



Investment
Properties
Corporation

F O R L E A S E

NEWGATE TOWER

CLASS A OFFICE SUITES

5150 Tamiami Trail North | Naples, Florida 34103



Newgate Tower - accessible from US-41 and just south of Pine Ridge Road. Convenient for both clients and employees, this site is surrounded by retail, restaurants, and residential communities.

click
here!



Google
Maps

CONTACT (239) 261-3400

Tara Stokes, ext. 176
tara@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

Licensed Real Estate Broker

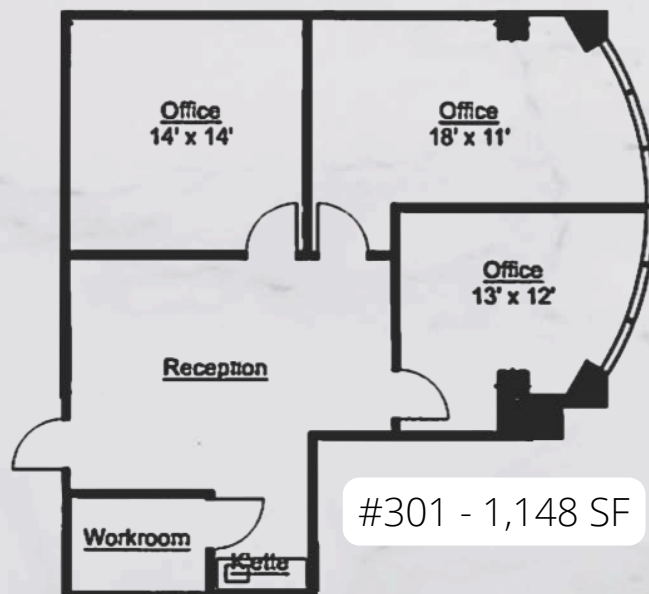
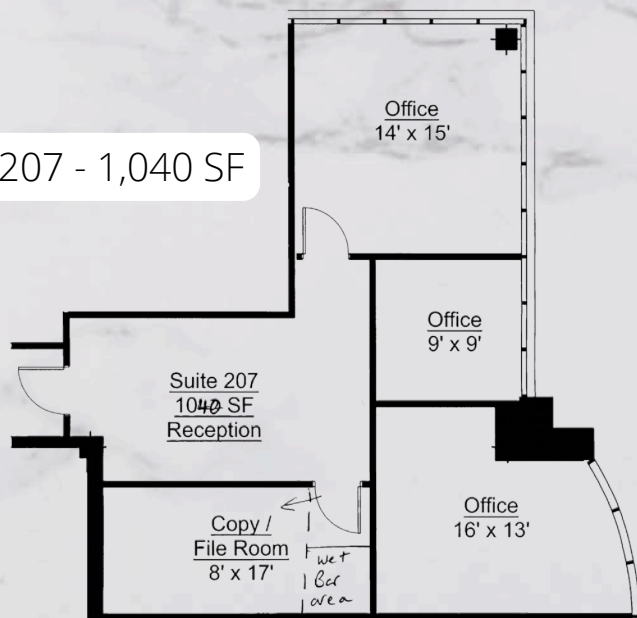
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

AVAILABILITY

SUITE	SF	PSF/YR	EST. 2025 CAM	AVAILABILITY	EST. MONTHLY TOTAL
207	1,040	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately	\$4,582.07
301	1,148	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately *	\$5,057.90
401	1,839	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately	\$8,102.33
403	1,839	\$34 NNN	\$18.37 PSF +\$.50 PSF Reserves	Immediately	\$8,102.33

* 30 days from lease execution

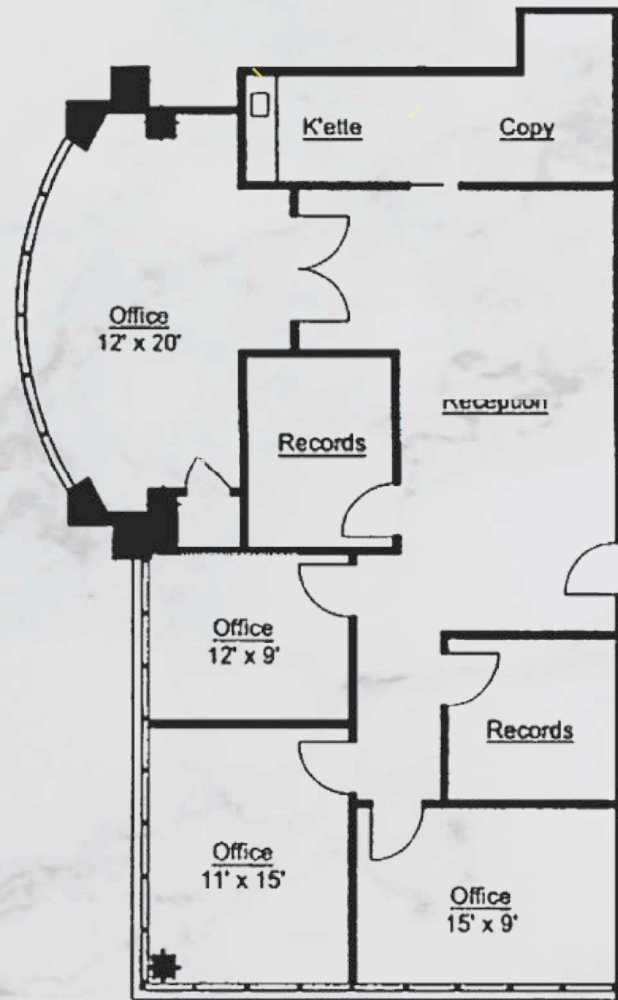
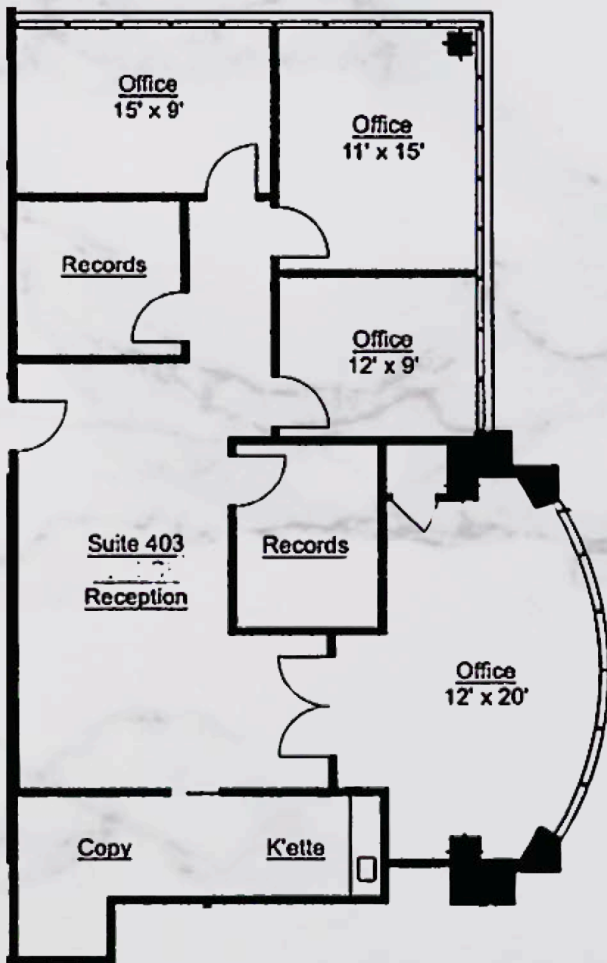
#207 - 1,040 SF



#301 - 1,148 SF



#401 - 1,839 SF



#403 - 1,839 SF

WATERSIDESHOPS

ONLY 0.5 MILES FROM
PROPERTY!



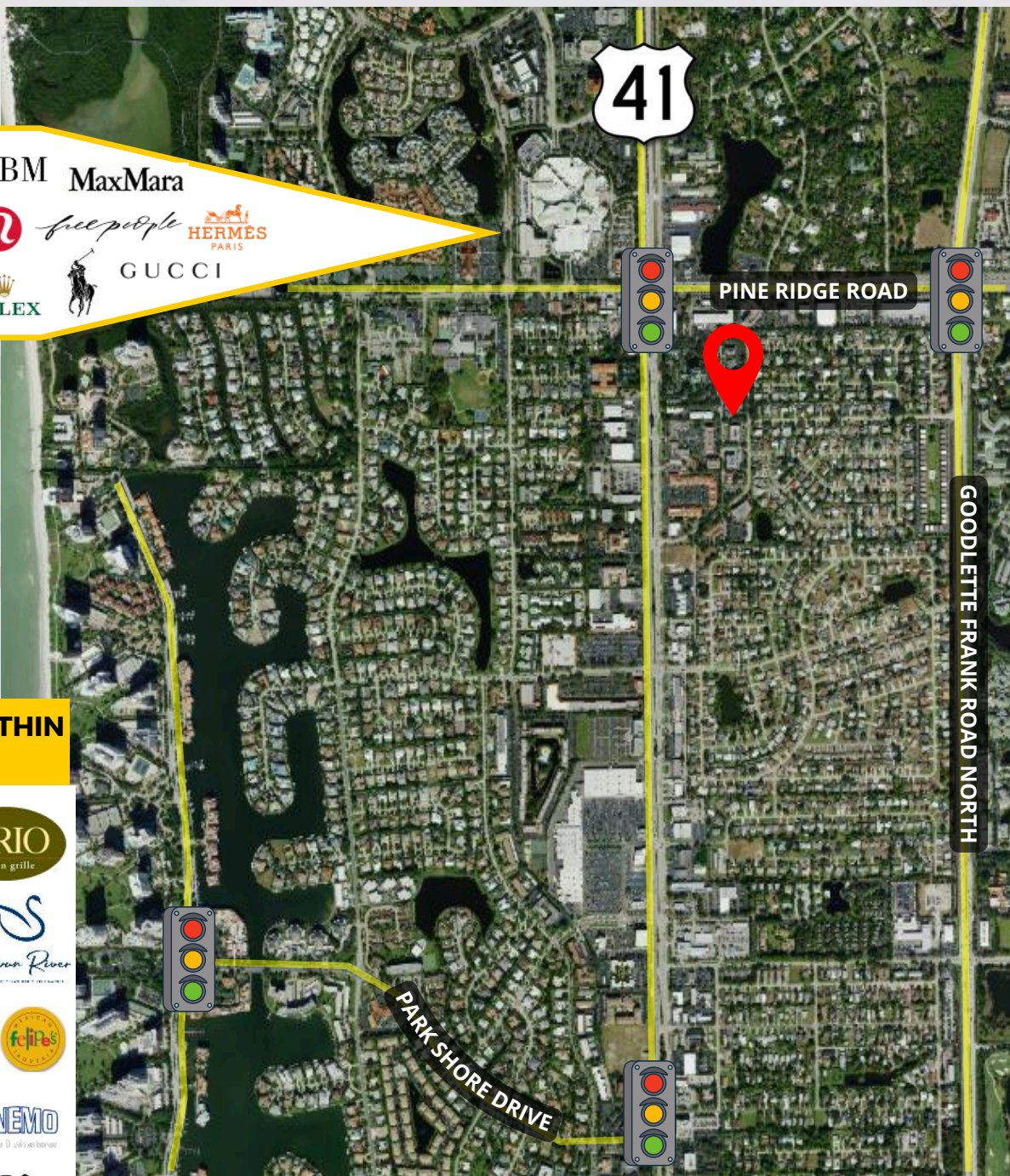
AMENITY RICH LOCATION FOR EMPLOYEES



74 RESTAURANTS WITHIN A 1 MILE RADIUS



And more....



click
here!



Google
Maps

DEMOGRAPHICS 2026	1 mile	3 miles	5 miles
Est. Population	7,399	43,028	92,717
Est. Average H.H. Income	\$193,548	\$202,116	\$191,758
2025 Avg. Daily Traffic Count	44,000 vehicles per day on Tamiami Trail North		