



THE PROPERTY

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

WALKING DISTANCE TO COLLIER GOV CENTER

- Lease or Purchase
 - 1,915 SF - 7,841 SF
 - Grey Shell Units
 - Dedicated Garage Space
- Current Tenants Include:
- Vanderbilt Insurance
 - Ayan Dentistry
 - Spaces Coworking

Ground Floor Units Available

Building now complete! Tenants Moving In.
Start your buildouts today.

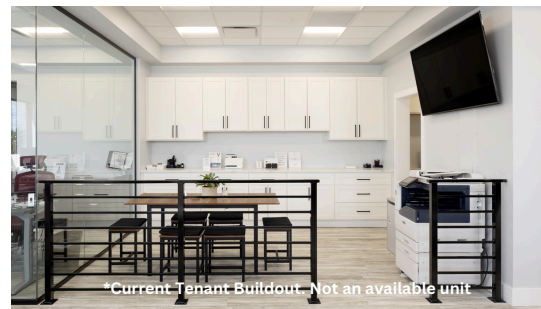
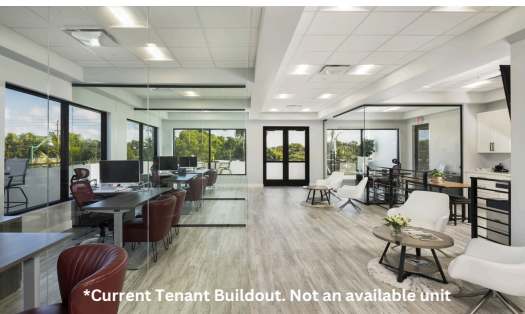
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3080 TAMIAMI TRAIL EAST
NAPLES, FL 34112
Trail Professional Center

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



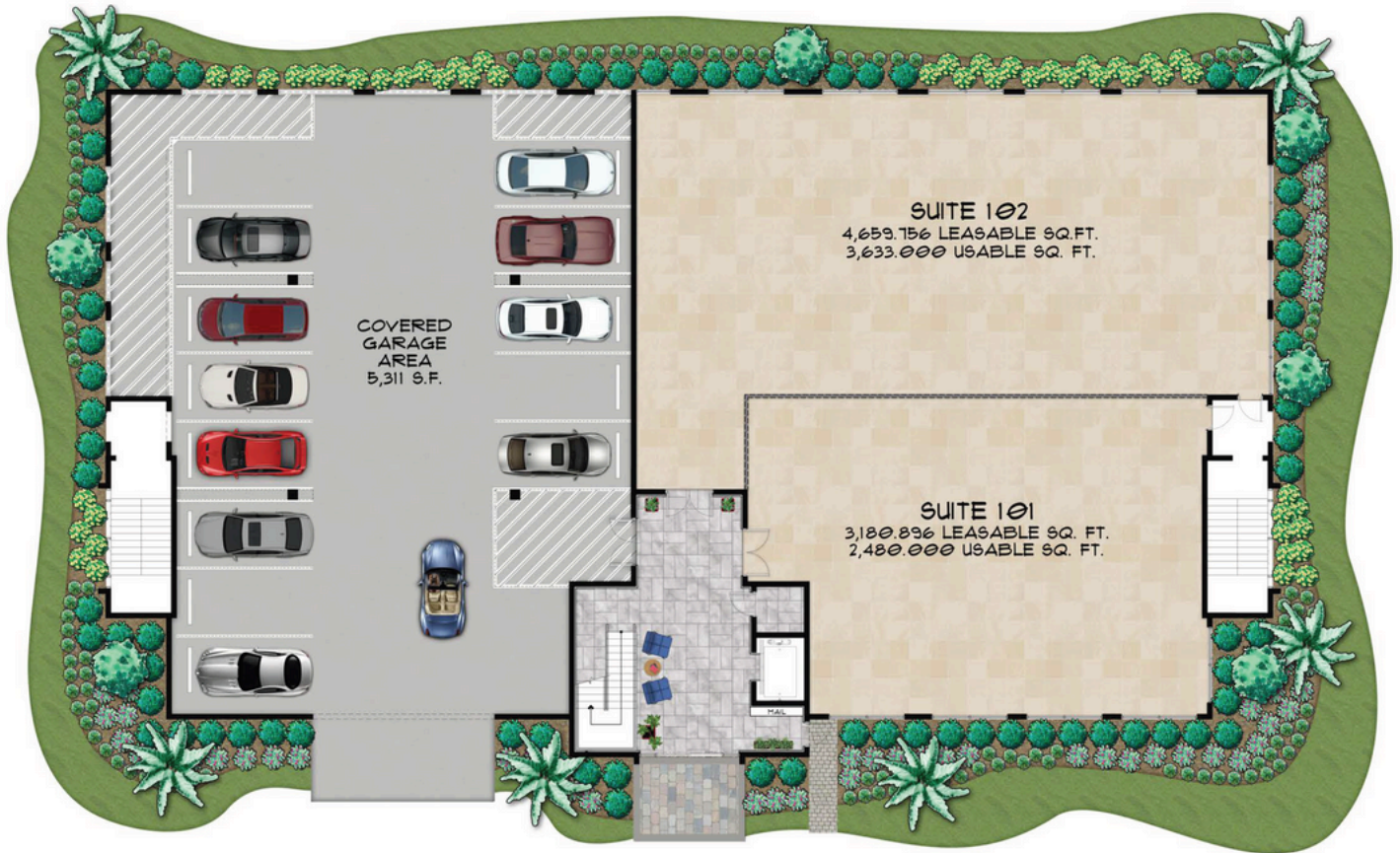
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Site Plan



SITE PLAN

1st Floor Layout



FIRST FLOOR PLAN

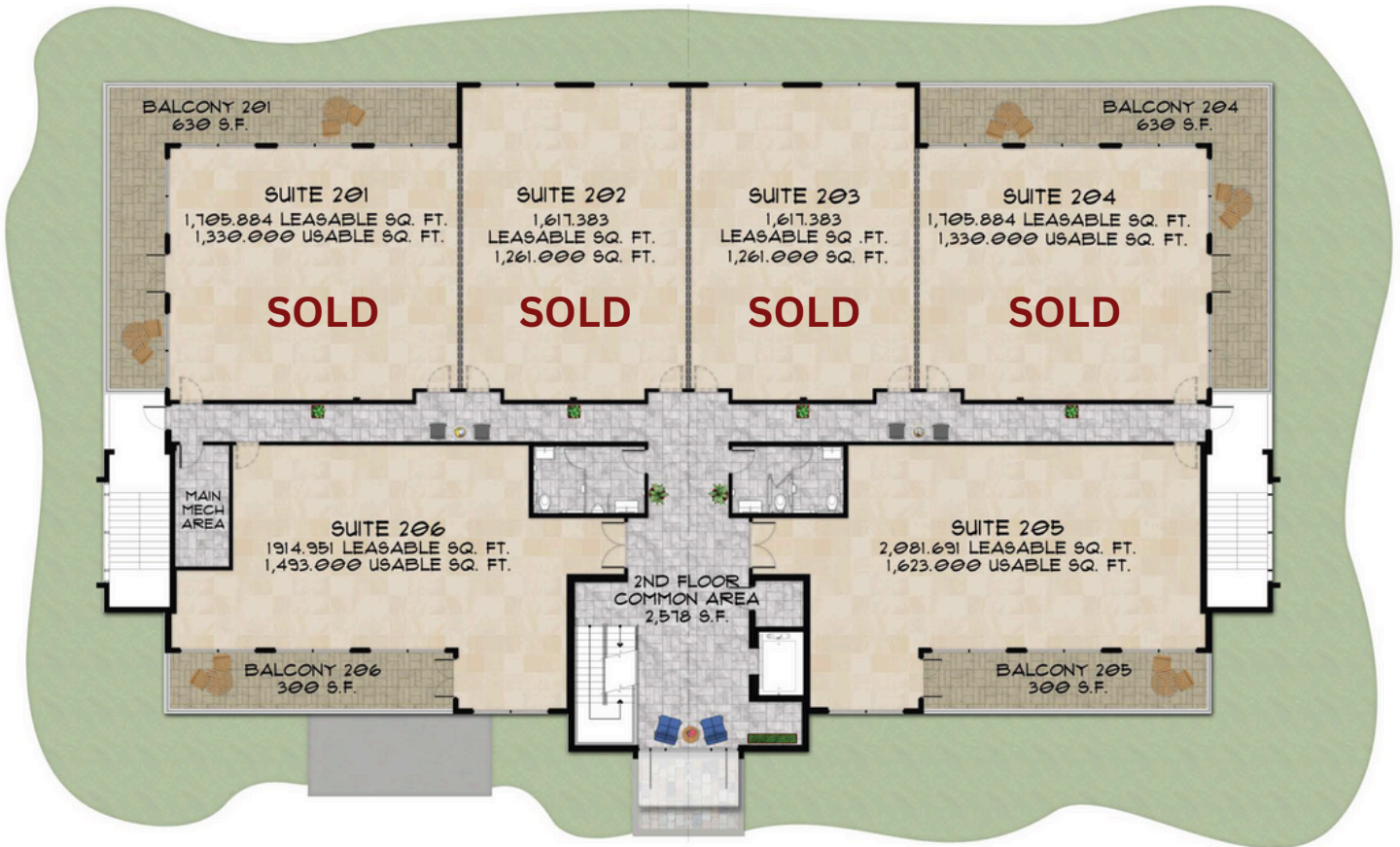
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SK1
 OCTOBER 1, 2019

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SK1
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2nd Floor Layout



SECOND FLOOR PLAN

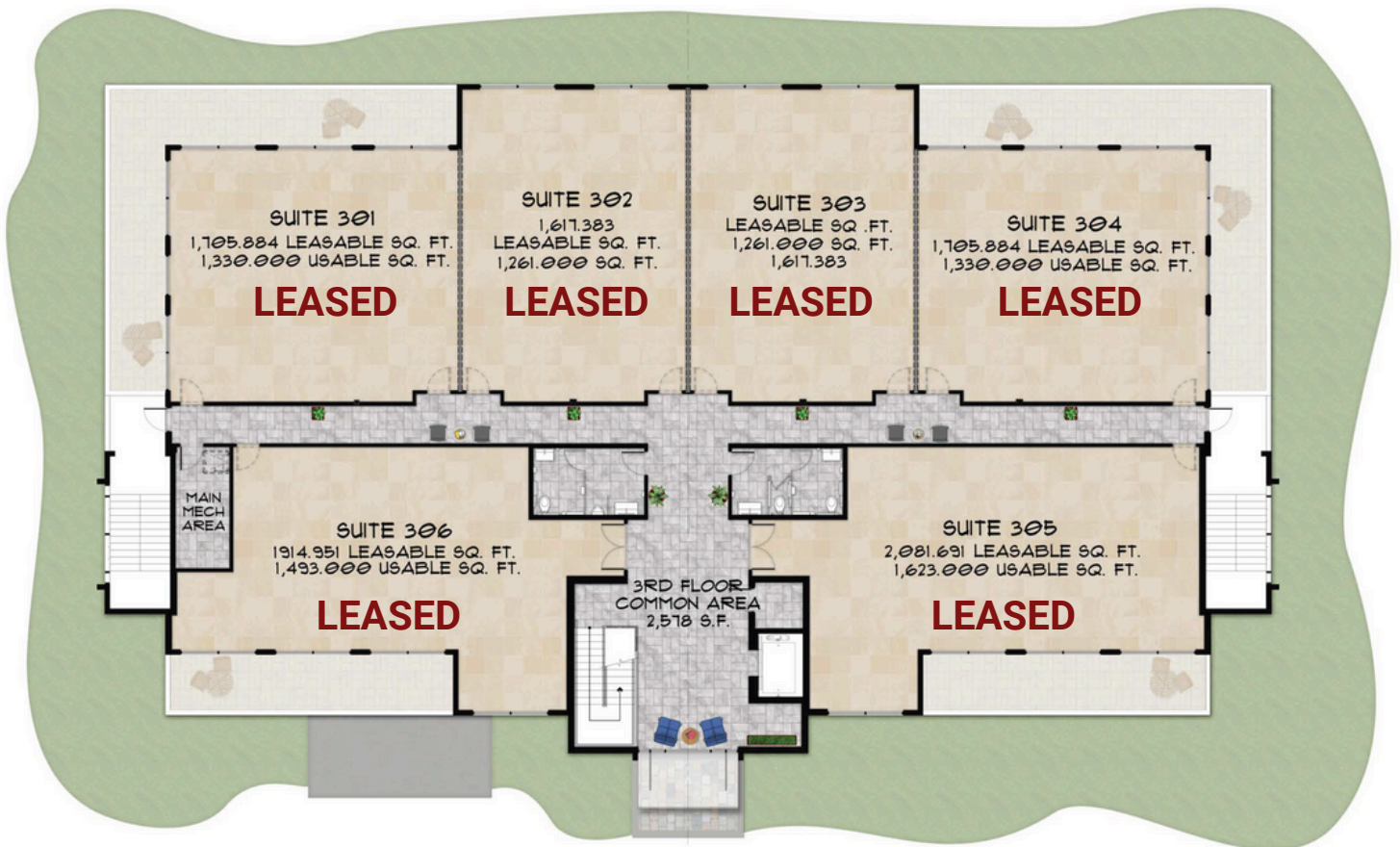
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3rd Floor Layout



THIRD FLOOR PLAN

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SK3
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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	\$ 375.00	\$ 1,192,836.00	28.00	\$9,733.54
102	AVAILABLE	3,633	4,659.756	\$ 375.00	\$1,747,408.50	28.00	\$14,258.85
201	SOLD	1,330	1,705.884	\$ 340.00	SOLD	SOLD	SOLD
202	SOLD	1,261	1,617.383	\$ 340.00	SOLD	SOLD	SOLD
203	SOLD	1,261	1,617.383	\$ 340.00	SOLD	SOLD	SOLD
204	SOLD	1,330	1,705.884	\$ 340.00	SOLD	SOLD	SOLD
205	AVAILABLE	1,623	1,961.123	\$ 340.00	\$ 666,781.82	25.00	\$5,500.95
206	AVAILABLE	1,493	1,804.040	\$ 340.00	\$ 613,373.60	25.00	\$5,061.35
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

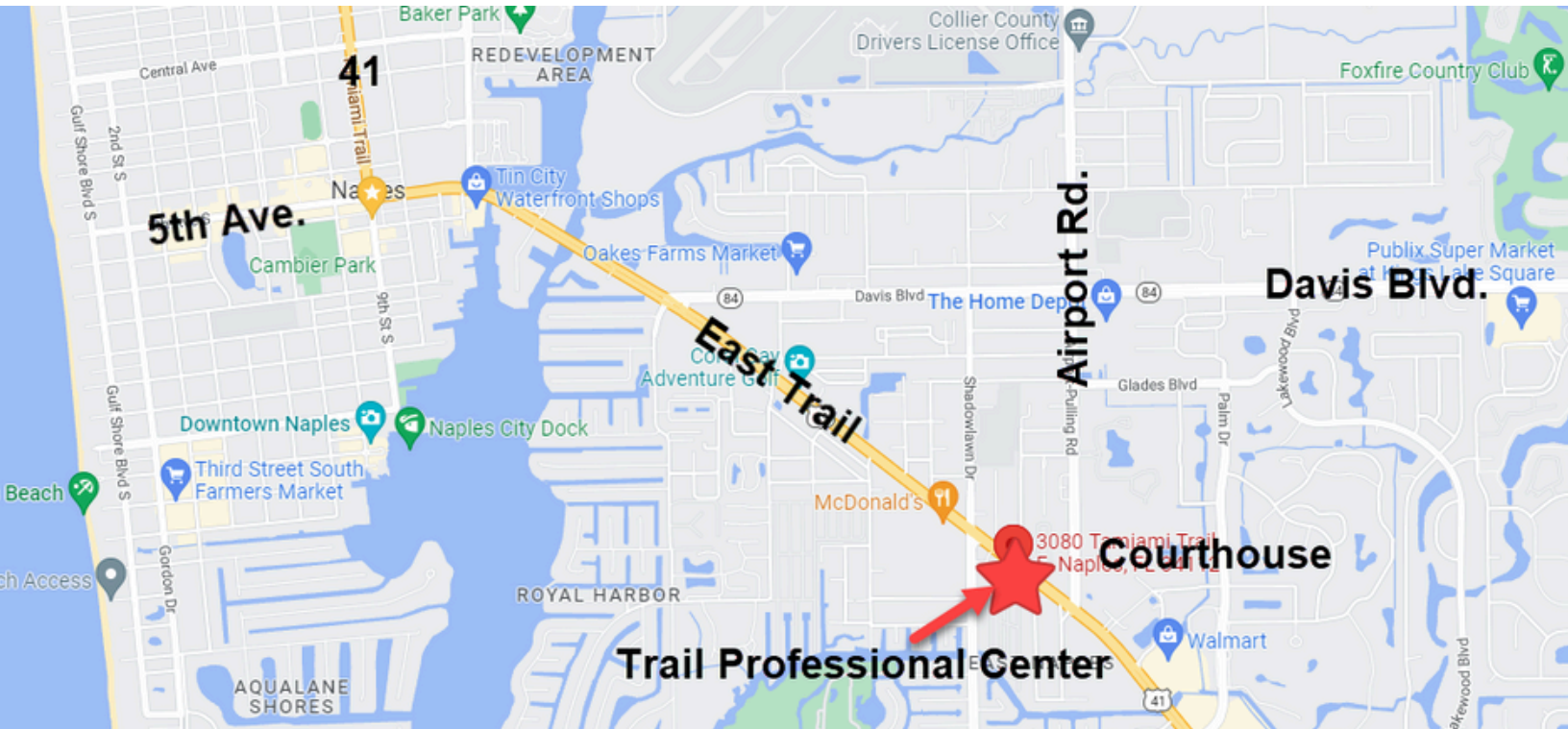
Prices based upon leasable area. TI Allowance available for leases only.
Estimated CAM \$8.00/PSF. Includes Electric and Real Estate Taxes.
Pricing depicted is for non-medical usage

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

