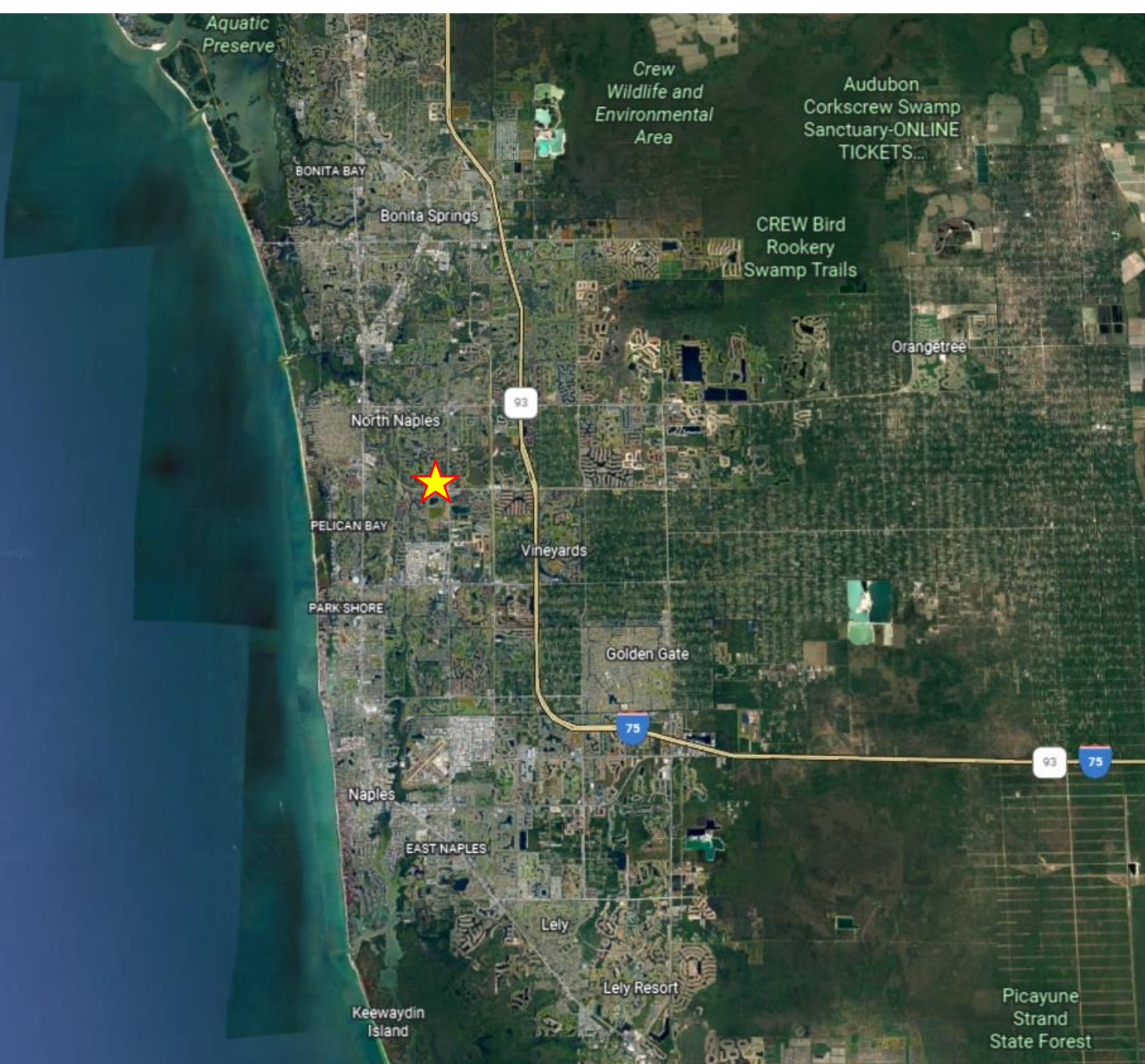




Vanderbilt Financial Center
9045 STRADA STELL COURT, SUITES #201-205

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

LEASE RATE:

Full Space As-Is: \$24.00 PSF NNN

201: \$30.00 PSF NNN

202: \$26.00 PSF NNN

NNN:

\$12.10 budget for 2024

SPACE AVAILABLE:

13,522 Total Square Feet

Entire Second Floor

ZONING:

Pelican Marsh PUD

YEAR BUILT:

2008

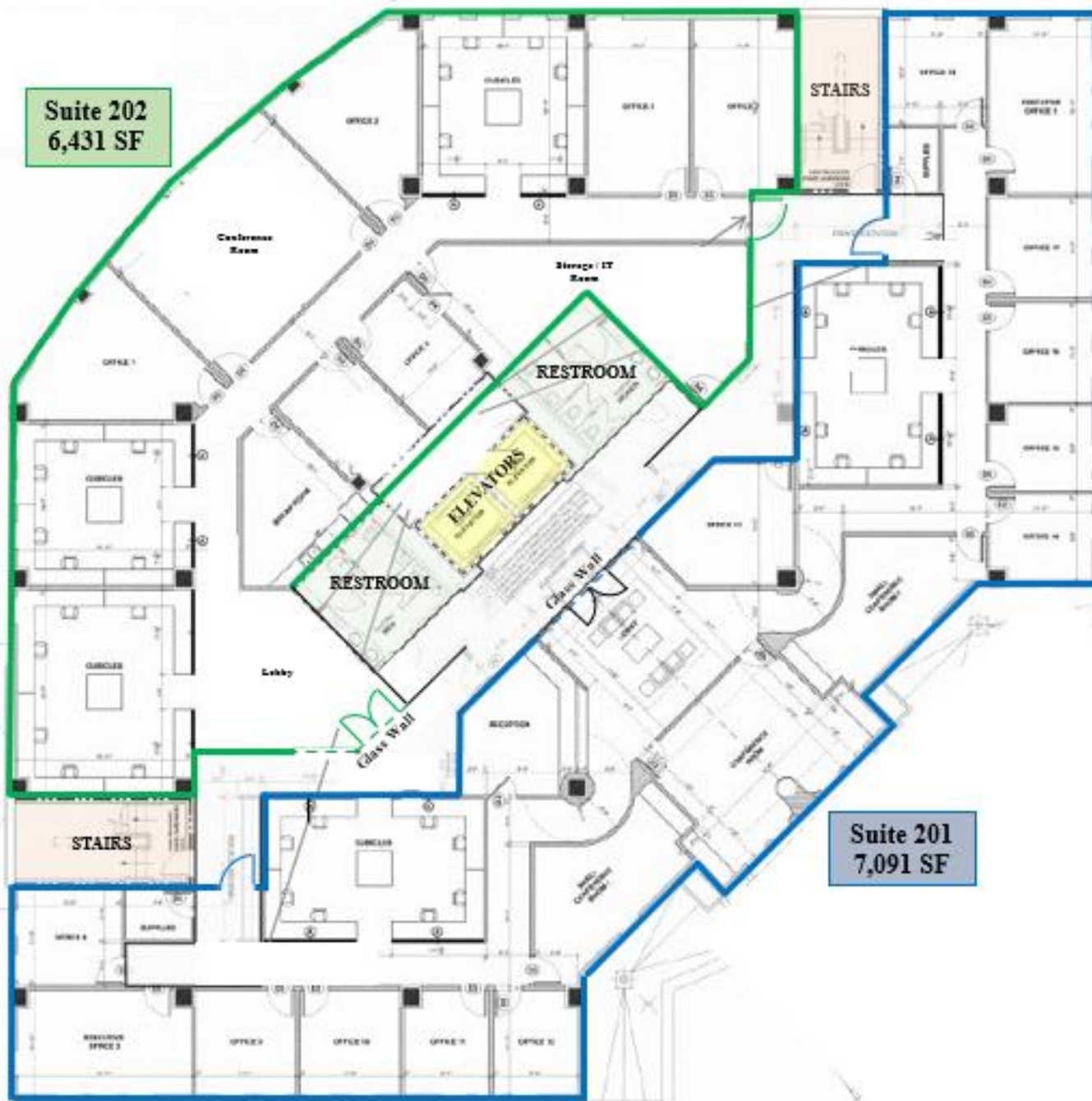
LOCATION:

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

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POTENTIAL BREAK-UP INTO 2 UNITS

(#201 & #202)



REMODEL RENDERINGS

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