

2185 NORMANDIE DR

MONTGOMERY, AL 36111

FOR LEASE



PROPERTY DESCRIPTION

Located along established Normandie Drive, 2185 Normandie Drive offers $\pm 22,220$ SF on approximately 3.01 acres in an established professional and medical corridor. The property benefits from convenient access to Narrow Lane Road, U.S. Highway 231/South Boulevard, I-65 and I-85, providing connectivity throughout Montgomery and the broader River Region. The surrounding area features a strong concentration of medical, professional and institutional users, including nearby Baptist Medical Center South and the Normandie Medical Building.

OFFERING SUMMARY

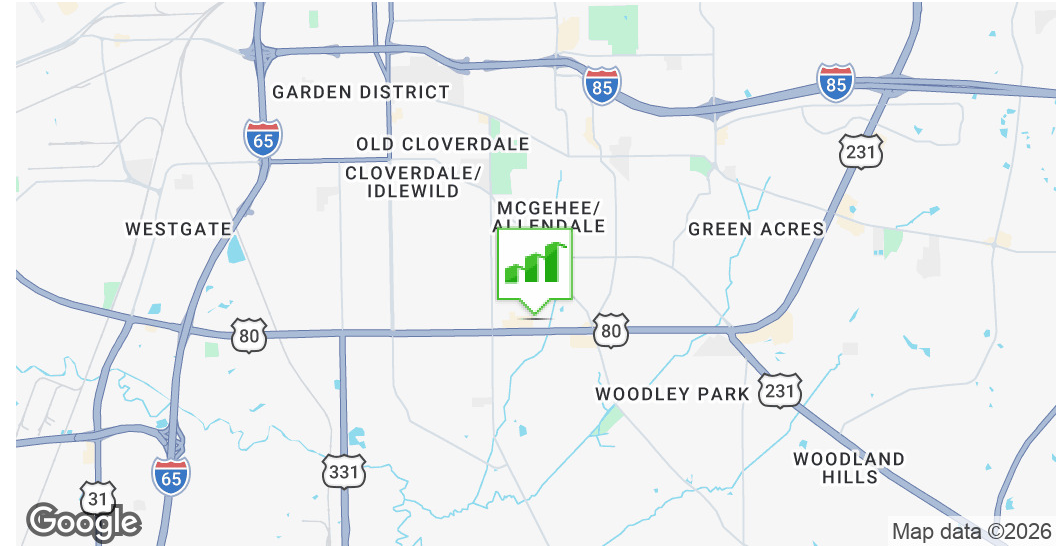
Lease Rate:	\$15 SF/yr (NNN)
Available SF:	22,220 SF
Lot Size:	± 3.05 Acres
Building Size:	$\pm 22,220$ SF

PERRY PATIÑO

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GENE CODY, CCIM, SIOR

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PROPERTY HIGHLIGHTS

- Versatile opportunity for medical, professional, institutional, educational, nonprofit, or office users
- Established location with excellent accessibility throughout Montgomery and the River Region
- Adjacent to an Established Medical Cluster, including the Normandie Medical Building at 2055 Normandie Drive, which houses specialty medical and diagnostic providers.
- Located near Baptist Medical Center South - Montgomery's largest healthcare facility, is a 492-bed regional referral hospital and Central Alabama's only Level I Trauma Center
- Easy access to U.S. Highway 231 / South Boulevard
- Located near Baptist Medical Center South
- ± 3.5 miles from I-65

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
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Photos



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Aerial



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Floor Plan



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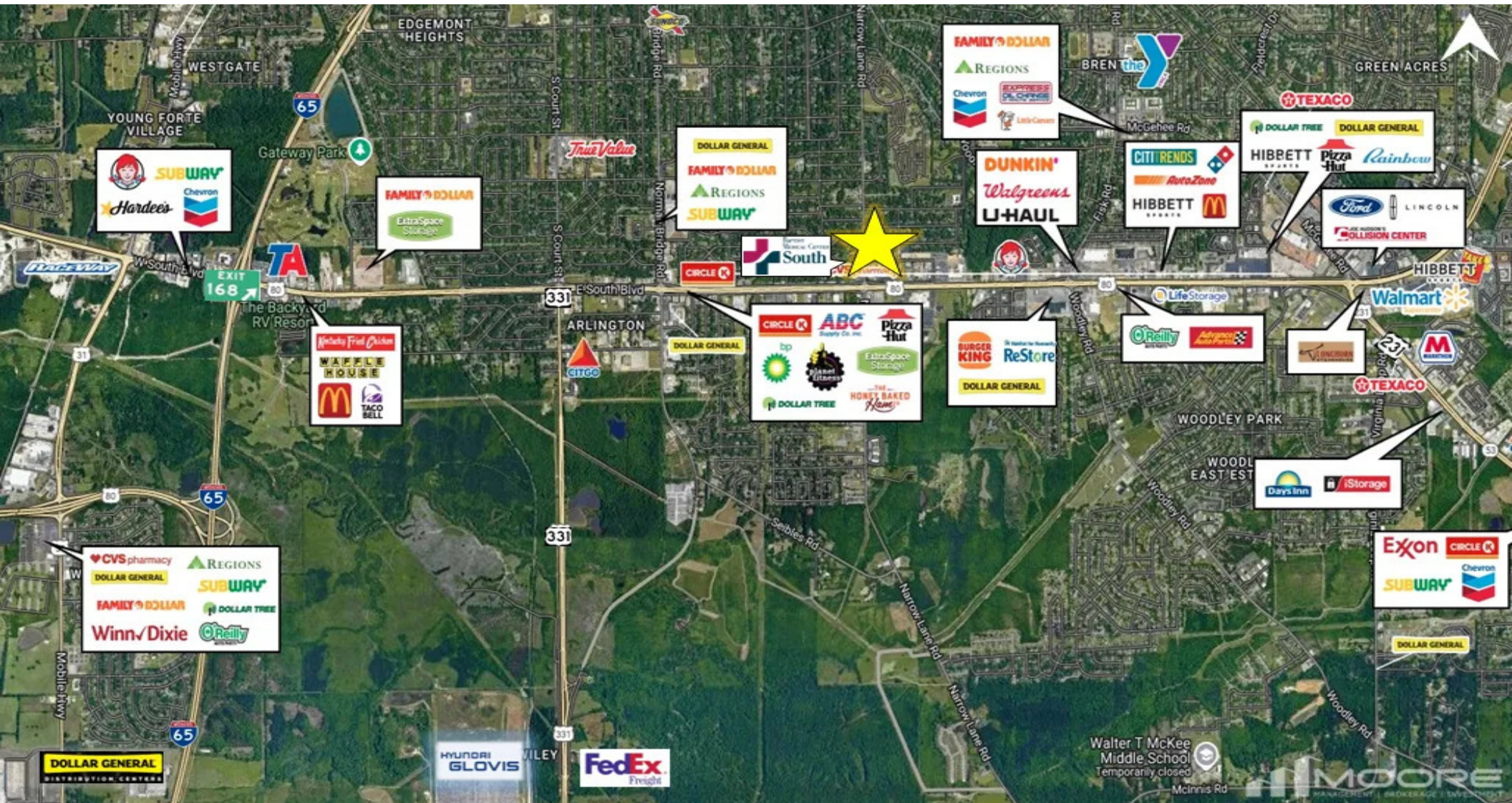
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Retail Map



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