

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text is a horizontal bar with a yellow top section and a red bottom section.

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An aerial photograph of the American Momentum Bank Center, a large, multi-story, light-colored building with a prominent entrance and several palm trees in front. The building is surrounded by lush greenery and a parking lot. In the background, other residential buildings and a clear blue sky are visible.

For Lease | American Momentum Bank Center

Naples Class A Office

8625 Tamiami Trail North
Naples, FL 34108

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Highlights

The American Momentum Bank Building is located at 8625 Tamiami Trail North in Naples, Florida. The AMB building is a five story, Class A, office building sprawling over a spacious 39,547 square feet. Completed in 2010, the AMB building boasts both a move-in ready suite on the fourth floor with high-end signature offices, and a first-generation space on the third floor. Key tenants include American Momentum Bank, Zoom Tan, Intellus Advisors and Nelson Mullins Riley & Scarborough LLP.

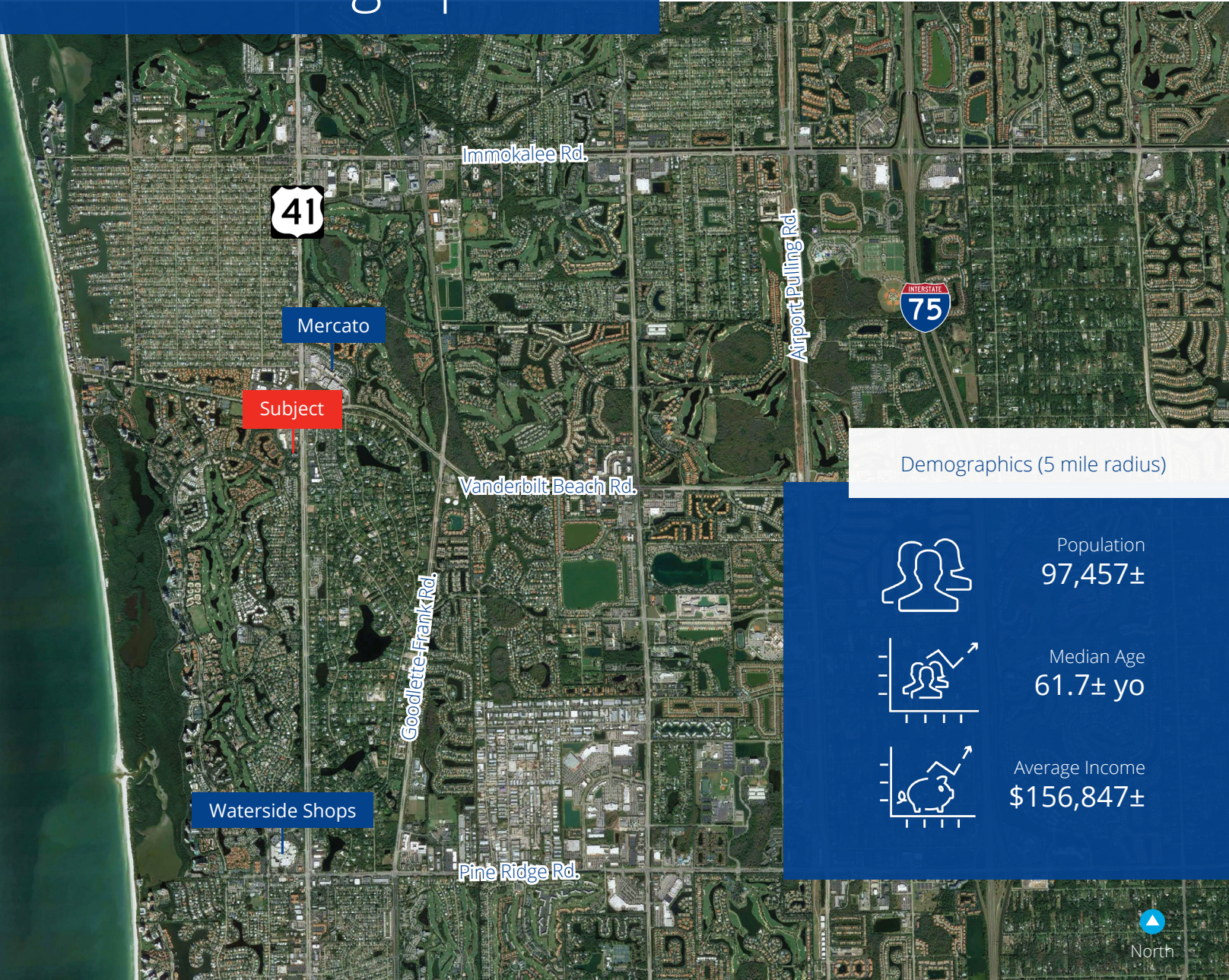


American Momentum Bank Building Highlights:

- First-generation space available on third floor
- Tenant improvement allowance available
- Institutional owner with professional property management
- Full-service bank with ATM
- Open-air balconies overlooking the Gulf of Mexico
- Reserved covered parking available
- Close proximity to Mercato, Ritz Carlton, Naples Philharmonic, La Playa and I-75

Property Aerial & Demographics

Gulf of Mexico



Demographics (5 mile radius)



Population
97,457±



Median Age
61.7± yo



Average Income
\$156,847±

Property Overview

Stacking Plan

Zoom Tan		
Clarity Wealth		
1,981 SF Available, First Gen.	Clarity Wealth	Intellus Advisors, LLC
American Momentum Bank	Nelson Mullins Riley & Scarborough LLP	
American Momentum Bank		

Lease Key

- Available
- Leased

Total Building Area:

39,547 ± SF

Lease Rate:

\$30 PSF NNN

Property Address:

8625 Tamiami Trail North
Naples, FL 34108

CAM:

2024: \$17.02

Year Built:

2010

Available Space | Third Floor:

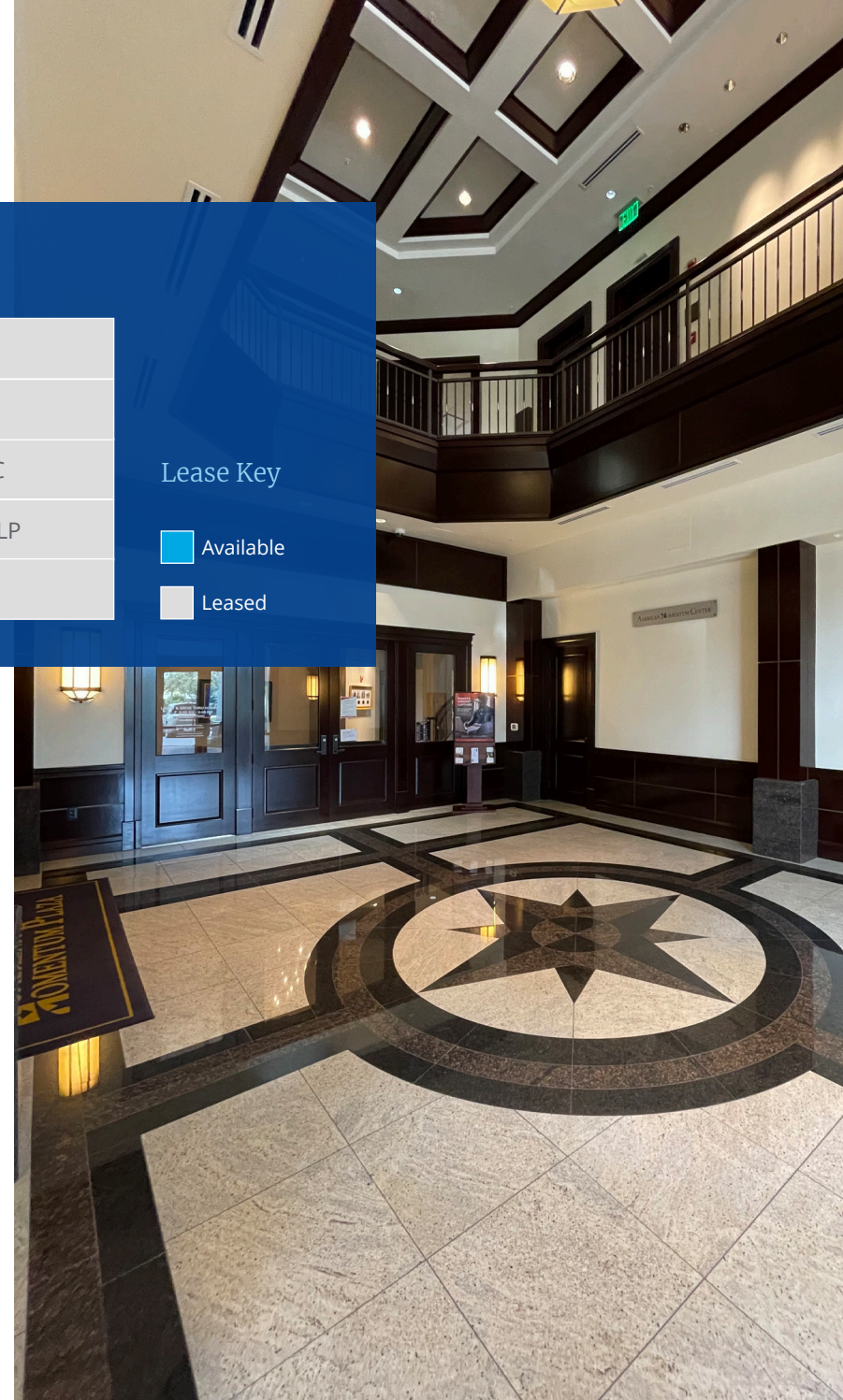
- 1,981± RSF
- First-generation

No. of Floors:

Five

Parking:

144 spaces





American Momentum Bank Building

8625 Tamiami Trail North
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