



EVERBANK NNN LEASE INVESTMENT OPPORTUNITY

PRICE \$3,692,522 CAP: 5.63%

- Tenant executed 5-year new lease commencing Nov 1, 2025, with two 5-year options to extend
- Lease provides for 3% annual base rent increases throughout term and options
- 2,411 SF building with drive-through and bypass lane
- Hard corner position with full access
- Fronting busy Commercial Blvd between US1 and Bayview Drive
- EverBank boasts total assets more than \$34.6 billion and has held the naming rights to EverBank Stadium, home of the NFL's Jacksonville Jaguars since 2010

PROPERTY SPECIFICATIONS

Address	2521 East Commercial Blvd, Fort Lauderdale, FL 33308
Rentable Area	2,411 SF
Lot Size	0.57 acres (24,829 SF)
Year Built	2008
Tenant	EverBank
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	Roof and Structure
Lease Term	5 Years
Increases	3% Annual Increase
Options	2x (5 years)
Rent Commencement	11/1/2025
Lease Expiration	10/31/2030



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