

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 $\frac{1}{2}$ 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

205.236.5396

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DELANA ROE

Chief Operating Officer | REALTOR®

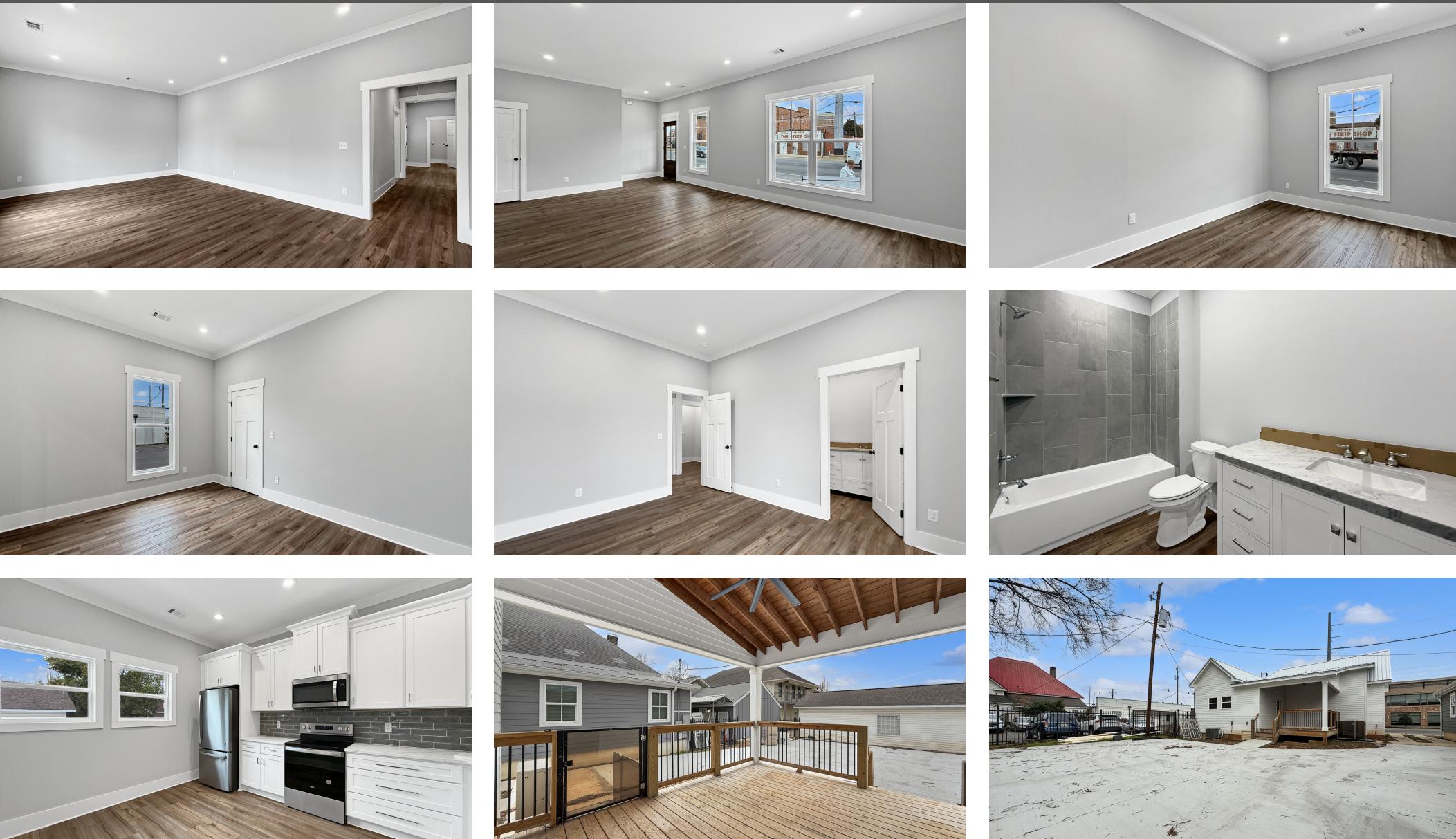
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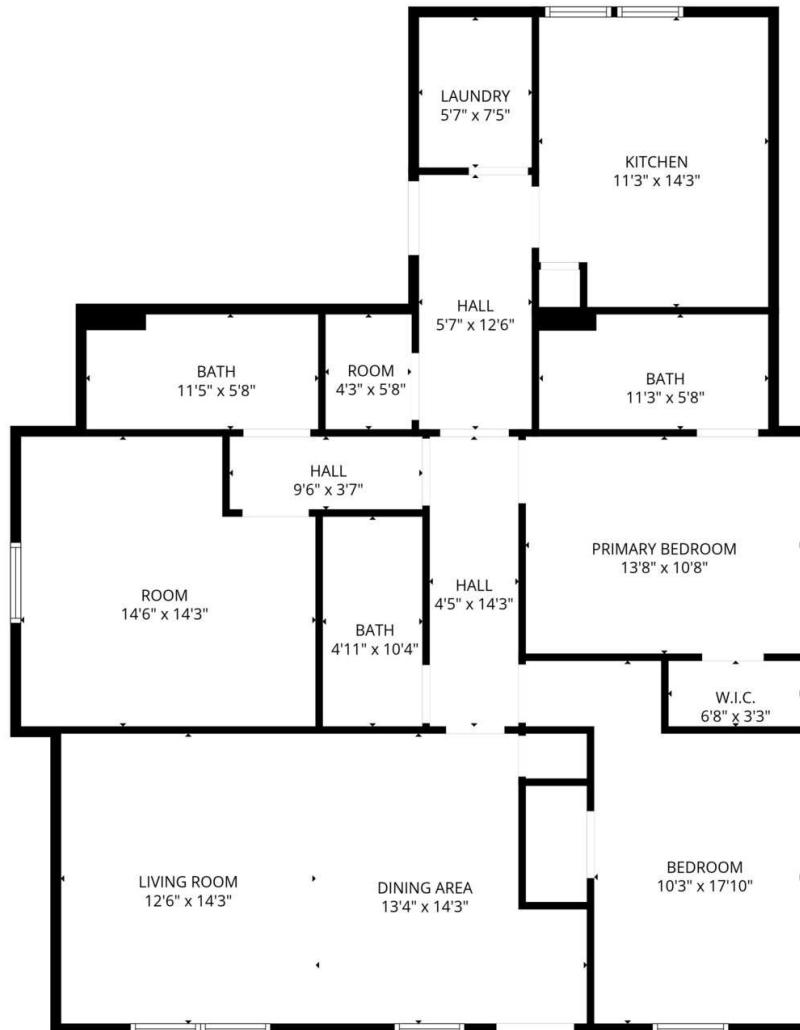
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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