

OFFICE BUILDING FOR LEASE

# 514 LURLEEN B WALLACE BLVD S

TUSCALOOSA, AL 35401



## PROPERTY DESCRIPTION

This 1,449 SF office building features three private offices, multiple private restrooms, and a full kitchen area. The layout includes a flexible open space suitable for reception or collaborative use, along with updated interior finishes in a setting ideal for professional users.

## LOCATION DESCRIPTION

Located on Lurleen Wallace Blvd S, just ½ block south of University Boulevard in Tuscaloosa's Downtown District. The property offers excellent visibility, easy access to downtown amenities, and convenient connectivity for clients and employees.

## PROPERTY HIGHLIGHTS

- 3 private offices
- 3 private restrooms
- Flexible open reception or work area
- Full kitchen area
- Updated interiors
- Dedicated rear parking

## OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (Gross)
Available SF:	1,449 SF
Building Size:	1,500 SF

**RICHARD HENRY** **DELANA ROE**

205.236.5396  
info@rightspacecre.com

Chief Operating Officer | REALTOR®  
205.236.5396  
delana@rightspacecre.com

**RS**  
RIGHT SPACE  
rightspacecre.com



OFFICE BUILDING FOR LEASE  
**514 LURLEEN B WALLACE BLVD S**  
TUSCALOOSA, AL 35401



**RICHARD HENRY** **DELANA ROE**

205.236.5396  
info@rightspacecre.com

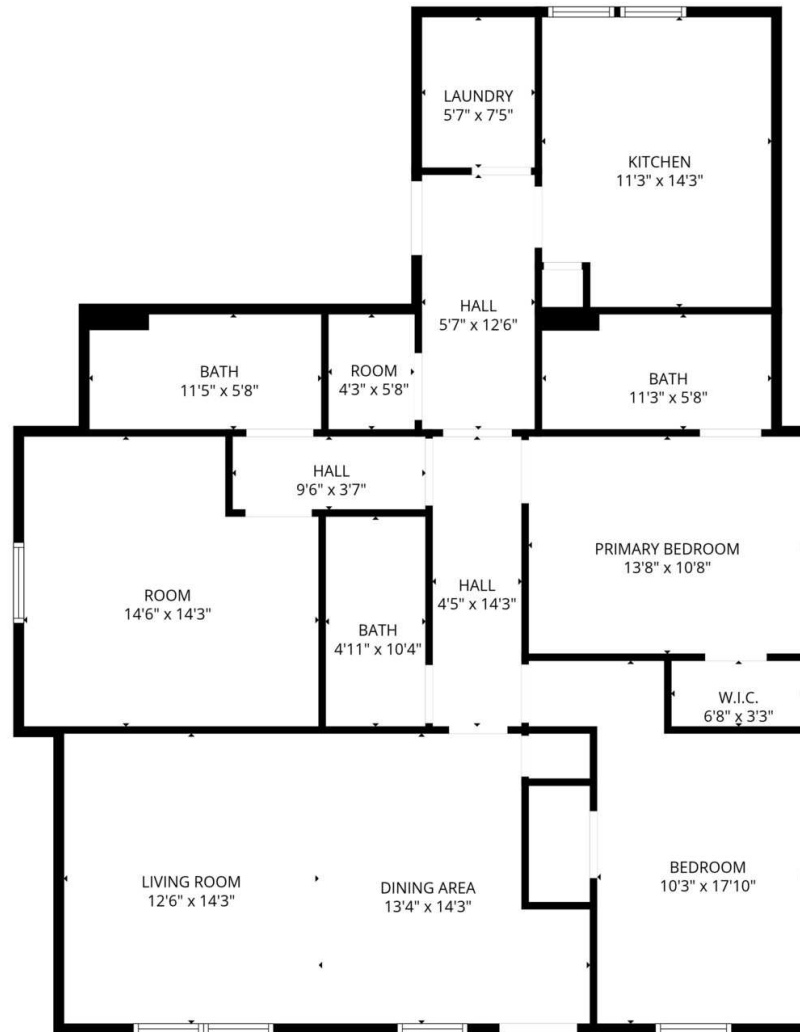
Chief Operating Officer | REALTOR®  
205.236.5396  
delana@rightspacecre.com

**RS**  
RIGHT SPACE  
rightspacecre.com

OFFICE BUILDING FOR LEASE

# 514 LURLEEN B WALLACE BLVD S

TUSCALOOSA, AL 35401



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**RICHARD HENRY** **DELANA ROE**

205.236.5396

info@rightspacecre.com

Chief Operating Officer | REALTOR®

205.236.5396

delana@rightspacecre.com

**RS**  
RIGHT SPACE  
rightspacecre.com



OFFICE BUILDING FOR LEASE

# 514 LURLEEN B WALLACE BLVD S

TUSCALOOSA, AL 35401



**RICHARD HENRY** **DELANA ROE**

205.236.5396

info@rightspacecre.com

Chief Operating Officer | REALTOR®

205.236.5396

delana@rightspacecre.com



rightspacecre.com



OFFICE BUILDING FOR LEASE  
**514 LURLEEN B WALLACE BLVD S**  
TUSCALOOSA, AL 35401



**RICHARD HENRY**

**Direct:** 205.236.5396  
info@rightspacecre.com



**DELANA ROE**

Chief Operating Officer | REALTOR®

**Direct:** 205.236.5396 **Cell:** 205.913.3611  
delana@rightspacecre.com