FOR SALE

Single Tenant Net Lease

2301 SE Monterey Rd — Stuart, FL 34996

PROPERTY OVERVIEW

Beautifully maintained single story office building built in 1993. 100% Leased to Merrill Lynch, an original tenant. Located in a node of Class "A" office buildings occupied by financial, legal, medical and professional office tenants. Lease expires 10/31/31, with two 5 year options to renew. Landlord has certain roof and structure responsibilities. Roof was replaced in 2020. Estimated NOI of $343,084 (as of 11/01/26). Annual base rent increases of 2%.

OFFERING SUMMARY

Building Size:	12,253 SF
Land Size:	1.83 Acres
Parking Spaces:	68 (5.5 per 1000sf)
Cap Rate:	6.41%

SALE PRICE $5,350,000.00

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Additional Photos

MERRILL LYNCH BUILDING

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Interior Photos

MERRILL LYNCH BUILDING

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Site Plan

MERRILL LYNCH BUILDING

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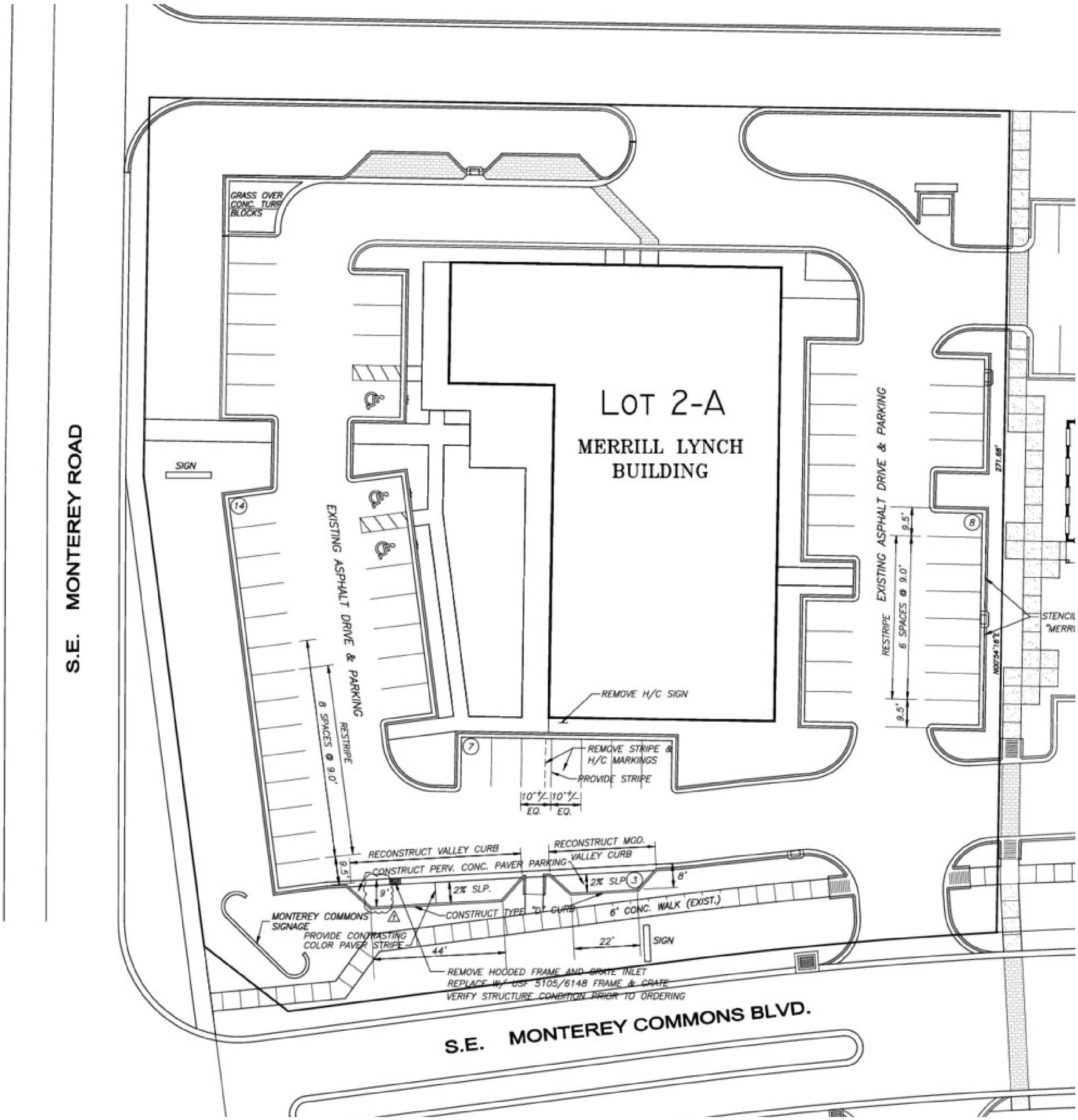

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Floor Plan

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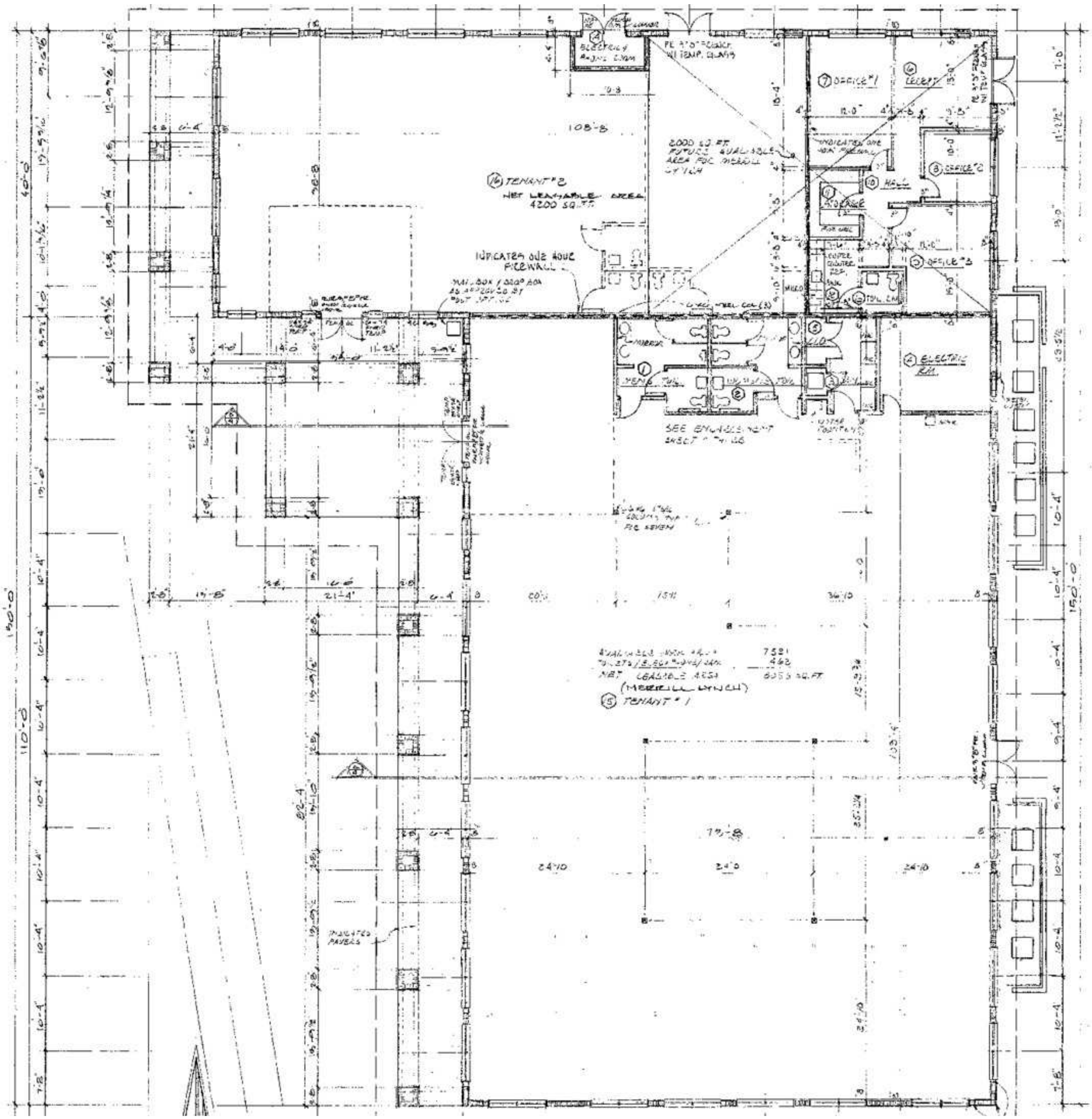

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Location Map

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Area Map

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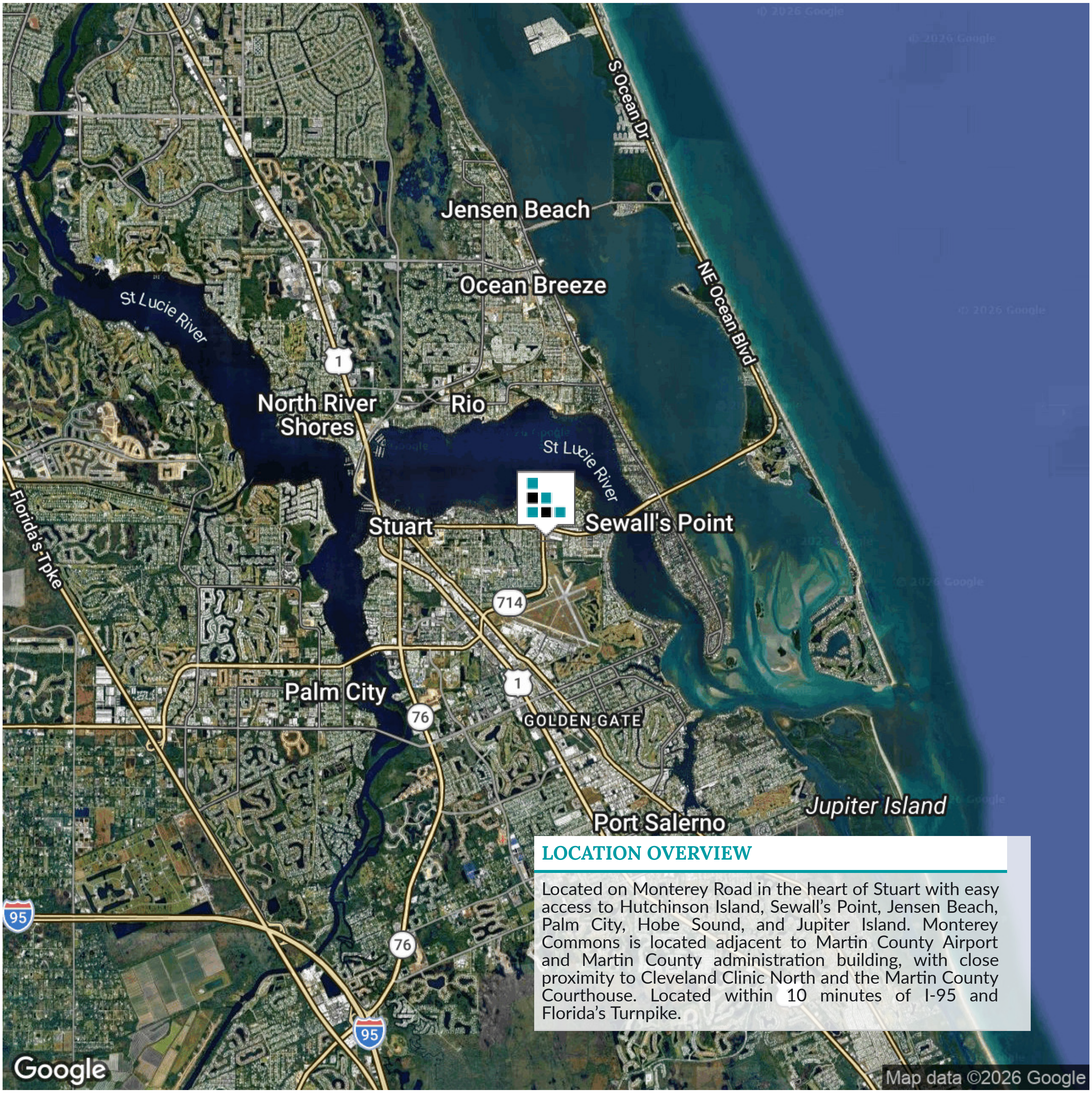

LOCATION OVERVIEW

Located on Monterey Road in the heart of Stuart with easy access to Hutchinson Island, Sewall's Point, Jensen Beach, Palm City, Hobe Sound, and Jupiter Island. Monterey Commons is located adjacent to Martin County Airport and Martin County administration building, with close proximity to Cleveland Clinic North and the Martin County Courthouse. Located within 10 minutes of I-95 and Florida's Turnpike.

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Disclaimer

MERRILL LYNCH BUILDING

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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