

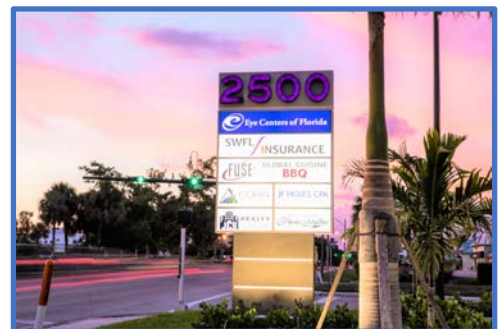
**THE 2500 BUILDING – CORRIDOR END CAP SUITE #112**



**AVAILABLE UNIT SPECS**

<b>ADDRESS</b>	2500 Tamiami Trail N Naples, FL 34103
<b>SHOPPING CENTER</b>	The 2500 Building
<b>SQUARE FT.</b>	954 sq feet
<b>TOTAL BUILDING</b>	30,204 sq feet
<b>BUILDING CLASS</b>	A
<b>FLOOR &amp; SUITE</b>	1st Floor / Suite 112
<b>USE</b>	Retail / Restaurant / Medical
<b>RENT</b>	\$32.50/ Sq Ft / Year NNN
<b>DATE AVAILABLE</b>	Immediate
<b>CAM</b>	7.40/SF

**ADDITIONAL PHOTOS**



## THE 2500 BUILDING – SUITE #112

### FULL PROPERTY DESCRIPTION

Plaza Walk Shopping Center is a mixed center with retail, medical & restaurant space on the first floor as well as medical & offices on the 2nd floor. The property is located on a signalized intersection on US 41 North with tremendous frontage and visibility to US 41 North. Property offers ample parking both in the front and rear of the property with a great mix of medical, retail, office, and restaurant tenants. Property underwent a significant capital property improvement in 2018 whereby the architecture has been converted to a high-quality Class A contemporary design. The full-scale remodel included landscaping, parking lot conversion to decorative concrete pavers, addition of 30 parking lot lights & 25 lighted bollards, enhanced decorative lighting on the building, monument signage improvements, and all the common area for the 2nd floor (including bathrooms, elevator, hallways, and entrances). The 2nd floor entrances and common areas are all class A office.

2500 Tamiami Trail North - Signalized intersection of US 41 North & 26 Ave North (East side of the road). 2 blocks North of the Coastland Mall (Golden Gate Pkwy and located directly across the street from Red Lobster and Bingham Jewelers).

### HIGHLIGHTS

- **US 41 North Frontage**

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- **Signalized Intersection**

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- **Flexible Zoning Options**

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- **1st Floor End Cap Unit next to corridor**

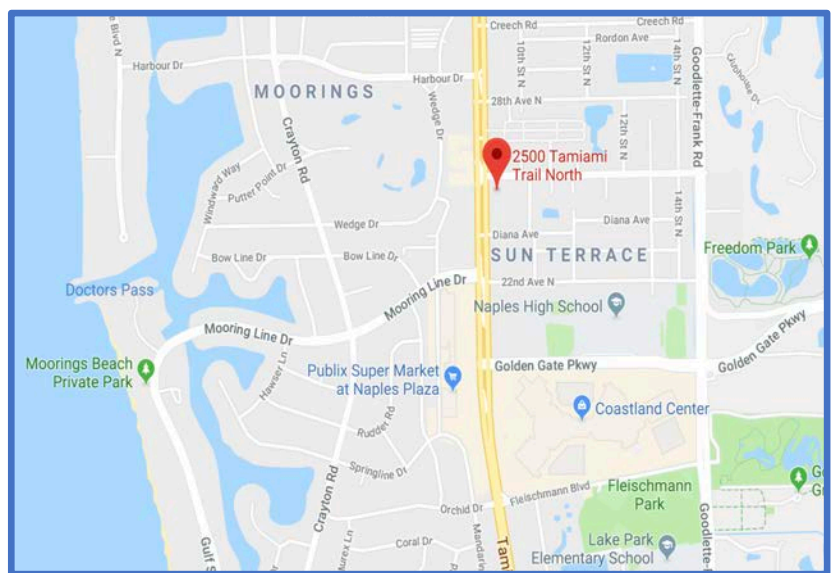
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- **Ample Parking in Front & Rear**

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- **Vibrant Tenant Mix**

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- **3% Co-Broker Commission**

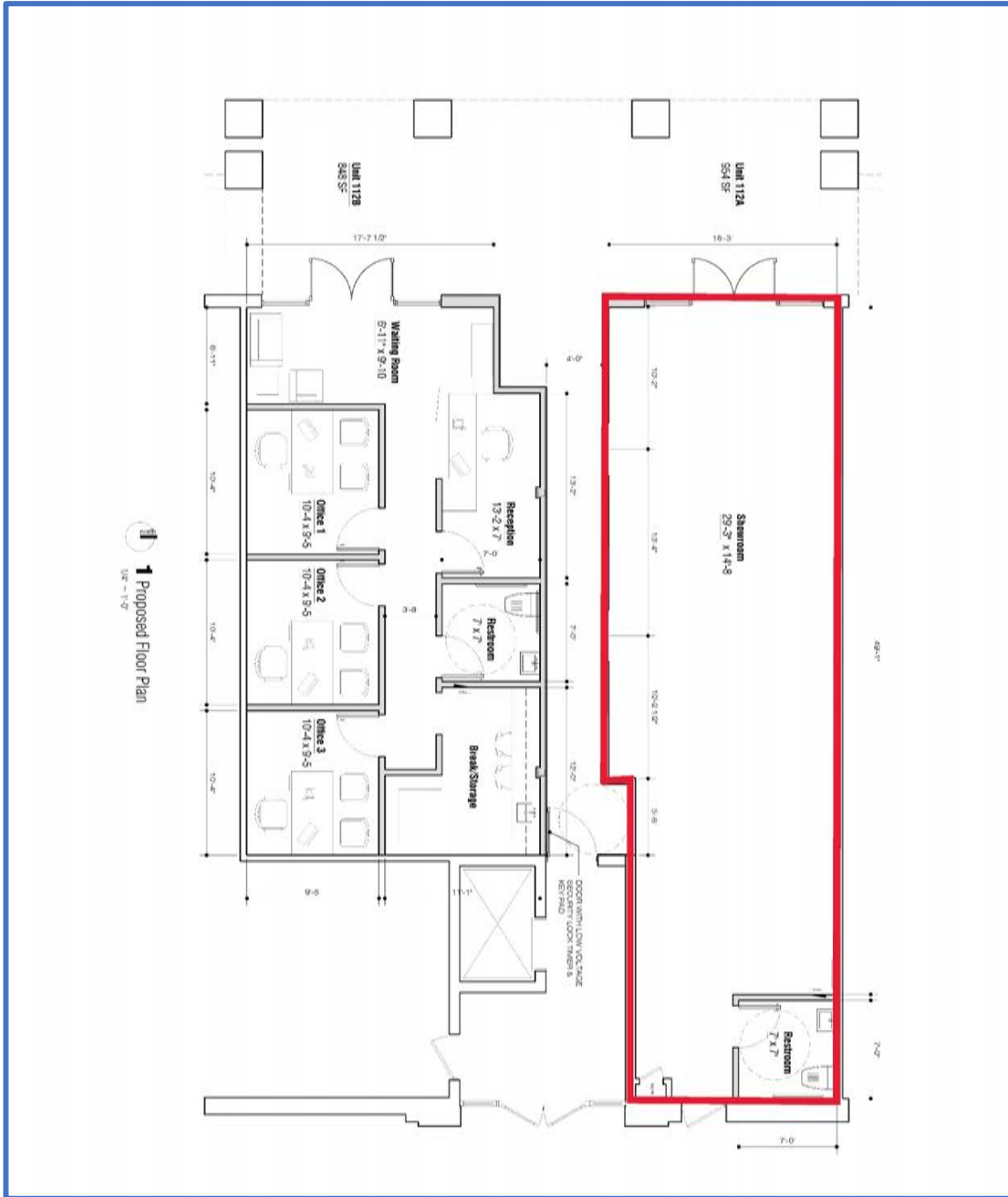
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### LOCATION MAP



## THE 2500 BUILDING – SUITE #112

**FLOOR PLAN**



**ADDITIONAL IMAGES**



INTERIOR 2<sup>ND</sup> FLOOR COMMON AREA HALLWAY



INTERIOR 2<sup>ND</sup> FLOOR COMMON AREA ENTRANCE  
INTERIOR 2<sup>ND</sup> FLOOR COMMON AREA ENTRANCE ON 1<sup>ST</sup> FLOOR & FUTURE CORRIDOR TO FRONT

