



Investment  
Properties  
Corporation

**F O R L E A S E**

# TRUIST BUILDING

## CLASS A OFFICE SUITES AND LAND FOR LEASE

801 Laurel Oak Dr. | Naples, Florida 34108



**CONTACT (239) 261-3400**

**John Cheffy, ext. 182, [john@ipcnaples.com](mailto:john@ipcnaples.com)**

**Rob Carroll, CCIM, MAI, ext. 111, [rob@ipcnaples.com](mailto:rob@ipcnaples.com)**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



## AVAILABILITY

SUITE #	SIZE	BASE RENT	2025 EST. CAM	AVAILABILITY	EST. MONTHLY TOTAL
103	1,630+/- SF	\$38 PSF NNN	\$17.95 PSF	IMMEDIATELY	\$7,599.88
301	2,177 +/- SF	\$36 PSF NNN	\$17.95 PSF	Fall 2026	\$9,787.43

The Truist building stands as one of Naples' premier Class A office buildings. Located in Pelican Bay on US-41, just north of Pine Ridge Rd, offering exceptional visibility, and surrounded by popular local amenities.





## SUITE 103 - 1,630 SF







## LOCATIONAL ADVANTAGE

The offices at Truist Building offer ease of access to Pine Ridge Road, and Tamiami Trail North.

Conveniently located in Pelican Bay, right next to Waterside Shops, Naples Grande Beach Resort, Artis - Naples Philharmonic & The Baker Museum.

Featuring 200+ covered & uncovered parking spaces.

## SERVICE

Meticulously maintained Class A building and grounds are tended to by experienced on-site professional property management.





**Investment  
Properties  
Corporation**

# LAND LEASE OR BUILD TO SUIT

📍 Located off of Tamiami Trail N & Laurel Oak Dr.  
801 Laurel Oak Dr. | Naples, Florida 34108



## *LOCATED AT THE ENTRANCE TO WATERSIDE:*

Land available for lease or build to suit adjacent to Class A Truist office building. Opportunity for a free-standing restaurant, office, or retail building.

- Food & Beverage
- Retail
- Showroom
- Office

**UP TO 4,000 SF**  
**CALL FOR PRICING**



**Investment  
Properties  
Corporation**

# TRUIST BUILDING

📍 Located off of Tamiami Trail N & Laurel Oak Dr.

801 Laurel Oak Dr. | Naples, Florida 34108



*click here!*



Google  
Maps

DEMOGRAPHICS 2025	1 mile	3 miles	5 miles
Est. Population	5,733	43,760	89,064
Est. Average H.H. Income	\$216,635	\$211,961	\$194,244
2025 Avg. Daily Traffic Count	52,000 vehicles per day on Tamiami Trail N 37,000 vehicles per day on Pine Ridge Rd		

**CONTACT** 📞 (239) 261-3400  
 Rob Carroll, CCIM, MAI, ext. 111, [rob@ipcnaples.com](mailto:rob@ipcnaples.com)  
 John Cheffy, ext. 182, [john@ipcnaples.com](mailto:john@ipcnaples.com)