

**BR**  
*Bayfront Realty*  
(239) 571-9524

3080 TAMIAMI TRAIL EAST  
NAPLES, FL 34112  
Trail Professional Center

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



## 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**



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[TrailProfessionalCenter.com](http://TrailProfessionalCenter.com)

## Building Status

3rd Floor Buildout Underway

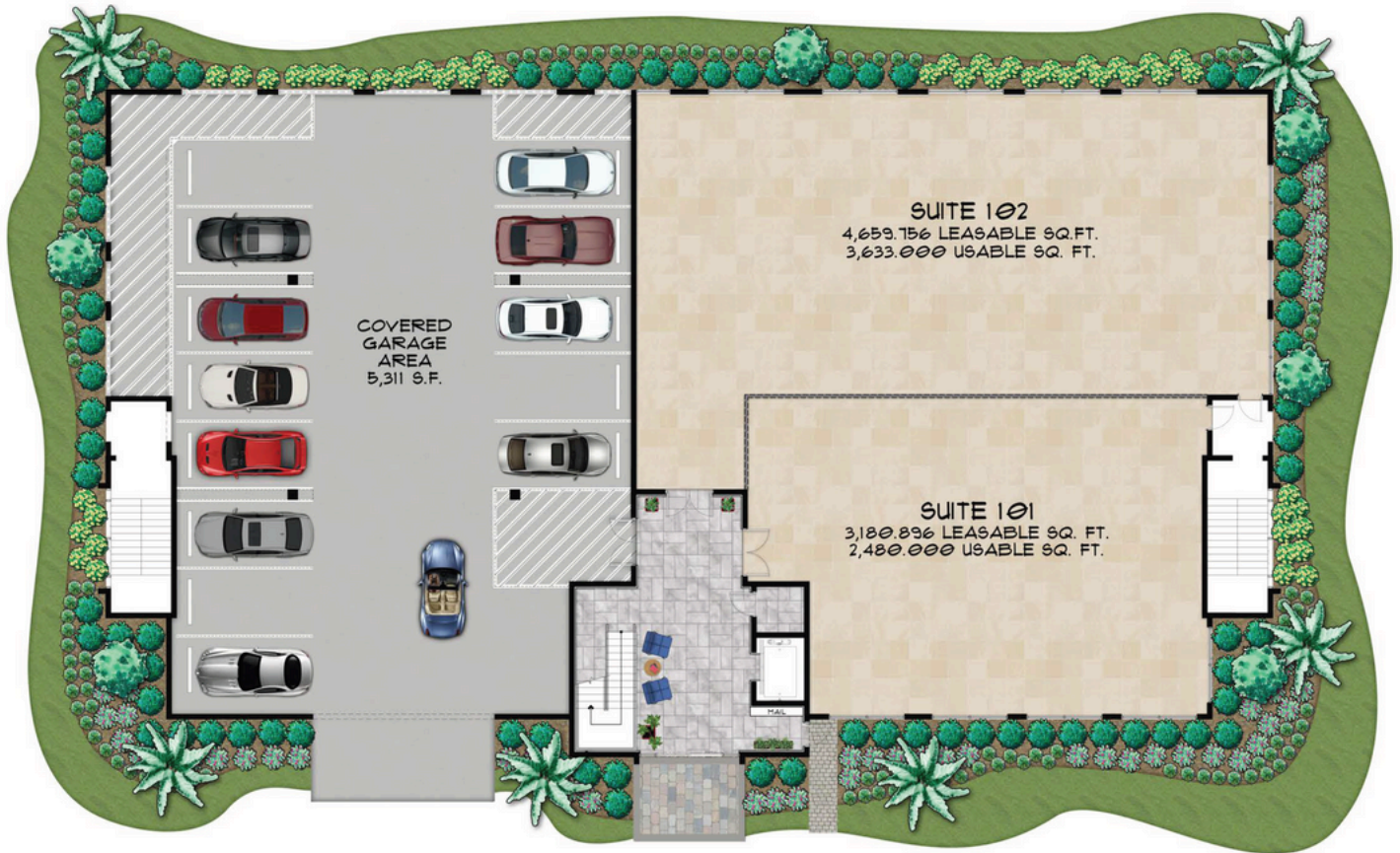


Site Plan



SITE PLAN

1st Floor Layout



FIRST FLOOR PLAN

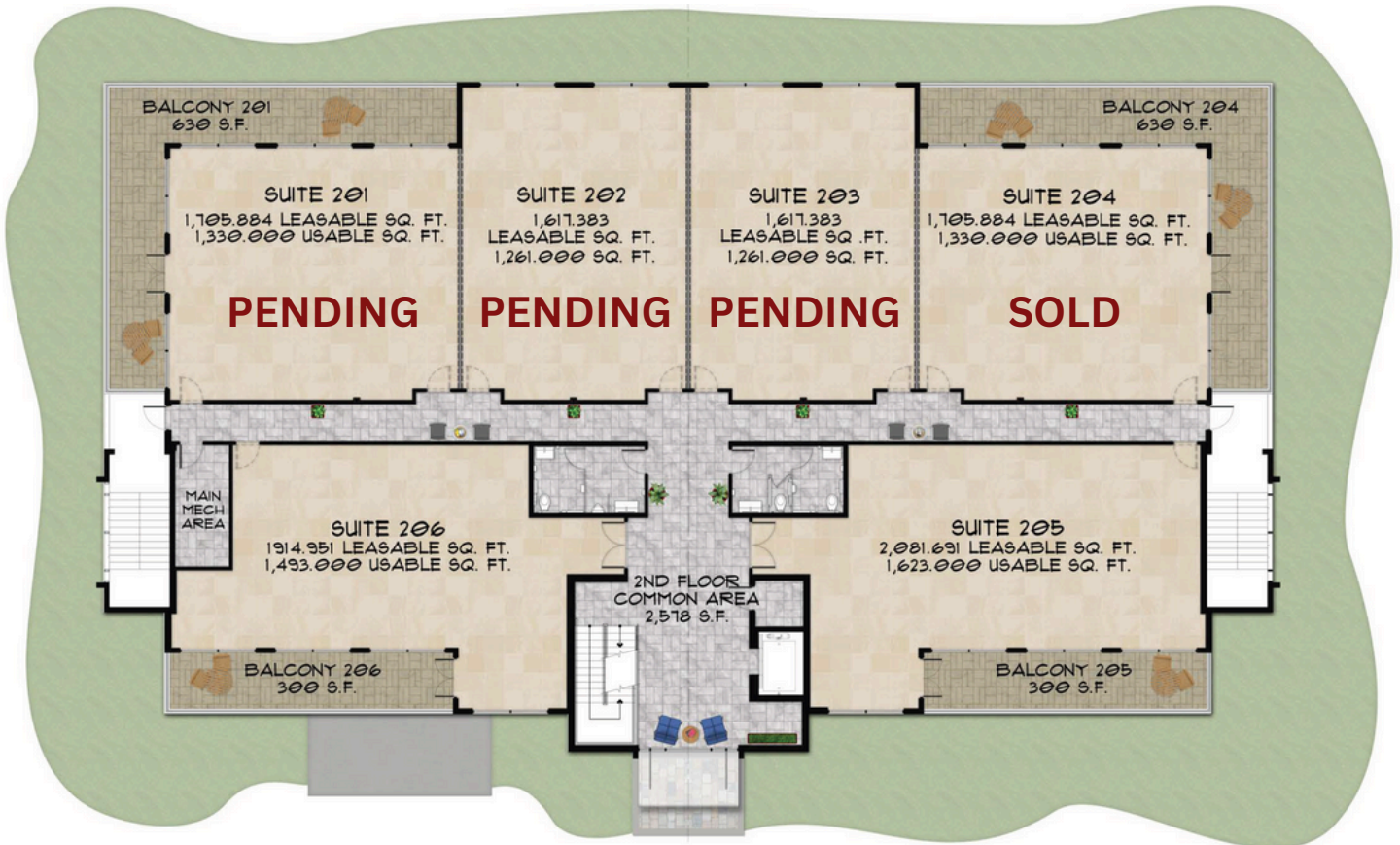
3080 Tamiami Trail East  
 Naples, Florida

5079 HANG & BLVD 200  
 NAPLES, FLORIDA 34102  
 PHONE: (239) 571-1000  
 WWW.MHKAP.COM

**MHK ARCHITECTURE & PLANNING**

**SK1**  
OCTOBER 1, 2019

2nd Floor Layout



SECOND FLOOR PLAN

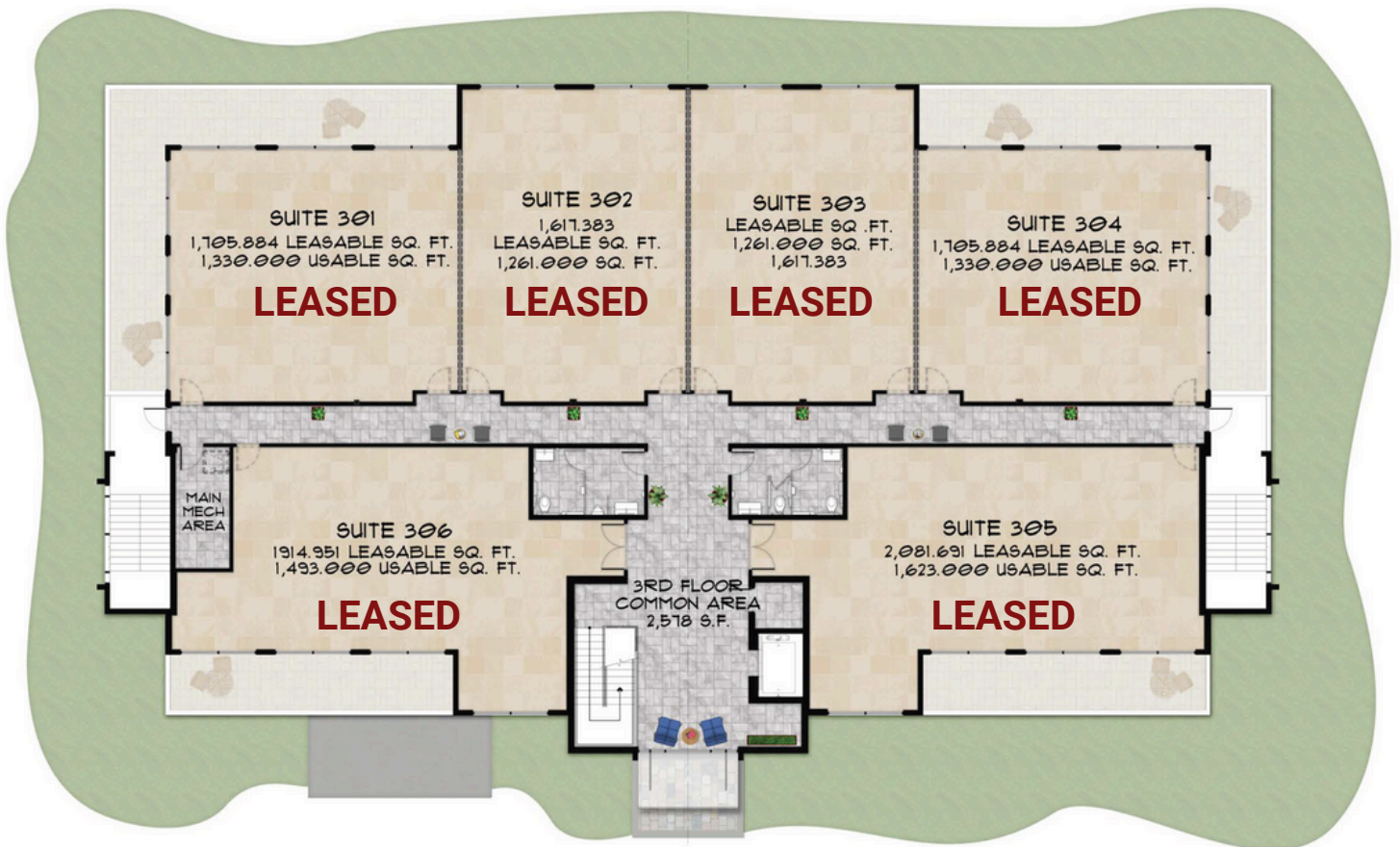
3080 Tamiami Trail East  
 Naples, Florida

8569-A&S-BUREAU  
 NAPLES FLORIDA 34102  
 PHONE (239) 311-1300  
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**SK2**  
 OCTOBER 1, 2020

3rd Floor Layout



THIRD FLOOR PLAN

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**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 & 2.0% SALES TAX)
101	AVAILABLE	2,480	3,180.896	\$ 550.00	\$ 1,749,477.95	28.00	\$9,733.54
102	AVAILABLE	3,633	4,659.756	\$ 550.00	\$ 2,562,865.80	28.00	\$14,258.85
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	PENDING	1,261	1,617.383	\$ 340.00	PENDING	PENDING	PENDING
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	\$5,839.14
206	AVAILABLE	1,493	1,914.951	\$ 340.00	\$ 651,083.34	25.00	\$5,371.44
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

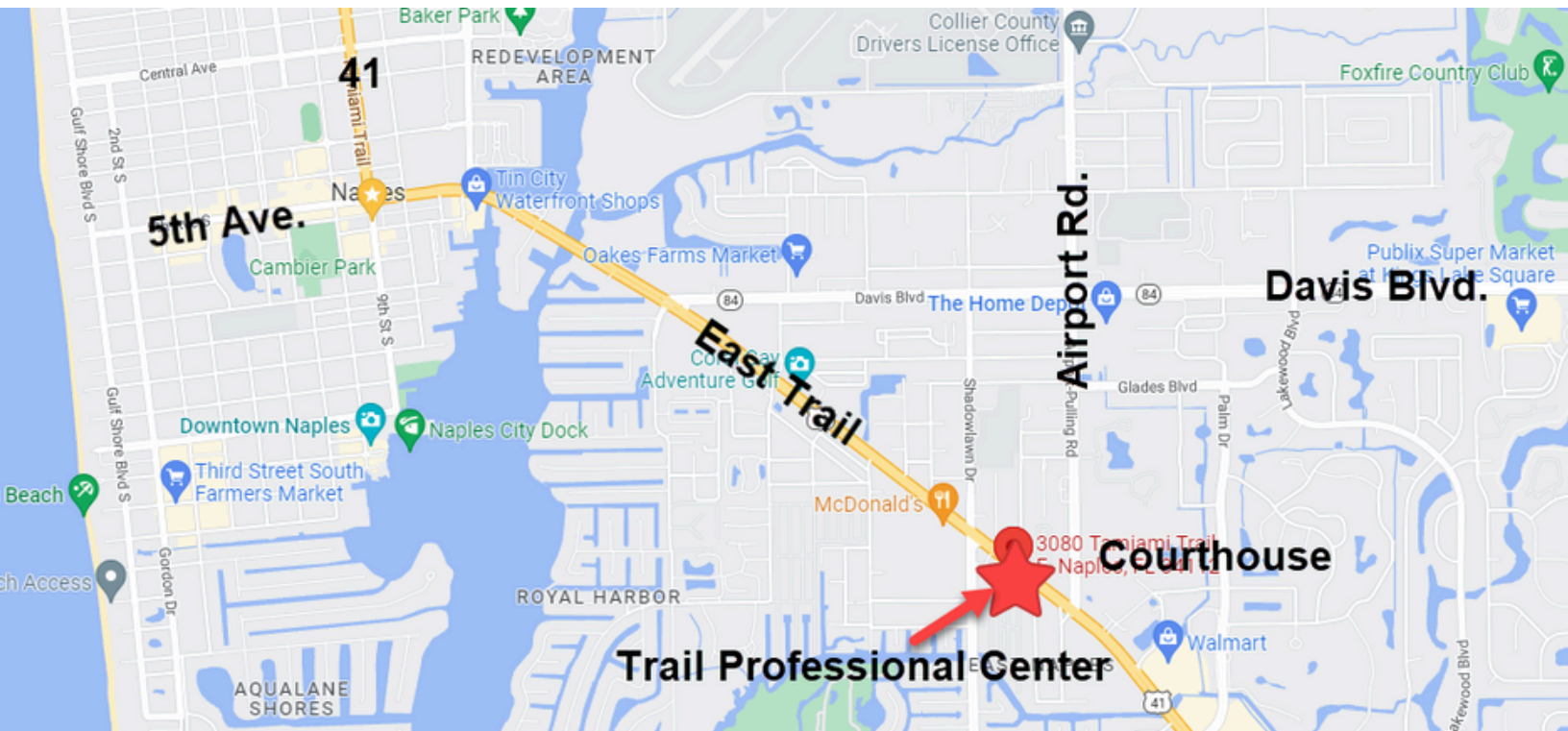
Prices based upon leasable area. TI Allowance available for leases only.  
Estimated CAM \$8.00/PSF. Includes Electric and Real Estate Taxes

## 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

