

INVESTMENT OPPORTUNITY

NET LEASED 4,100 SF OFFICE CONDO

6150 DIAMOND CENTRE CT, UNIT 300, FORT MYERS, FL 33912

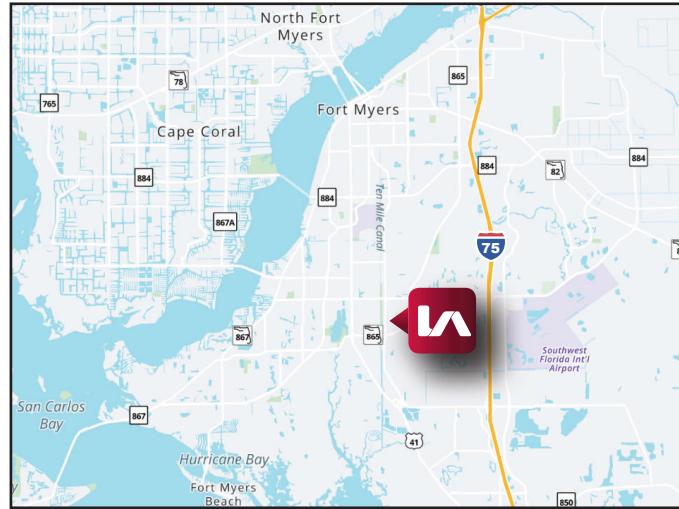
LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- BUILDING SIZE: 4,100 SF**
- SALE PRICE: \$1,150,000
(\$280.49 / SF)**

PROPERTY FEATURES

- 4,100 SF Medical Office Property Available For Sale
- Centrally Located in the Heart of South Fort Myers Medical Corridor, Next to Gulf Coast Medical Center Along the Metro Parkway / Plantation Road Medical Corridor, a **Hub for Healthcare Facilities in Fort Myers**
- Located within Diamond Professional Centre Off Metro Parkway, a Well-Maintained Professional Office Park with Space for Various Businesses, Including Medical & General Professional Offices
- New Roof & Gutters December 2023, Landscaping / Large Tree Trimming, Building Painting, Asphalt Sealing, Striping
- Utilities Individually Tenant Metered, Outside Lights on Landlord Meter, Reimbursed in CAM
- Two (2) New A/C Units May 2025
- Concrete Block Structure, Tile Roof, Built in 2003



Please Contact:

Zachary Tillary
Associate

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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TENANT OVERVIEW



Simple. Convenient. Care.

- Long-term stable tenant in-place on a net lease.
- 3½ Years remaining on the current term.
- Annual rent increases of the highest of CPI or 3%, with two (2) 5-year renewal options.
- Renewal rate is subject to market rent

Towncare Dental has a large network across Florida and is part of a larger organization that manages 145 practices in 8 states.

Towncare Dental has 28 locations throughout Central Florida, Southeast Florida (Broward, Miami-Dade, and Palm Beach counties), and Southwest Florida.

Towncare Dental Group's strength as an entity largely derives from its position as an affiliate of Dental Care Alliance (DCA), one of the largest and most established multi-brand dental support organizations (DSOs) in the United States.

~ Please Do Not Contact the Tenant ~

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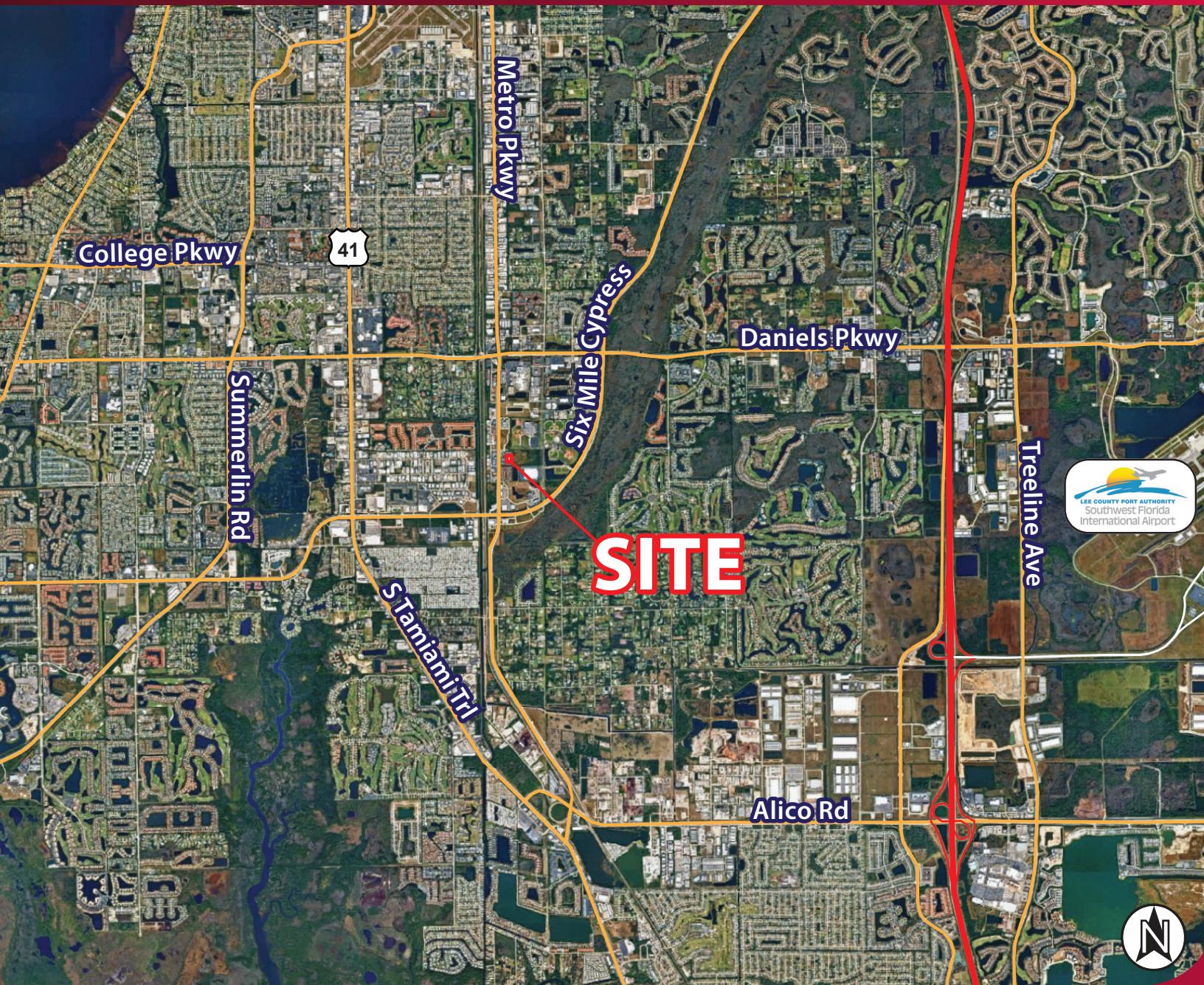
2025 DEMOGRAPHICS

1-MILE 3-MILES 5-MILES

Est. Population	3,480	48,262	138,151
Est. Households	1,963	24,089	64,866
Est. Average HH Income	\$117,178	\$107,256	\$115,327

TRAFFIC COUNTS

Metro Parkway	29,000
Six Mile Cypress Parkway	34,000



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INCOME & EXPENSES JULY 2025 - JUNE 2026

CAM Reconciliation at Lease Year Ending June 2026

Description	Amount
RE Taxes	\$8,525.00
Insurance	\$853.00
Window Cleaning	\$805.00
HVAC	\$1,821.00
Electricity - Outside Lights	\$372.00
Total Landlord Expenses	\$12,376.00
Association Fees	\$24,800.00
Total Reimbursable Expenses	\$37,176.00
Basic Rent	\$58,488.00
CAM	\$37,176.00
Total Charges	\$95,664.00
NOI	\$58,488.00

Proforma at Option Renewal

KEY METRICS - PROPERTY RETURNS	
Unlevered Returns	
Unlevered Equity Multiple	1.78
Unleverage IRR	13.23%
Leveraged Returns	
Leveraged Equity Multiple	2.56
Leveraged IRR	21.68%
Exit NOI	\$103,439
Exit Cap	6.00%
Exit Sale	\$1,723,985
Exit Sale Per Unit	\$1,723,985



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