



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.

Bayfront Realty-Broker

Bill Klohn

(239) 571-9524

bklohn@me.com

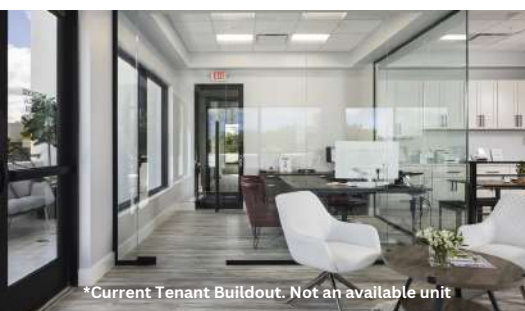
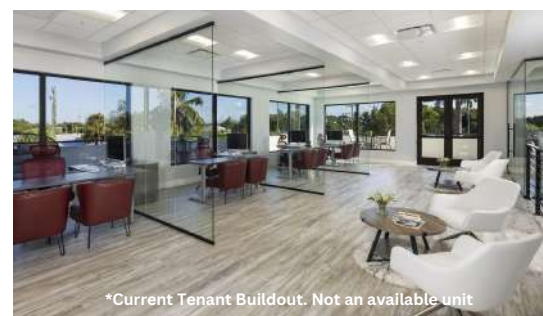
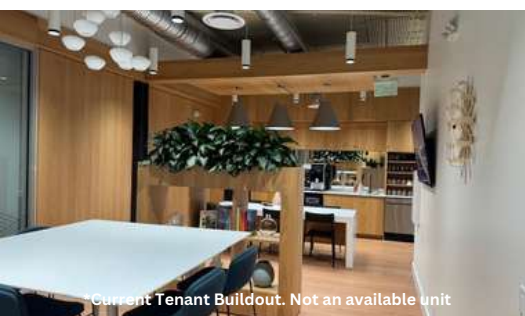
Updated 9/23/25



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

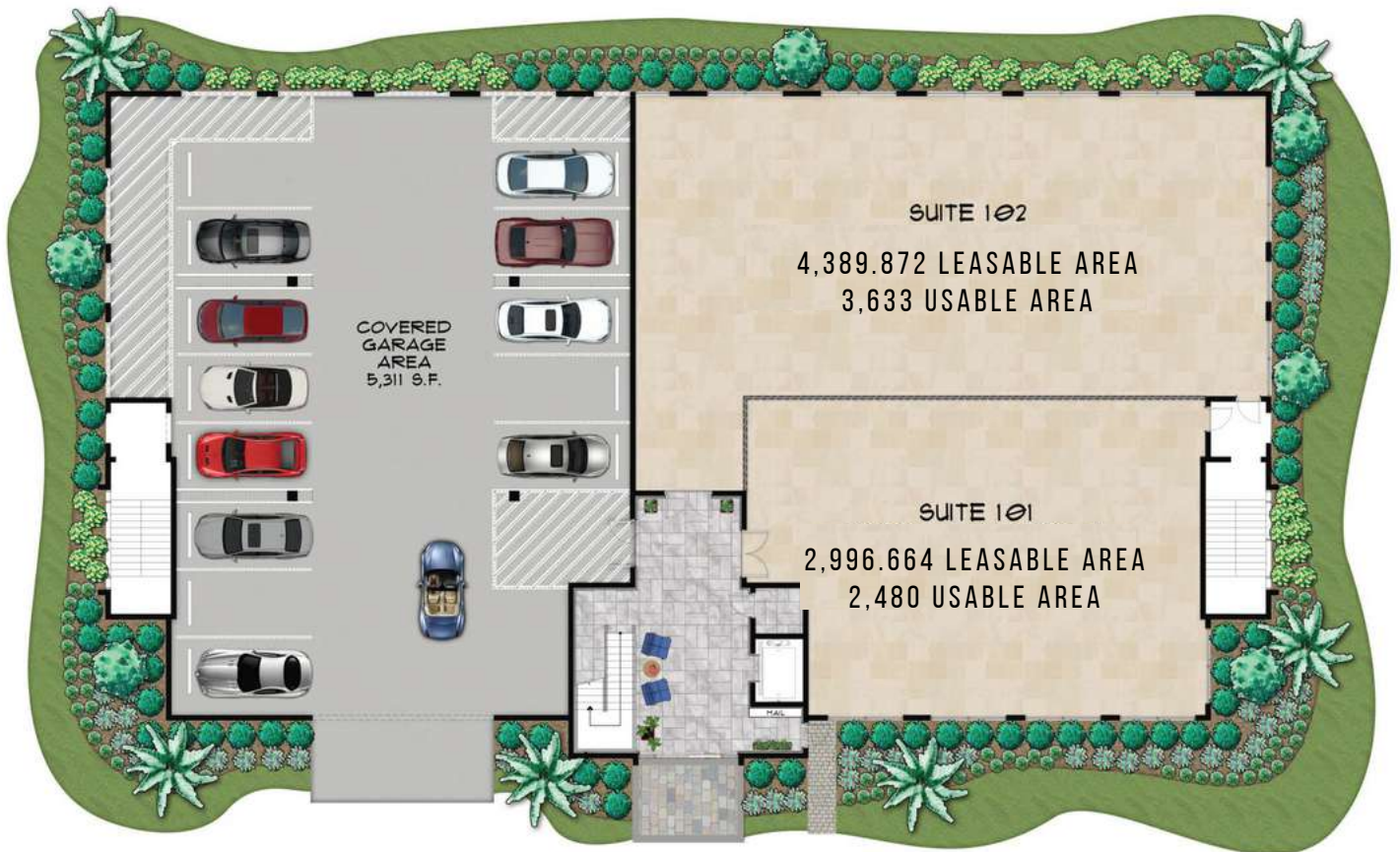


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Site Plan



1st Floor Layout



FIRST FLOOR PLAN

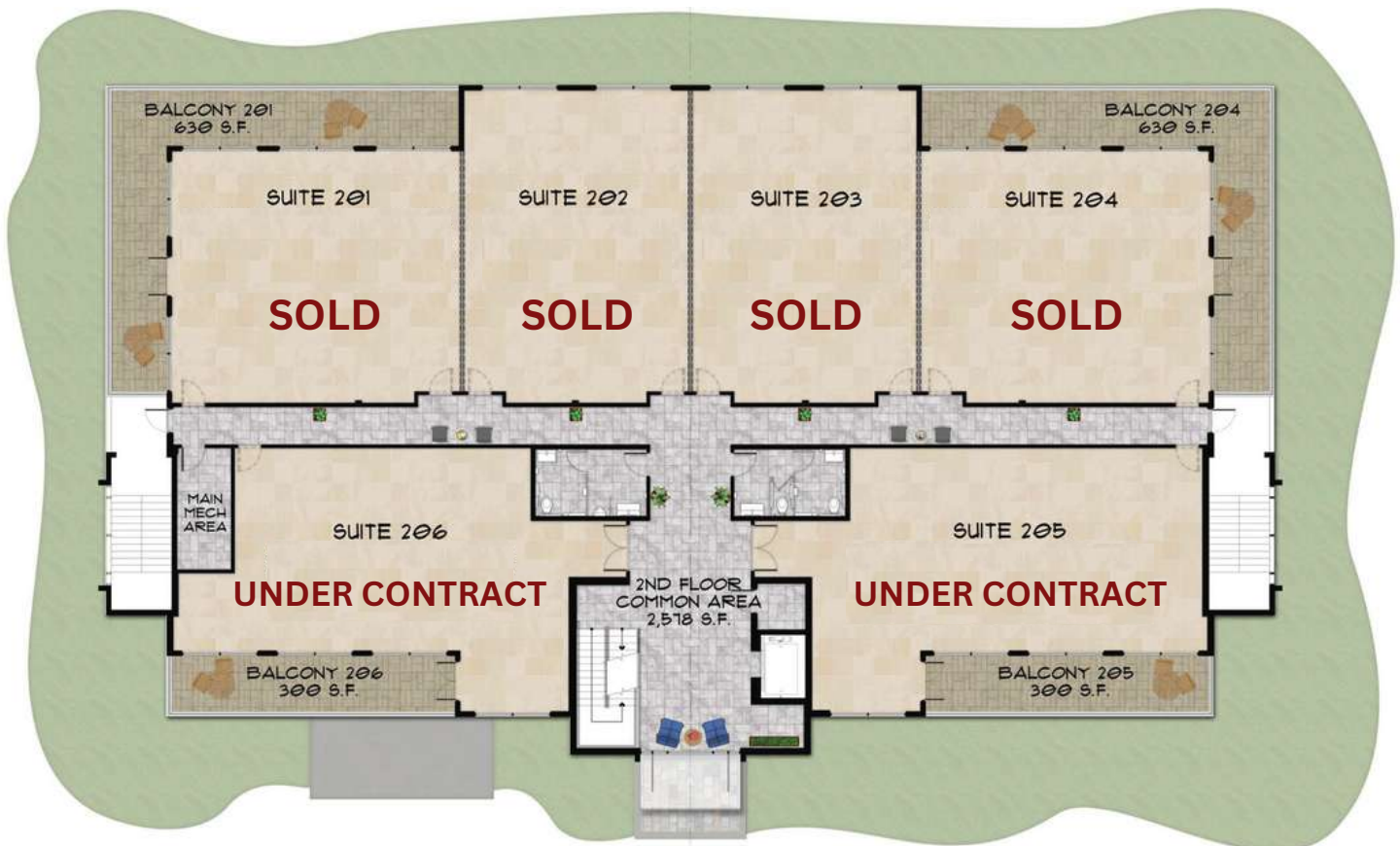
3080 Tamiami Trail East
Naples, Florida

SKILLMAN & BAKER, LLC
NAPLES, FLORIDA 34102
PHONE: (239) 435-7000
WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

SKI
OCTOBER 1, 2019

2nd Floor Layout



SECOND FLOOR PLAN

3080 Tamiami Trail East
Naples, Florida

3080 TAM. S. SUITE 202
NAPLES, FL 34112
PHONE: (239) 331-1302
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MHK ARCHITECTURE & PLANNING

SK2
OCTOBER 7, 2020

3rd Floor Layout



THIRD FLOOR PLAN

3080 Tamiami Trail East
Naples, Florida

3080 TAMIA TRAIL EAST
NAPLES, FLORIDA 34112
PHONE: (239) 571-9524
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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 \$7.51 CAM & 2.0% SALES TAX)
101	AVAILABLE	2,480	2,996.664	\$ 500.00	\$ 1,498,332.00		28.00	\$ 9,044.98
102	AVAILABLE	3,633	4,389.872	\$ 500.00	\$ 2,194,936.00		28.00	\$ 13,250.17
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	PENDING	1,623	1,961.123	\$ 340.00	PENDING		PENDING	PENDING
206	PENDING	1,493	1,804.040	\$ 340.00	PENDING		PENDING	PENDING
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

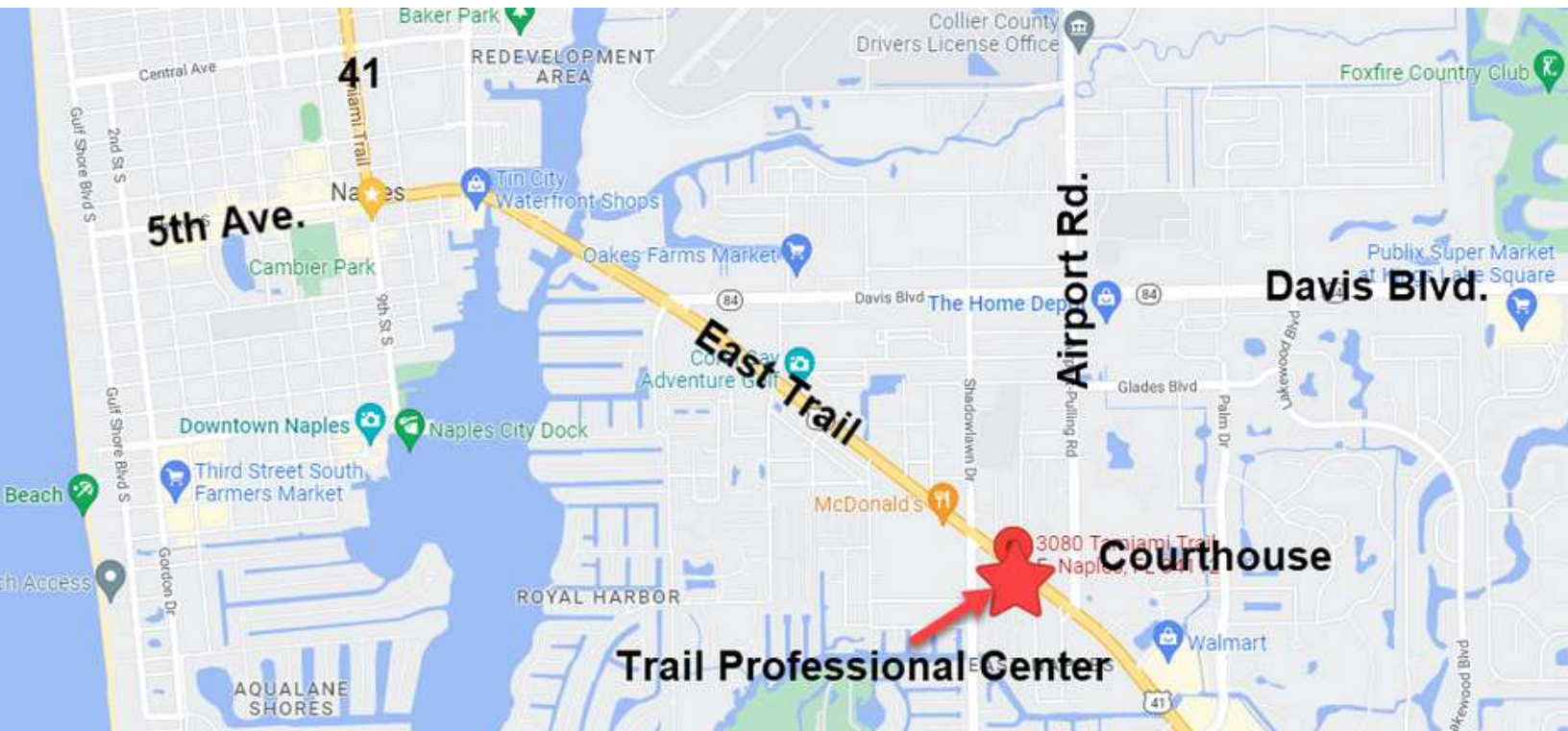
Prices based upon leasable area. TI Allowance available for leases only.
Estimated CAM \$7.51/PSF. Includes electric, water and sewer (real estate taxes billed separately). Pricing depicted is for non-medical usage

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

