



Contact:

David Hyde, Ph.D.
Manager, Anniston Commercial LLC

 +1 (415) 504-2765 (cell)

 AnnistonCommercialLLC@gmail.com

 <https://www.lyricsquare.net>

 1302 Noble Street
Anniston, AL 36201

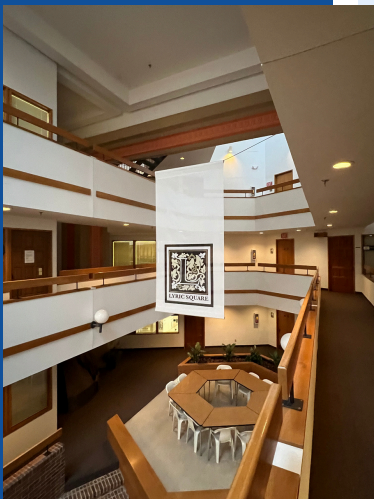


FOR LEASE LYRIC SQUARE



HISTORY MEETS INNOVATION IN ANNISTON CBD

Lyric Square is Anniston's premier office community. The majestic historic building offers executive and professional office space that is ideally suited for law firms, therapy practices, financial groups, non-profits, and other professional or creative office uses. The award-winning building boasts modern amenities like fiber Internet availability while retaining rich historic features. An adjacent parking lot makes Lyric Square extremely convenient for employees and clients. Lyric Square's prime downtown location is within walking distance of major courthouses, trendy restaurants, and all that charming Anniston has to offer. Come be part of Lyric Square's next chapter!



BUILDING FACTS AND LEASING INFO

- ✓ Ample free parking in adjacent city lot
- ✓ Full-service leases - we make life easy!
- ✓ AT&T Fiber Internet available
- ✓ Most modernized building in Anniston CBD
- ✓ Shared conference room on 3rd floor for all tenants
- ✓ On-site property maintenance staff
- ✓ Walkable to all restaurants and spots in Anniston!
- ✓ Interior directory; exterior signage is negotiable

ASK ABOUT FLEXIBLE LEASE DURATIONS, GENEROUS TENANT IMPROVEMENT ALLOWANCES!

BUILDING HISTORY

The Lyric Theater opened on April 8, 1917, and was on the Keith Vaudeville circuit for many years. It was renamed the Ritz Theater in October 1928, and later became a movie theater until its closing in the late 1960s. It was slated for demolition when it was acquired in 1982 by a local family and fully renovated at a cost of \$1.1 million for its current office use. A variety of modern improvements are underway since the building's most recent acquisition in 2024. The Lyric Theater is listed on the National Register of Historic Places. The renovation received recognition for innovative development from the American Planning Association.



2024 RENOVATIONS - HAPPENING NOW!

Elevator remodel (\$50k); modern security system (\$5k; NDAA compliant); HVAC modernization (\$50k); interior and exterior landscaping and water features (\$10k)
...and many more to come!!

AVAILABLE SPACES

Currently configured as smaller office suites, Lyric Square has around 10,000 RSF on each of its three floors. These can largely be combined into larger contiguous spaces. Owner is willing to add stairs to make multi-floor contiguous offices, and to move existing month-to-month tenants to create more space. Owner has in-house architect ready to help execute.

SPACE	SIZE	TERM	RENTAL RATE
1st Floor, Ste 1C	860 SF	1-5 Years	\$13.60 /SF/YR
1st Floor, Ste 1D	860 SF	1-5 Years	\$13.55 /SF/YR
2nd Floor, Ste 2D	860 SF	1-5 Years	\$13.56 /SF/YR
2nd Floor, Ste 2E	350 SF	1-5 Years	\$13.92 /SF/YR
2nd Floor, Ste 2H	300 SF	1-5 Years	Upon Request
3rd Floor, Ste 3C	1,848 SF	1-5 Years	\$13.00 /SF/YR
3rd Floor, Ste 3D	860 SF	1-5 Years	\$12.95 /SF/YR
3rd Floor, Ste 3E	341 SF	1-5 Years	Upon Request

~3,000 contiguous RSF possible on 3rd floor via 3B [private listing]+3C, + ~900 RSF in 3D (stairwell in between 3C and 3D); ~2,500 RSF (similar setup, 1B+1C and 1D) possible on 1st floor