

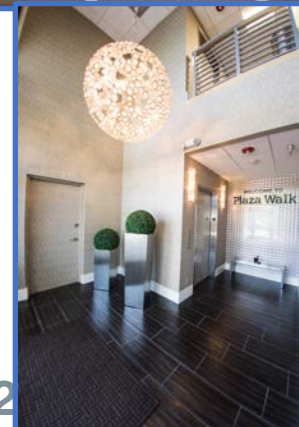
THE 2500 BUILDING – SUITE #213



AVAILABLE UNIT SPECS

ADDRESS	2500 Tamiami Trail N Naples, FL 34103
SHOPPING CENTER	The 2500 Building
SQUARE FT.	600 sq feet
TOTAL BUILDING	30,204 sq feet
BUILDING CLASS	A
FLOOR & SUITE	2 nd Floor / Suite 213
USE	Medical / Office / Retail
RENT	\$18.50/ Sq Ft / Year NNN
DATE AVAILABLE	August 2019
CAM	8.18/SF (incl's HVAC repair, replacement & service)

ADDITIONAL PHOTOS



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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 is to undergo a significant property improvement plan 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

Signalized Intersection

Flexible Zoning Options

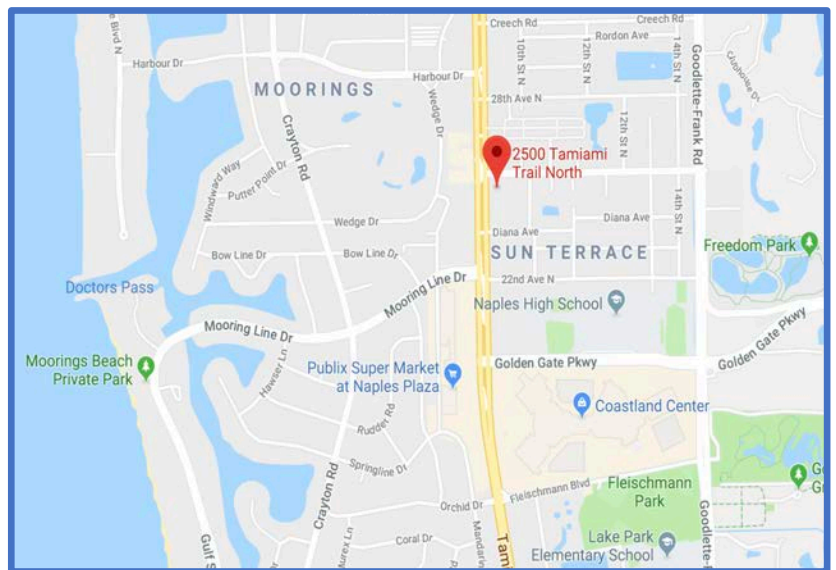
US 41 Signage Opportunity

Ample Parking in Front & Rear

Vibrant Tenant Mix

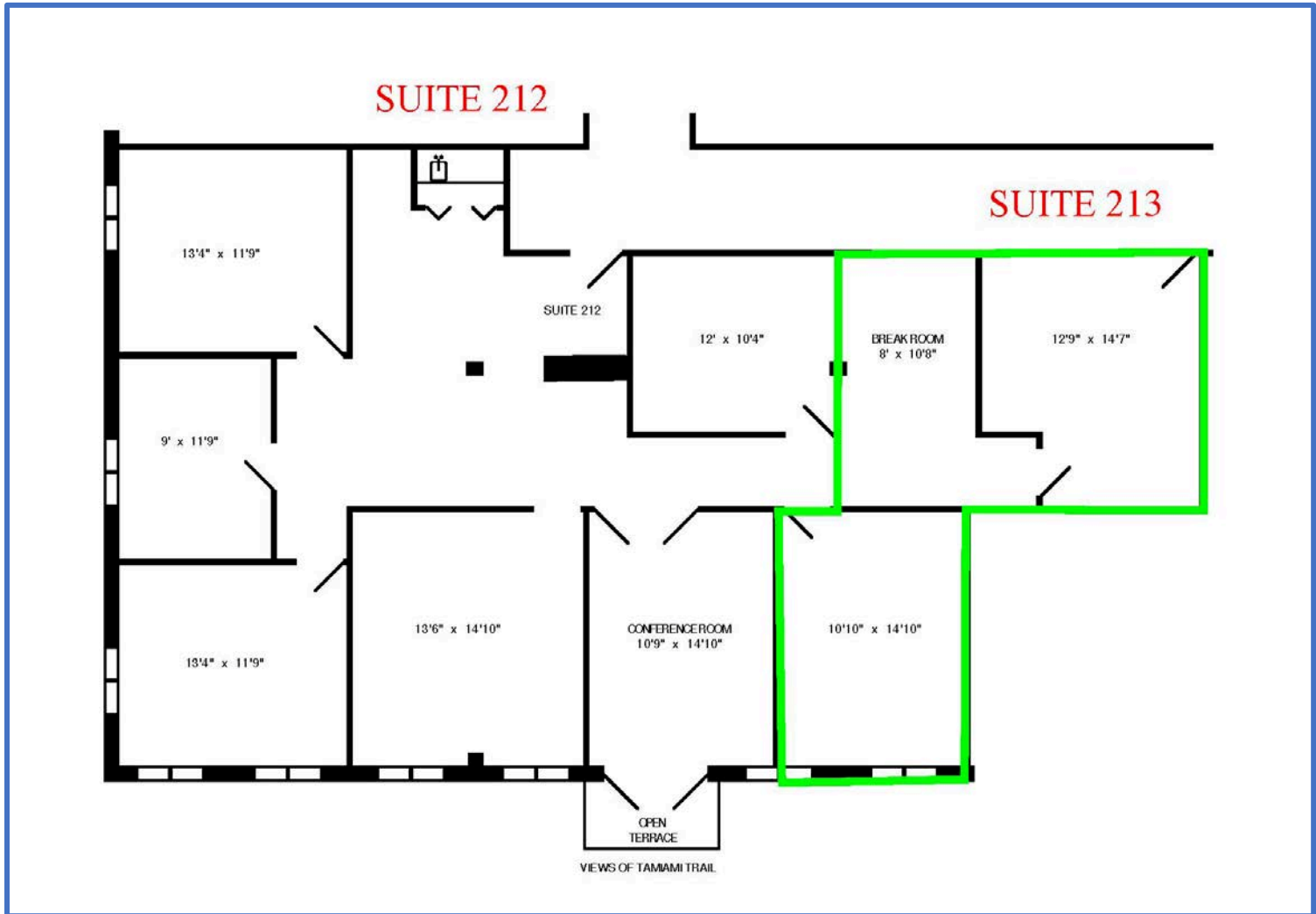
3% Co-Broker Commission

LOCATION MAP



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FLOOR PLAN



ADDITIONAL IMAGES



INTERIOR 2ND FLOOR COMMON AREA HALLWAY



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