



YOUR NAME HERE

800

2

Edward Jones

SALE

6150 Diamond Centre Ct

BUILDING 800

Fort Myers, FL 33912

PRESENTED BY:

TIFFANY LUONGO

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,325,000
NUMBER OF UNITS:	2
LOT SIZE:	CONDOMINIUM LOT
BUILDING SIZE:	4,100 SF
YEAR BUILT:	2000
ZONING:	CPD

PROPERTY DESCRIPTION

OWNER-USER SPACE PLUS A NATIONAL TENANT LEASE

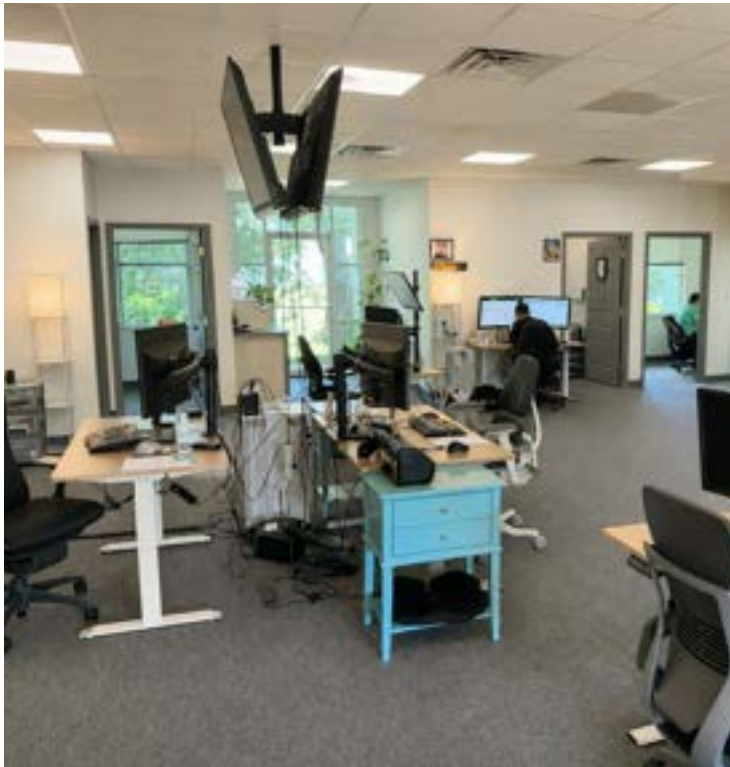
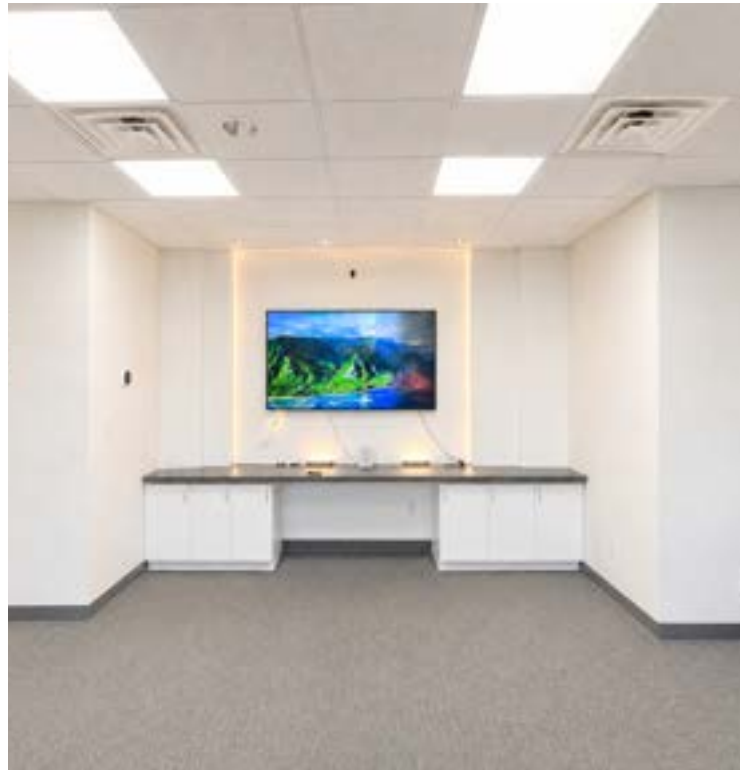
This building has 2500sf available for an owner/user and a 1600sf space which includes a corporate lease in place directly with Edward Jones Investments.

PROPERTY HIGHLIGHTS

- Vacant Space includes 4 Private Offices, Open Space, Kitchen, Conference, 2 Restrooms plus Reception
- New Roof in 2023
- Centrally located in the heart of the South Ft. Myers Medical Corridor just south of Gulf Coast Hospital. This area is a hub for healthcare facilities and professional offices.
- CPD Zoning allows for many medical and professional uses.
- Located in the Diamond Professional Centre with DIRECT VISIBILITY on METRO PARKWAY

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ADDITIONAL PHOTOS



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TENANT OVERVIEW

Edward Jones
MAKING SENSE OF INVESTING

Edward Jones is a leading North American financial services firm dedicated to helping individual investors achieve their long-term financial goals.



100+ YEARS
OF HISTORY



THOUSANDS OF
BRANCH OFFICES



FOCUSED ON
CLIENT RELATIONSHIPS



**NATIONAL FINANCIAL
SERVICES FIRM**

- More than 100 years of operating history with a strong reputation for integrity and client focus.
- One of the largest retail brokerage firms in North America.



**EXTENSIVE NORTH
AMERICAN NETWORK**

- More than 20,000 financial advisors.
- Thousands of branch offices throughout the U.S. and Canada.



**LONG-TERM
OCCUPANCY MODEL**

- Branch-based business model drives long-term commitment to local markets and client relationships.



**FAVORABLE
LEASE TERMS**

- Current lease term through April 2029
- Two (2) additional five-year renewal options
- Annual rent increases per lease terms



**NET LEASE - LIMITED
LANDLORD
RESPONSIBILITIES**

- Tenant responsible for electric service
- Tenant reimburses its share of CAM, property taxes, insurance, water, sewer and trash
- Tenant responsible for first \$500 annually of HVAC repairs/replacement



STRATEGIC LOCATION SELECTION

Edward Jones carefully selects branch locations to support long-term success for advisors and clients.



Strong demographics
and area growth



Affluent households
and high net worth
concentration



Accessible locations
with excellent visibility
and traffic



Quality professional
office environments
in desirable areas



Branch locations are typically
selected based on demographic
strength, accessibility, visibility,
and long-term market
growth potential.

~ Please Do Not Contact the Tenant ~

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AERIAL LOCATION PHOTOS

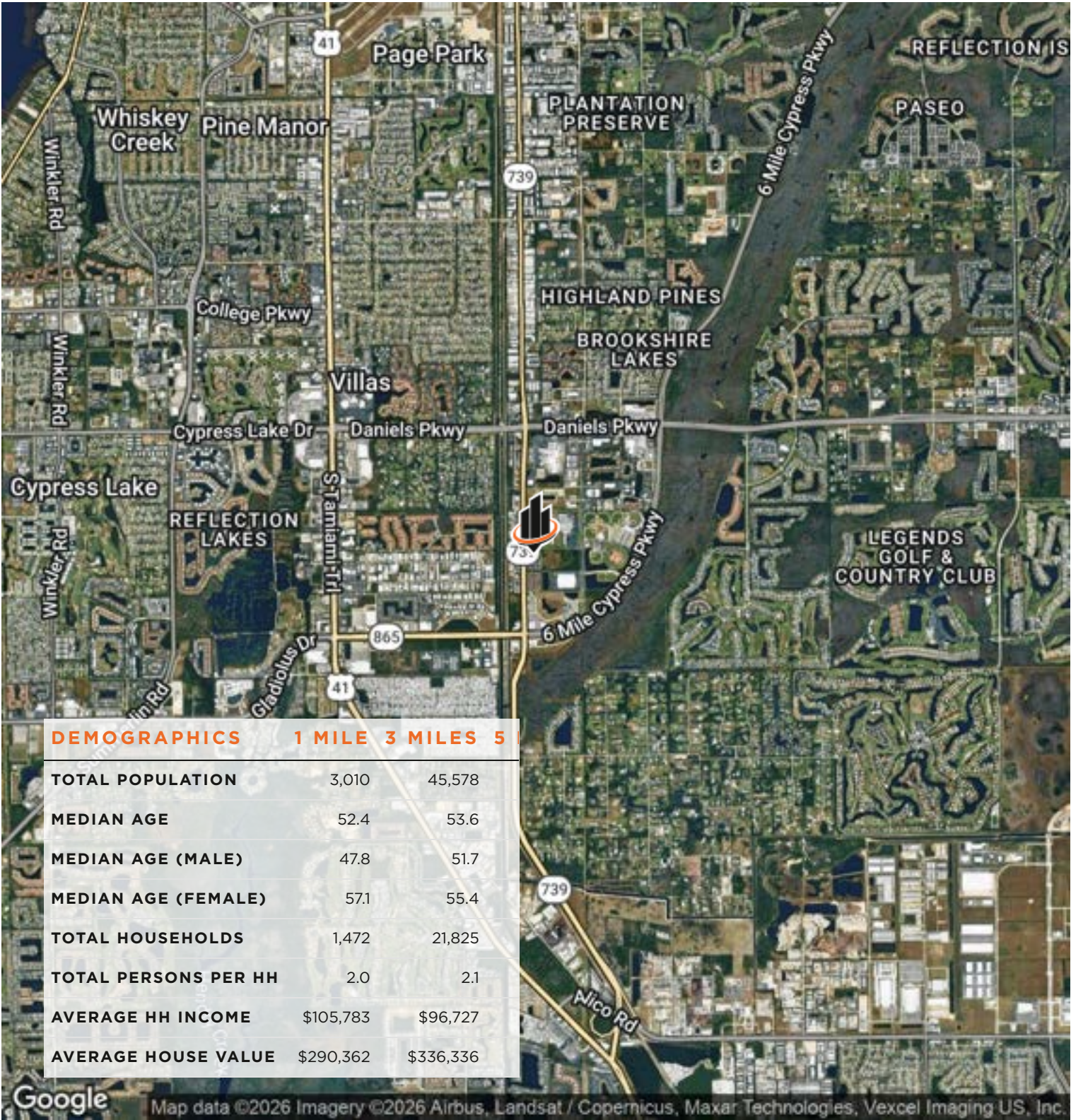


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LOCATION MAP



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DISCLAIMER

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