

4850 Tamiami Trail North, Naples, Florida 34103

4850 BUILDING



A unique sustainable luxury office
in the heart of Naples



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A unique, sustainable luxury office in the heart of Naples

Designed to bring the outdoors in with natural light and expansive views of the coastal skyline, 4850 Building is destined to become one of Naples' best business addresses. With innovative modern design the amenity-rich office space is where people will love coming to work every day.

Class-A Office Space For Lease

- Three-story 42,132-square-foot office building
- Highly visible "North Trail" (U.S. 41) location, just south of Waterside Shops
- Modern contemporary aesthetics with expansive windows and a high level of fit and finish
- Developed by The Lutgert Companies

*First Class-A office
constructed on the
North Trail in over
a decade*

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Natural light and expansive views of the coastal skyline

Building Highlights



Touch-free technology

- Key fob access and security system, pre-wired for future BLE (Bluetooth Low Energy) access via a mobile phone
- After-hours security/building access/intercom/elevator access system
- Faucets, soap dispensers and flush valves; hydrophobic glaze on all vitreous washroom fixtures



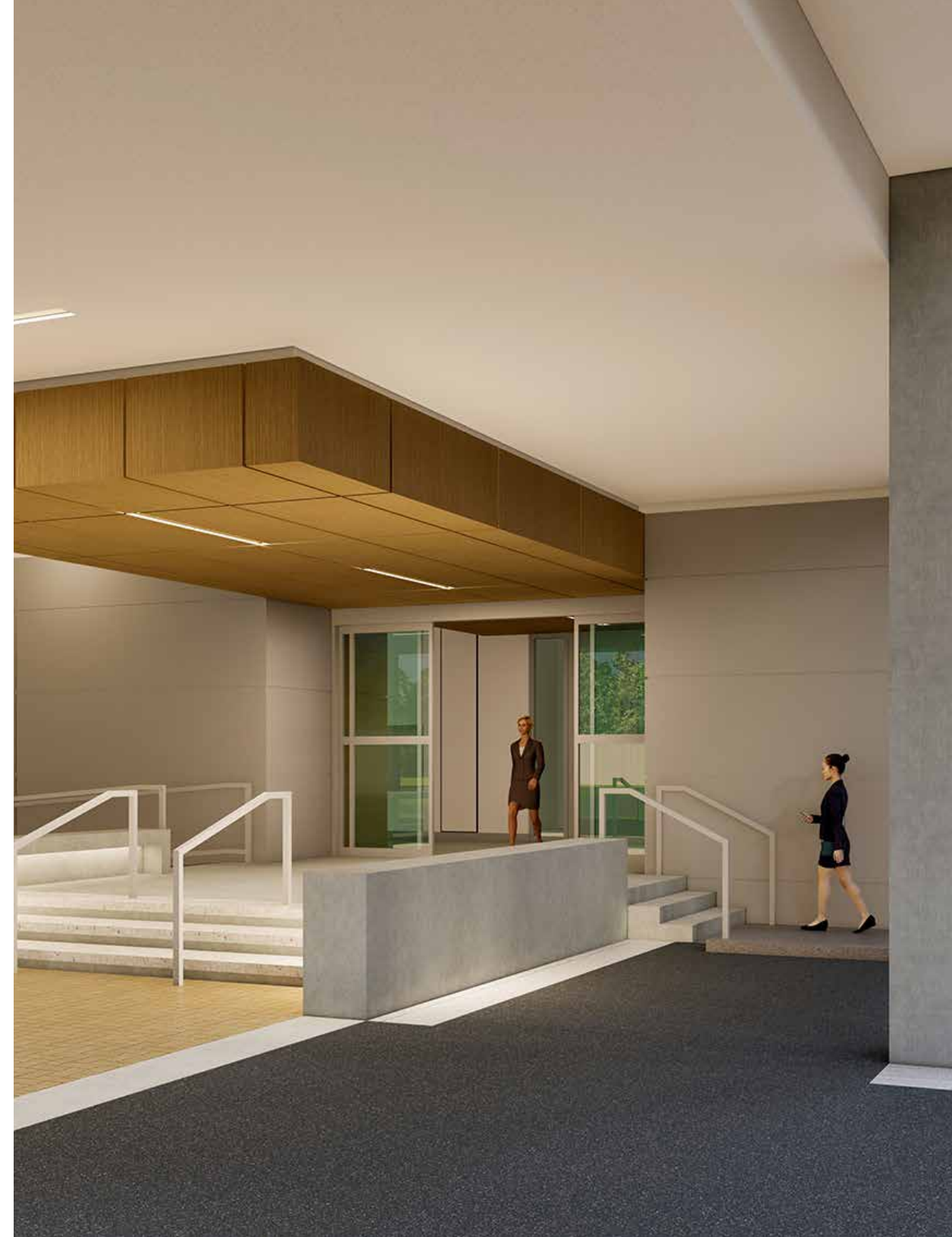
Energy efficient

- Building facade of continuous floor-to-ceiling Low-E glass and floor-to-floor spans to provide the maximum amount of light, air and views to benefit tenants' health and well-being
- Slated to be a LEED (Leadership in Energy and Environmental Design) Certified Gold Standard building



Wellness focused

- Floor plans optimal for single-tenant use, providing private, exclusive, non-shared use of washrooms, corridors and 9-by-27-foot private outdoor balconies on the second floor offering a fresh air and sunshine respite for employees
- Limited columns on each floor enabling flexibility in office design to easily accommodate social distancing guidelines



Pricing and Availabilities

- First floor: 6,531 square feet starting at \$39/sq. ft. NNN
- Second floor: up to 17,910 square feet starting at \$36/sq. ft. NNN
- Third floor fully leased to Venture X, a premium coworking provider.

The addition of Venture X gives tenants the flexibility to increase their staffing as needed

Subdividable down to approximately 4,000 square feet

Triple nets estimated at \$9.00/square foot

Property Overview

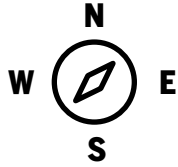
Benefits from a full access cut at Castello Drive

Average daily traffic: 38,000 (2018)

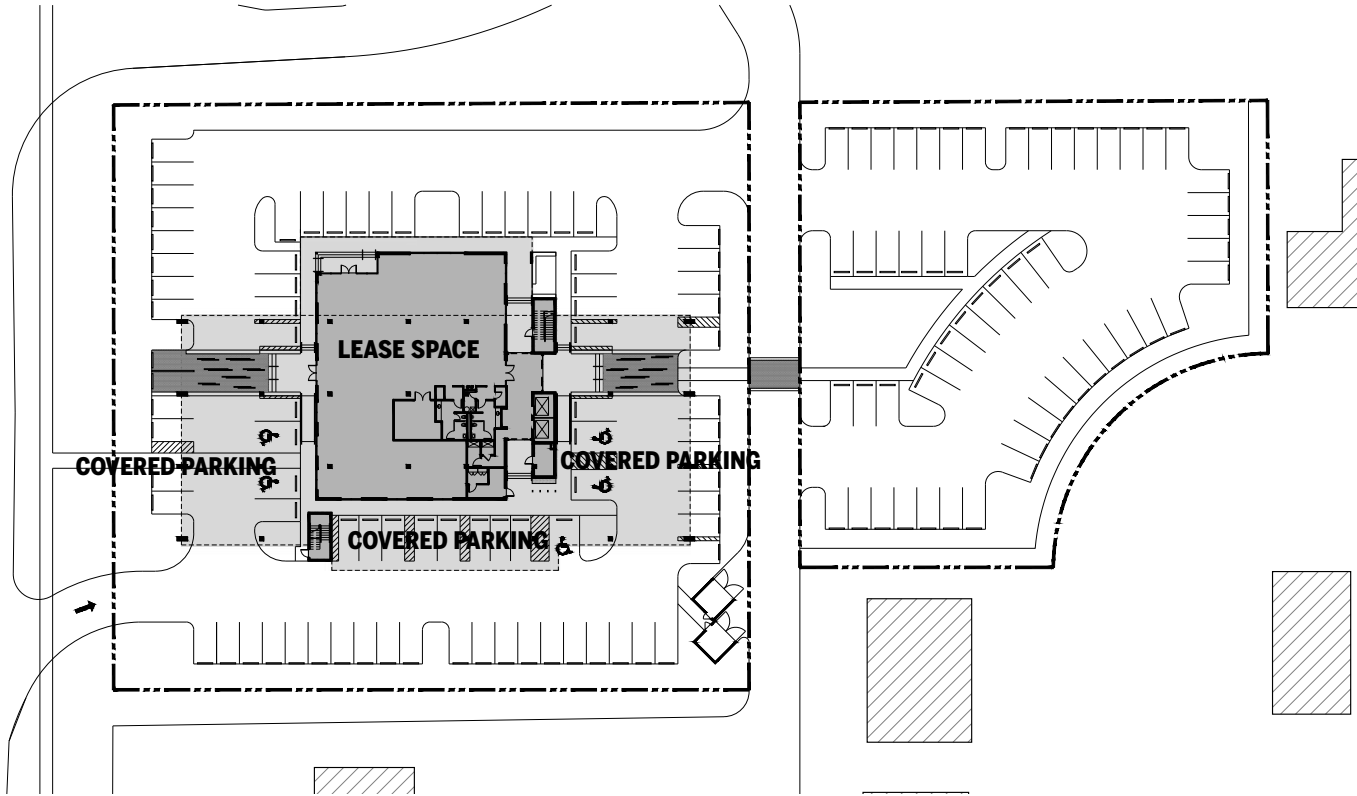
Building nearing construction completion and ready for tenant buildout

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Site Plan



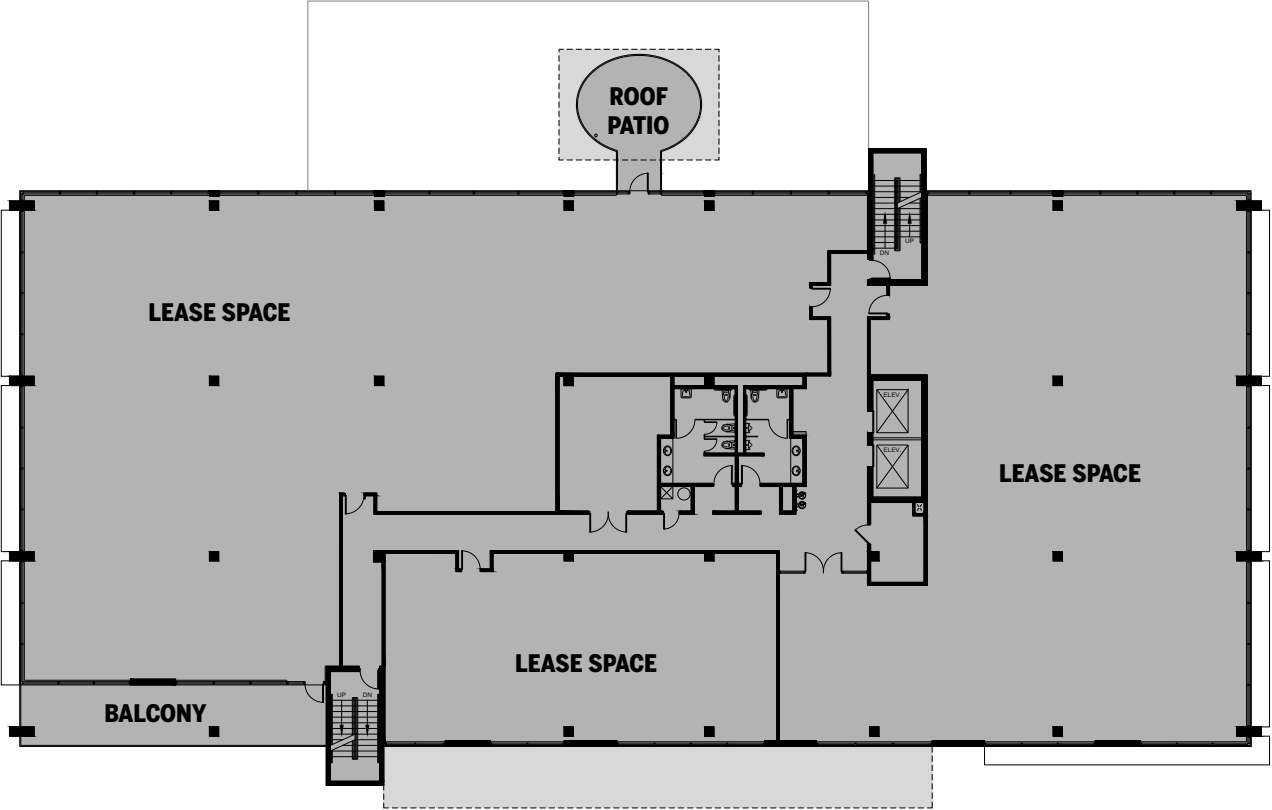
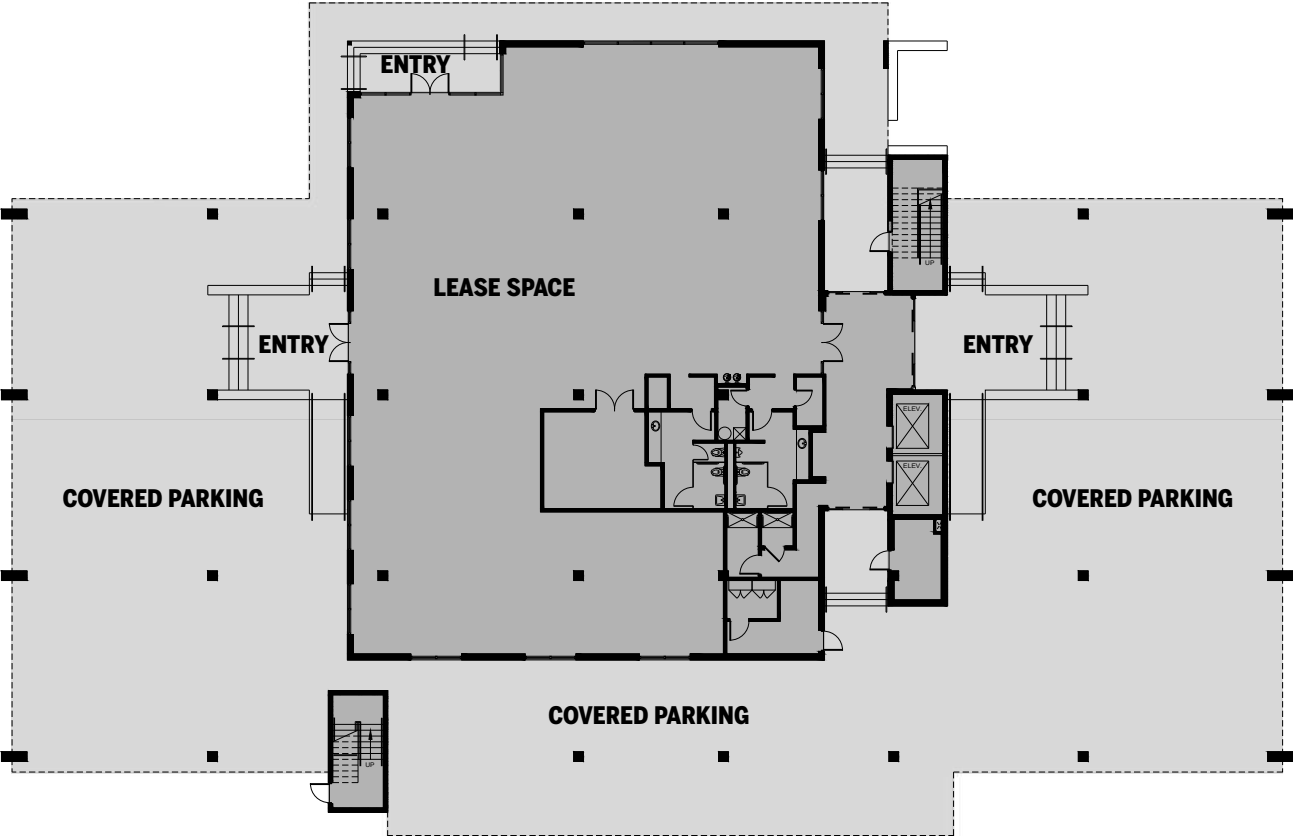
U.S. 41 - TAMiami TRAIL



Location

Located directly on U.S. 41 just south of Pine Ridge Road, its excellent visibility and close proximity to the affluent Pelican Bay and Park Shore communities makes it the perfect location for any professional, financial or corporate user.

First Floor
Plan



Second Floor
Plan

About The Lutger Companies

A prominent member of Southwest Florida's business community since 1964, The Lutger Companies have set the standard for creative, progressive and environmentally responsible development. The Lutger Companies' projects include a portfolio of residential and commercial properties in Florida and North Carolina, each bearing the original trademark of their commitment to excellence. Holdings include Lutger Development, Premier Sotheby's International Realty, Lutger Construction, Lutger Custom Homes, Premier Commercial and Lutger Title. For more information, visit www.lutger.com.



PARK SHORE



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