

FOR LEASE | PROFESSIONAL OFFICE BUILDING

DIAMOND PROFESSIONAL CENTRE

6150 Diamond Centre Court Building 1100, Fort Myers, FL 33912



OFFERING SUMMARY

Lease Rate:	\$11.25 SF/yr (NNN)
CAM:	\$3.75 PSF
Available SF:	4,100
Year Built:	2004
Zoning:	CPD

PROPERTY OVERVIEW

The subject property is in a prime location of Fort Myers, south of Daniels on the east side of Metro Parkway near Gulf Coast Hospital. Diamond Centre Court is an ideal location for a medical or professional office tenant. The unit is a single tenant office space. The space includes seven private offices, a large waiting room or open work area, a large conference room [20 person capacity], two handicap restrooms, and a large kitchen/break room.

PROPERTY HIGHLIGHTS

- Free Standing Building with Two Separate Front Entrances
- Single Tenant Occupancy
- Centrally Located off Michael G. Rippe Pkwy./Metro Pkwy.
- Ideal for Medical or Professional Office Space

Bryan J. Myers
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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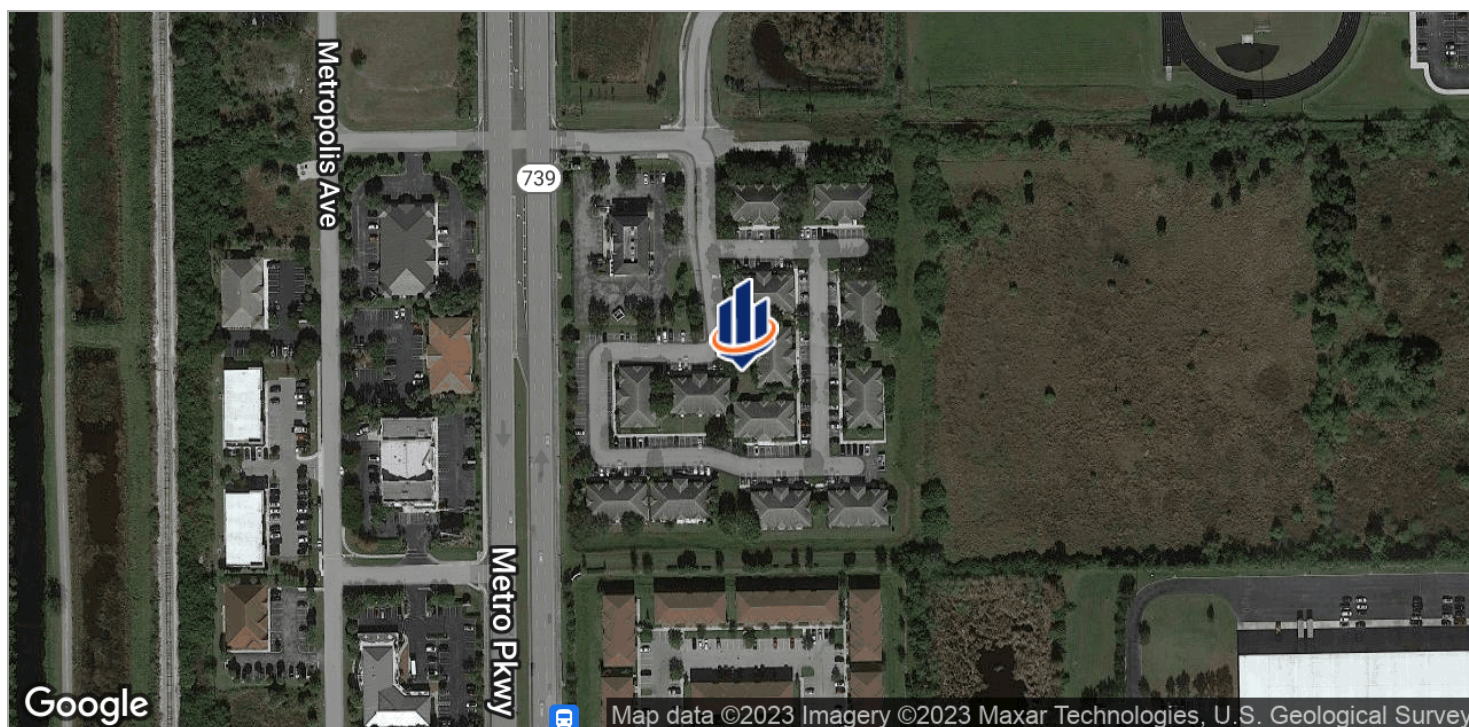
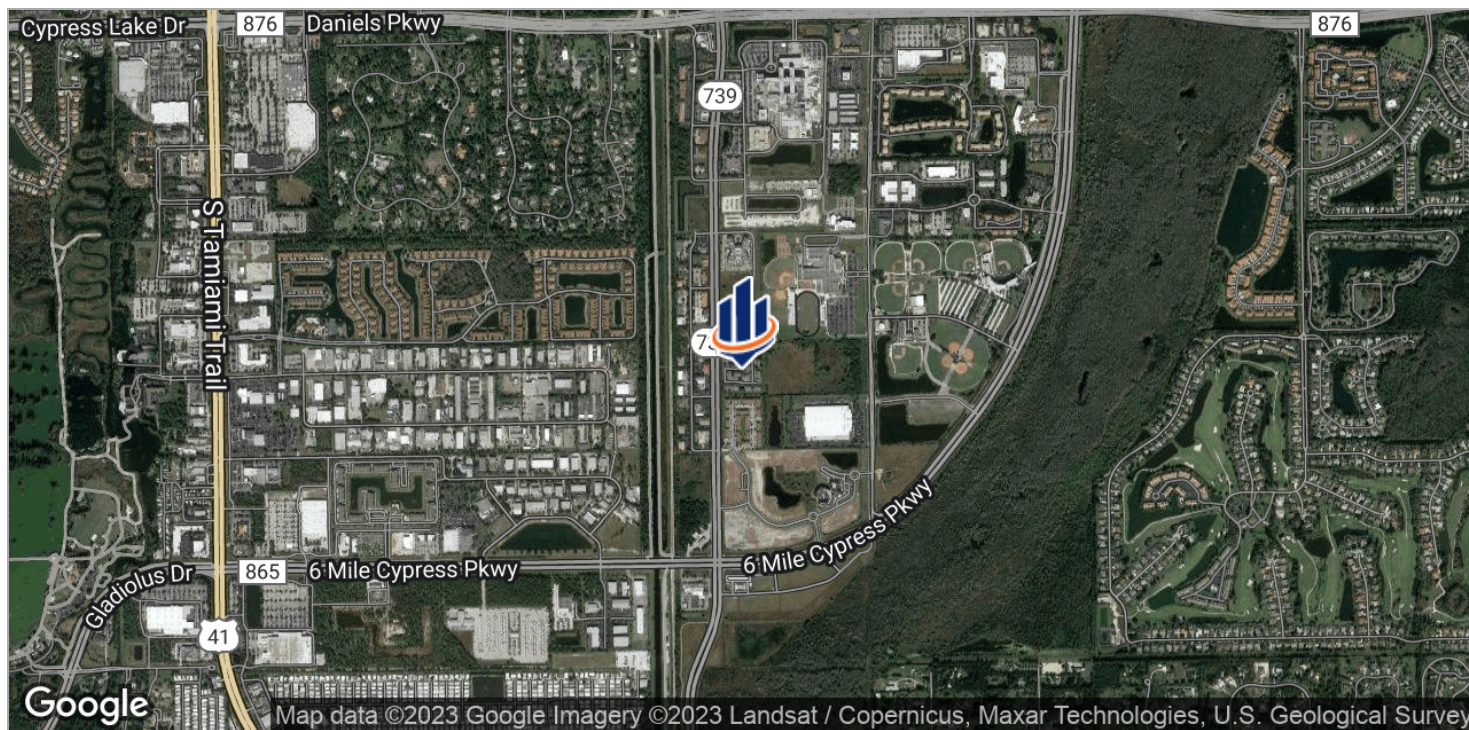


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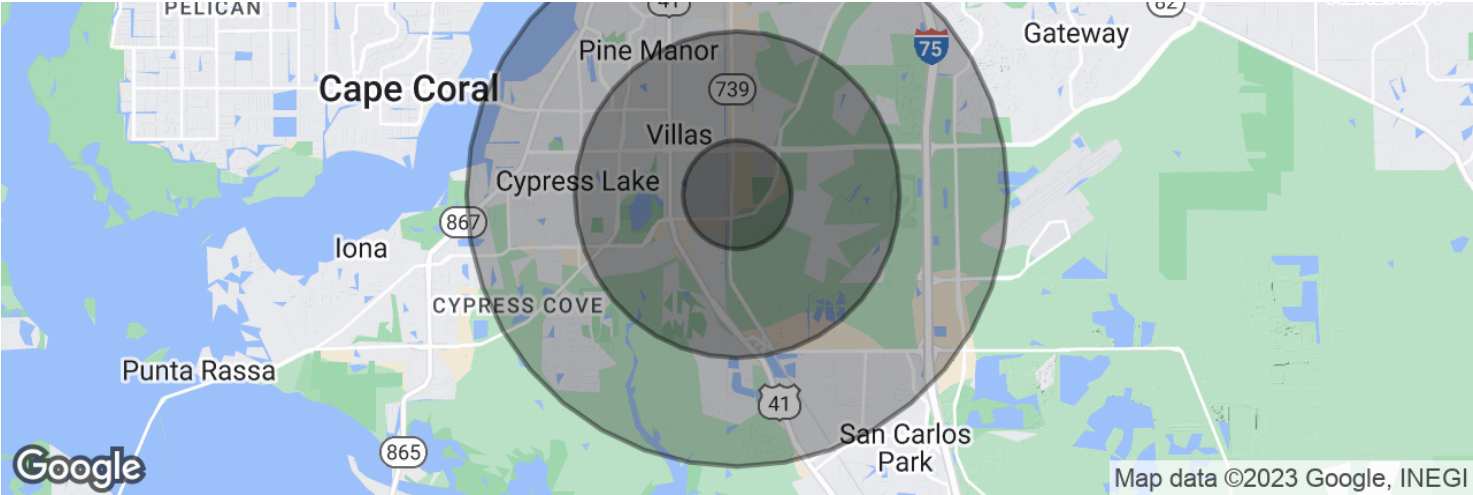


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,699	36,446	107,508
Median age	50.2	48.3	46.6
Median age (Male)	50.2	46.8	45.4
Median age (Female)	50.4	49.6	47.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,704	16,917	47,960
# of persons per HH	2.2	2.2	2.2
Average HH income	\$75,040	\$74,012	\$73,380
Average house value	\$288,913	\$291,326	\$267,929

* Demographic data derived from 2020 ACS - US Census