

Portfolio - properties

OFFICE/FLEX

Lutz's foray into the office/flex market began with the construction of a 6,000 square foot spec building in the 1980s. From this modest beginning, the company refined its expertise with the acquisition of several Class A office/flex business parks. Lutz has successfully repositioned each business park and optimized its rent potential by making specific aesthetic improvements to the facades, enhancing the landscaping, and installing new way-finding and monumental signage. In addition, Lutz converted a number of large light flex buildings into finished space including high quality Rx and showroom facilities. The company also facilitated the acquisition of a corporate office and flex-industrial/office portfolio containing more than 5 million square feet with a total value exceeding \$500 million. Currently these properties are significantly outperforming every real estate investment benchmark.

	NAME OF PROPERTY	TOTAL SQUARE FEET
OFFICE/FLEX PORTFOLIO		
	Tri County Business Park Tampa, FL	676,735 sq. ft.
	EastRidge At Perimeter Park Raleigh, NC	477,495 sq. ft.
	Northridge Business Park Atlanta, GA	471,034 sq. ft.
	Spring Forest Business Center Raleigh, NC	155,000 sq. ft.