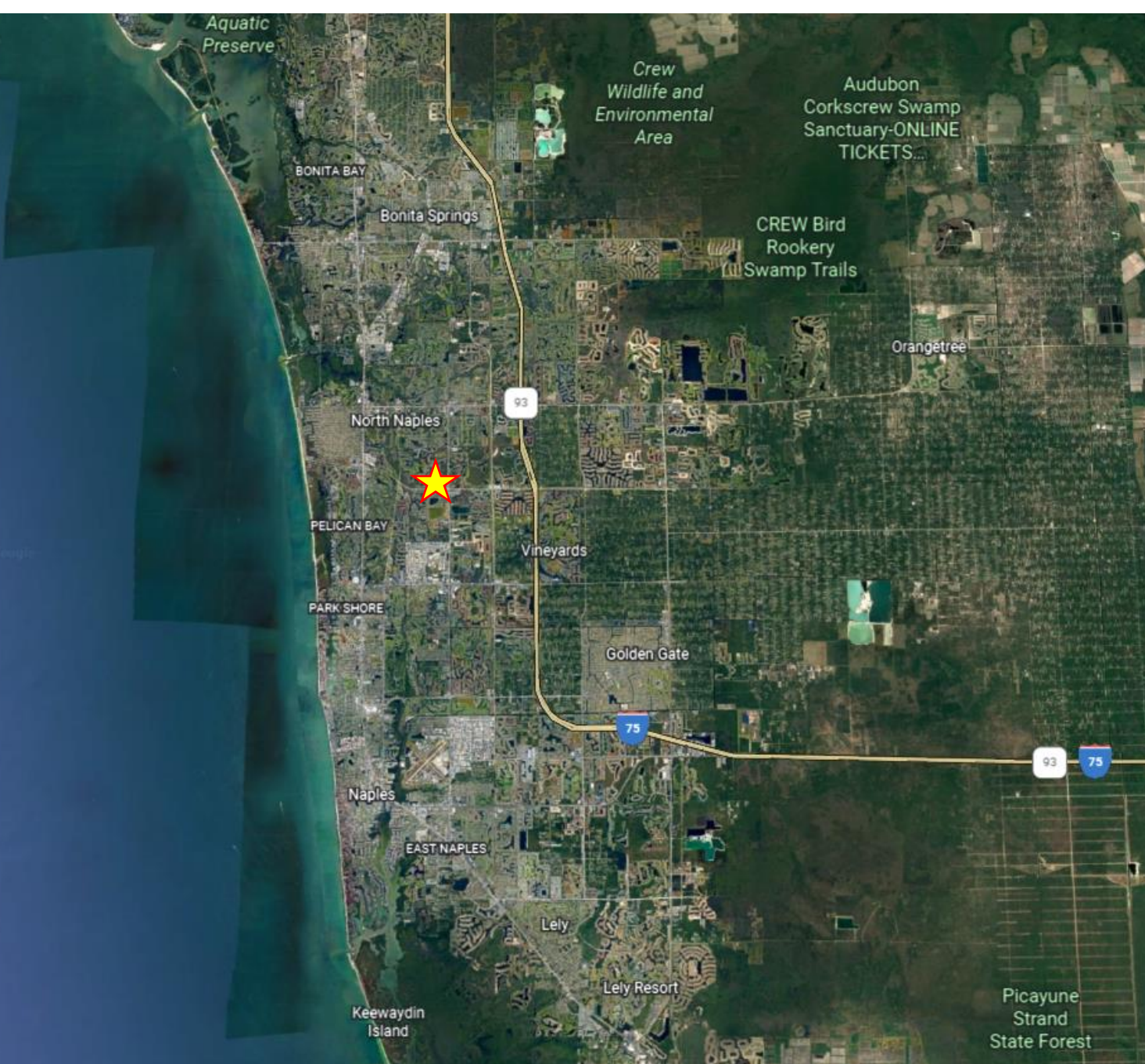




Vanderbilt Financial Center
9045 STRADA STELL COURT, SUITES #201-205

13,522 Square Feet of Class A Office Space

Offered By: Mike Hauptert
Blueprint Asset Management, LLC
Phone: 239-300-7368
Email: Management1@300rent.net



PROPERTY FEATURES

HIGH PROFILE CLASS A OFFICE SPACE IN
A PRIME NORTH NAPLES LOCATION

Price:

\$3,933,800

Unit/Floor:

201-205 (entire second floor)

Total Square Footage:

13,522

Occupancy:

Currently Vacant, last Tenant was in 2022 /
paying \$21.50 NNN.

NNN:

\$12.10 budget for 2024

ZONING:

Pelican Marsh PUD

YEAR BUILT:

2008

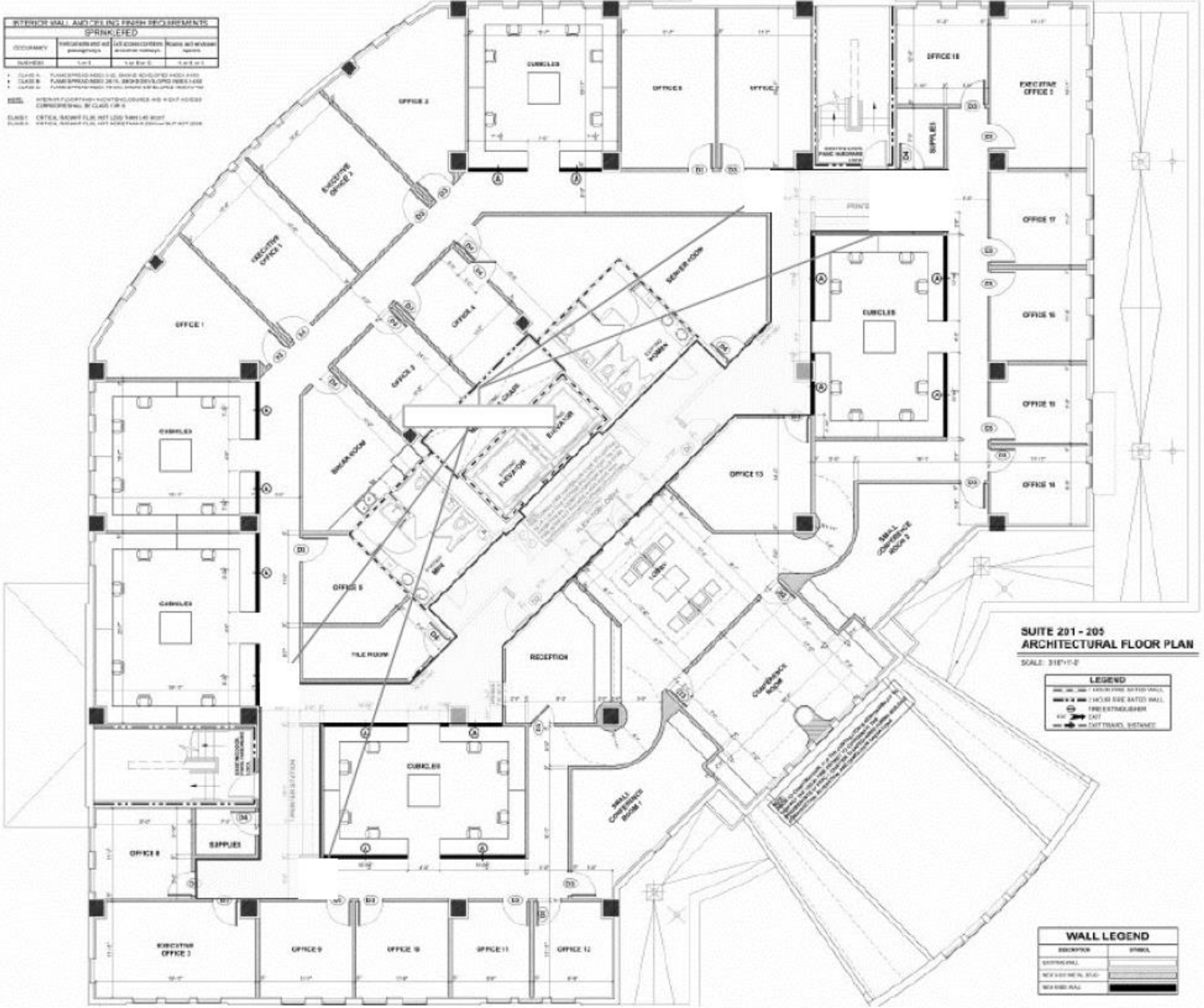
LOCATION:

Just West of the intersection of
Vanderbilt Beach Road and
Airport Pulling Road

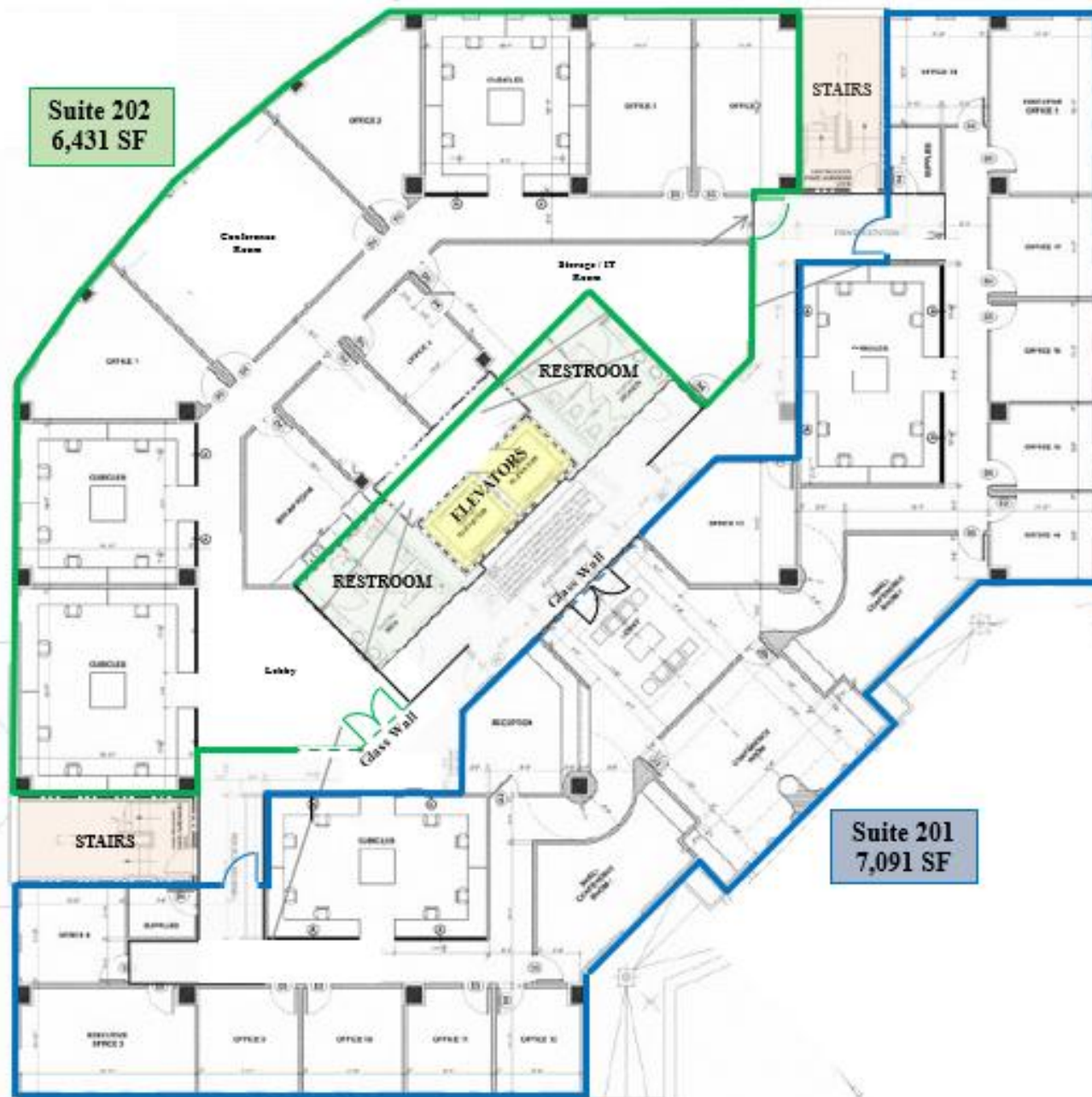
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EXISTING FLOORPLAN



Suite 202
6,431 SF

Suite 201
7,091 SF

**POTENTIAL BREAK-UP INTO 2
INDIVIDUAL UNITS**

(201 & 202)



REMODEL RENDERINGS

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