180.896 | \$ 550.00 | \$ 1,749,477.95 | 28.00 | \$9,972.11 |
| 102 | AVAILABLE | 3,633 | 4,659.756 | \$ 550.00 | \$ 2,562,865.80 | 28.00 | \$14,608.34 |
| 201 | PENDING | 1,330 | 1,705.884 | \$ 340.00 | PENDING | PENDING | PENDING |
| 202 | PENDING | 1,261 | 1,617.383 | \$ 340.00 | PENDING | PENDING | PENDING |
| 203 | AVAILABLE | 1,261 | 1,617.383 | \$ 340.00 | \$ 549,910.22 | 25.00 | \$4,647.95 |
| 204 | SOLD | 1,330 | 1,705.884 | \$ 340.00 | SOLD | SOLD | SOLD |
| 205 | AVAILABLE | 1,623 | 2,081.691 | \$ 340.00 | \$ 707,774.94 | 25.00 | \$5,982.26 |
| 206 | AVAILABLE | 1,493 | 1,914.951 | \$ 340.00 | \$ 651,083.34 | 25.00 | \$5,503.09 |
| 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 |

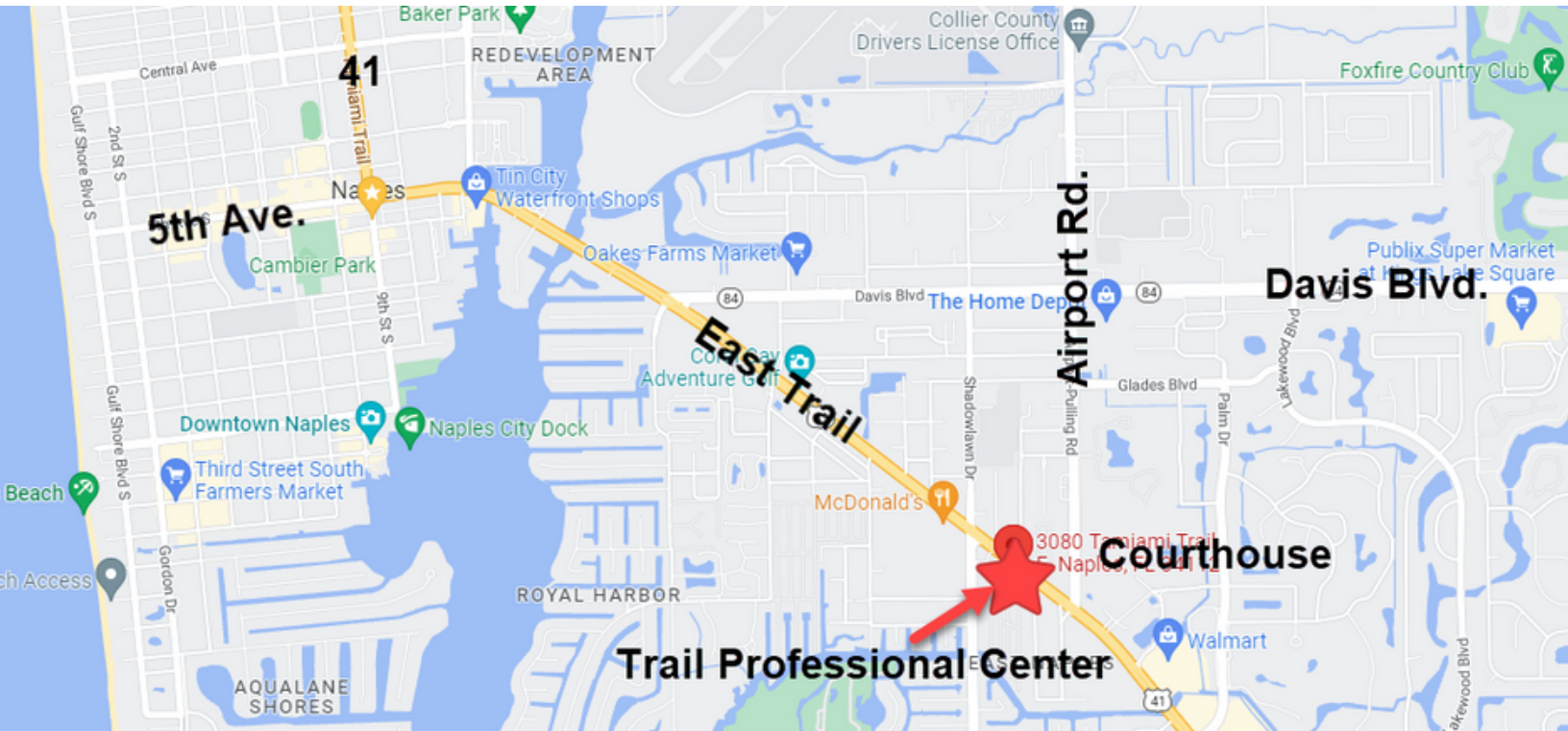
Prices based upon leasable area. TI Allowance available for leases only.
Estimated CAM \$8.00/PSF. Includes Electric and Real Estate Taxes

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

