

## 4760 BUILDING - OFFICES FOR LEASE OR SALE

### 4760 Tamiami Trail North, Naples, FL 34103



**LOCATION:** Retail and office spaces are now available for either purchase or lease in this newly renovated two-story office building offering prime US-41/Tamiami Trail frontage. Centrally located directly on the east side of US-41/ Tamiami Trail across from Park Shore, just one-half mile south of Pine Ridge Road.

LEASE VS. OWN	FL	UNIT	UNIT SF	BASE RENT	MO BASE RENT	MO CAM \$6.38 PSF	MO SALES TAX 6.5%	PURCHASE PSF	PURCHASE PRICE	90% LOAN AMT	MONTHLY MORTGAGE	TOTAL
LEASE	1	6	1,906	26.00	4,129	1,013	334					5,476
PURCHASE	1	6	1,906			1,013	N/A	350	667,100	600,390	3626	4,639
LEASE	1	7	2,866	26.00	6,210	1,524	503					8,237
PURCHASE	1	7	2,866			1,524	N/A	350	1,003,100	902,790	5,452	6,976
LEASE	2	22	2,859	20.00	4,765	1,520	408					6,693
PURCHASE	2	22	2,859			1,520	N/A	300	857,700	771,930	4,662	6,182
LEASE	2	23	1,155	20.00	1,925	614	165					2,704
PURCHASE	2	23	1,155			614	N/A	300	346,500	311,850	1,883	2,497

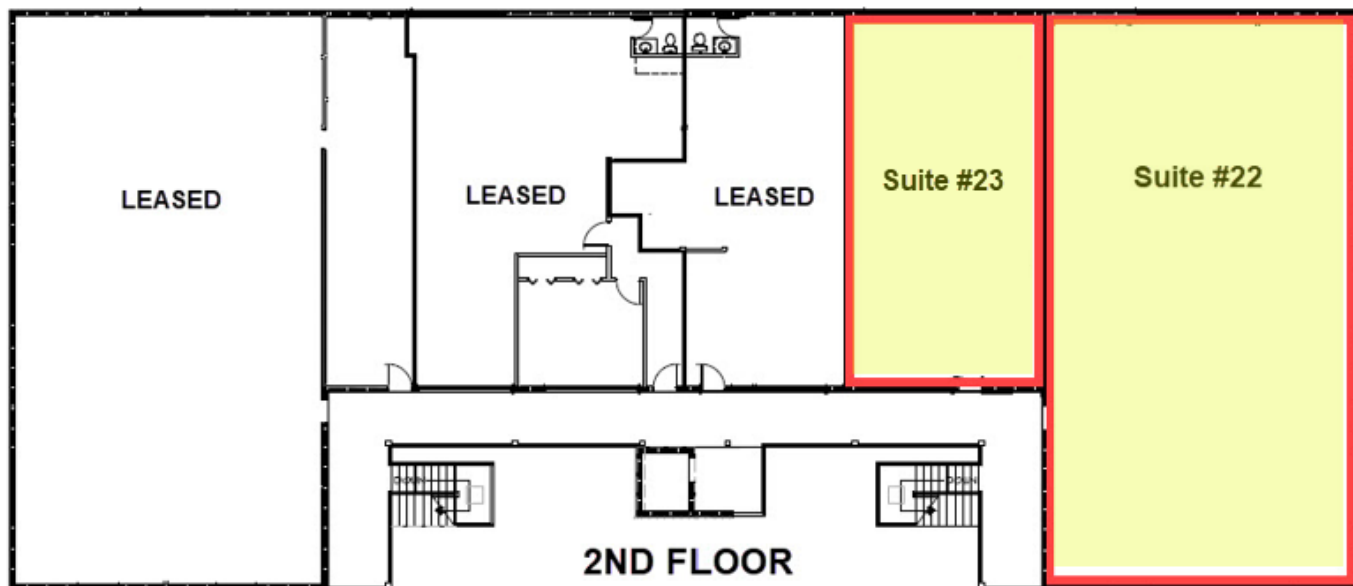
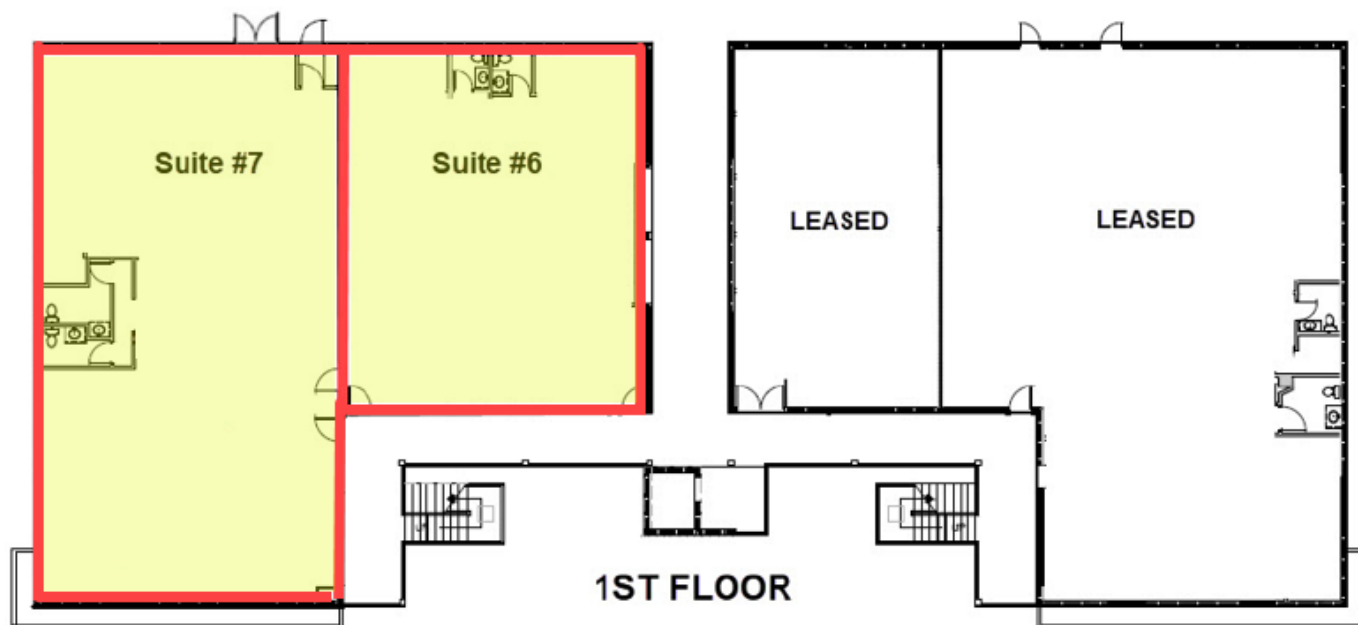
ASSUMPTIONS TO MORTGAGE - 90% Loan, 20 year amortization, 4% interest rate

**BUILD-OUT:** Grey Shell Space - Generous Tenant Improvement Allowance (Leased Spaces Only)

**COMMENTS:** Tenants include Advanced Gastroenterology of Naples, Prathima Moorthy, MD – Pain Management Center, NColor Salon, Wilfredo Emmanuel Designs, Case Benefit Consultants and Regenerative Renew. Great visibility with building and monument signage opportunities. Newly renovated exterior with coastal contemporary design with metal roof, stacked stonework, awnings and stainless-steel cable railings.

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**FLOORPLANS**



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