



# 8100 Opportunity Drive

Milton, FL

## Investment Highlights

- Class A Professional Office Investment
  - High-quality office asset totaling approximately 17,504 SF on 3.09 acres
- Stabilized Tenant in place
  - Currently leased to Regus Office Suites through December 31, 2028, with an option to extend
- Attractive Income Profile
  - Monthly rent of \$25,009 NNN with gross operating income of \$300,110.28, and 8.23% cap rate

## Offering Summary

<b>Sale Price</b>	<b>\$3,500,000</b>
<b>Building Size</b>	<b>17,504 SF</b>
<b>Lot Size</b>	<b>3.09 Acres</b>

## Financials

<b>NNN</b>	<b>GOI</b>	<b>NOI</b>	<b>CAP</b>
\$25,009 mo	\$300,110.28	\$288,105.87	8.23%

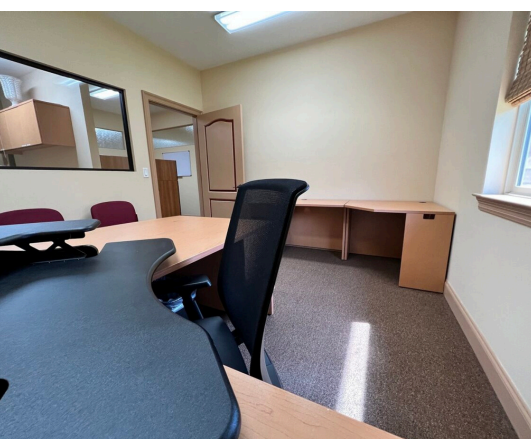
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## Property Highlights

NAI Pensacola is pleased to present 8100 Opportunity Drive, a Class A professional office investment property located within an established industrial and business complex in Milton, Florida. The property consists of approximately 17,504 square feet situated on 3.09 beautifully landscaped acres and offers a high-quality professional office environment with limited competing office inventory in the immediate area.

Originally built in 2008 and remodeled in 2020, the two-story office building features a polished and functional layout designed for professional office users. The property is currently leased to Regus Office Suites through December 31, 2028, with an option to extend, providing investors with stabilized income from an established national office-suite operator. Current rental income is \$25,009 per month on a NNN lease structure, with reported gross operating income of \$300,110.28 and a stated cap rate of 8.23%.

The main building includes 25 private offices, a large conference room, reception area, expansive lobby, three multi-stall male/female restroom banks, an IT room, recording area, courtyard, and well-appointed common areas. The property also includes a detached building featuring a climate-controlled shop on the first floor and a Class A live-in suite on the second floor, adding functionality and flexibility to the asset.

With its quality construction, professional finish level, existing income stream, and location within a business-oriented industrial complex, 8100 Opportunity Drive offers investors a rare opportunity to acquire a stabilized office asset in the growing Milton market.



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Santa Rosa County and the Milton market benefit from a diverse and expanding economic base driven by military aviation, healthcare, industrial growth, distribution, education, agriculture, tourism, and continued population expansion. Santa Rosa County's population was estimated at approximately 211,115 as of July 1, 2025, reflecting a 12.3% increase from the April 2020 base estimate, underscoring the county's continued position as one of Northwest Florida's strongest growth markets. The county's location at Florida's western tip places it at the center of the U.S. Gulf Coast, with efficient regional access to Pensacola, Mobile, Houston, Nashville, and Miami, supporting both business operations and broader Gulf Coast connectivity.

A major economic driver for the Milton area is Naval Air Station Whiting Field, located north of Milton and widely recognized as a critical component of the region's aviation and defense economy. Santa Rosa County helps form the "Cradle of Naval Aviation," and the military sector remains one of the county's most important economic anchors. NAS Whiting Field supports aviation training operations, associated personnel, contractors, and related service businesses, creating sustained demand for professional office, housing, retail, healthcare, and support services throughout the Milton and greater Santa Rosa County market.

Healthcare also contributes significantly to local economic stability, with Santa Rosa Medical Center serving as a key regional medical provider in Milton. The hospital is a full-service 129-bed facility with emergency services, nearly 650 associates and volunteers, and approximately 220 physicians on staff. In addition to healthcare and military-related demand, Santa Rosa County continues to attract aviation, distribution, industrial, and retail users due to its Gulf Coast location, available workforce, modern infrastructure, strong school systems, and business-focused economic development environment. These fundamentals support the long-term outlook for well-positioned office assets such as 8100 Opportunity Drive

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