



 VENTURE X

4850

# Ground Floor Class A Office

4850 Tamiami Trail N., Naples, FL

OFFICE FOR LEASE

 Premier  
COMMERCIAL  
CLASS A OFFICE FOR LEASE  
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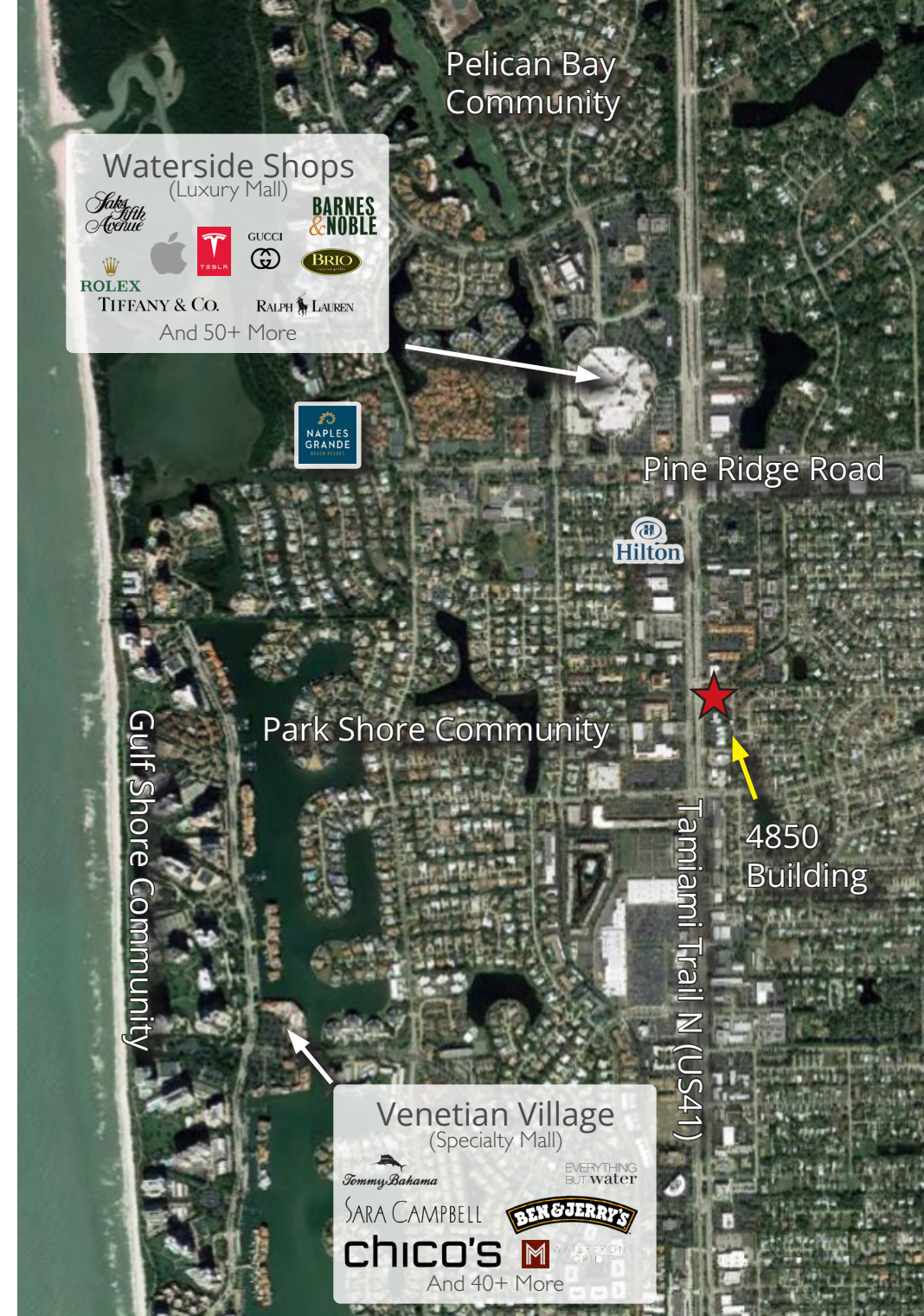
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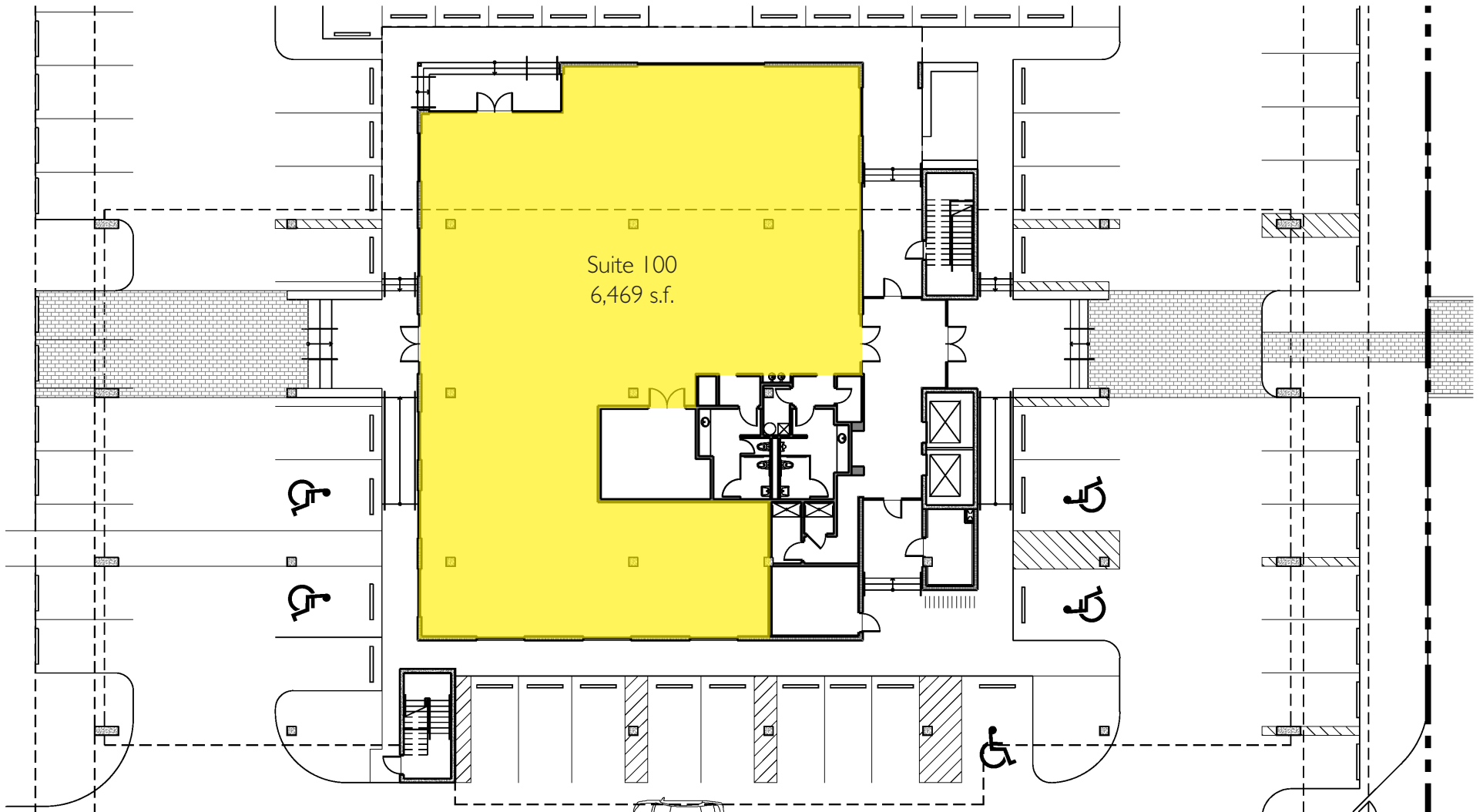
# Property Overview

The Lutgert Professional Center is Naples' newest Class A office building. The 42,000 square foot building was developed by The Lutgert Companies and has quickly become one of Naples' finest office addresses. Located directly on US 41 just south of Pine Ridge Road, its excellent visibility and close proximity to the affluent Pelican Bay and Park Shore communities make it the perfect location for any professional, financial, or corporate user. Highlights include:

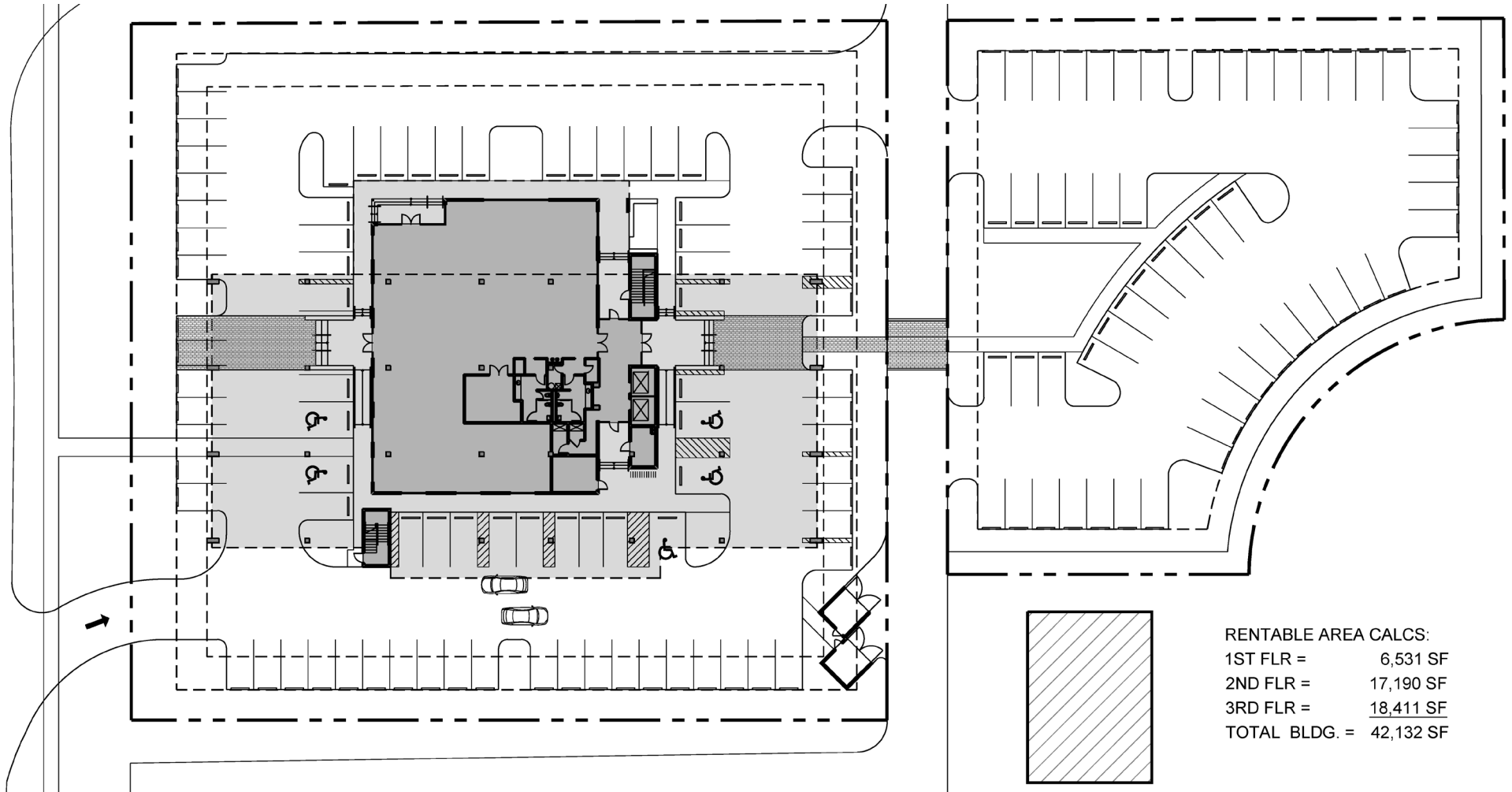
- » Modern Contemporary aesthetics with expansive windows and a high level of fit and finish.
- » Built to the highest standards, the building has been awarded the prestigious LEED Gold certification.
- » Benefits from a full access cut at Castello Drive and 50K AADT on Tamiami Trail.
- » The first new Class A office building constructed on the North Trail in over a decade, outclassing its rivals in construction and appeal.
- » **Suite 100: 6,469 s.f.** Full floor of first generation space currently available. Subdivision as small as 2,900 s.f. is possible. Tenant Improvement Allowance available to qualified candidates. **Offered at \$39.00/s.f. NNN.**
- » Monument signage on Tamiami Trail available.
- » Venture X, a co-working provider, occupies the third floor. Their presence in the building gives tenants the flexibility to increase their staffing at need.
- » Triple Nets estimated at \$10.75/s.f. (2024).



# First Floor Plan



# Site Plan



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