

FOR LEASE

PROPERTY OVERVIEW

Welcome to 314 Magnolia, a brand-new, three-story Class A office building in the heart of Fairhope, AL. Located on the first floor, this innovative co-working space is the first of its kind in the area, offering professionals and entrepreneurs a flexible, tech-enabled workspace.

Just steps away from downtown's restaurants, coffee shops, and boutiques, 314 Magnolia is perfectly situated for convenience and productivity. Free public parking is available adjacent to the building in the Fairhope Public Parking Deck. Onsite parking not included.

Whether you're looking for a flexible membership or a dedicated office, 314 Magnolia has everything you need to thrive. Become part of Fairhope's newest professional hub, combining modern workspaces with the charm of downtown. Contact Steadman Bethea for more information.

AMENITIES

- 3 Conference Rooms
- Private Phone Booths
- Zoom Rooms
- Complimentary Coffee/Beverages
- High-Speed WiFi
- Utilities Included
- Modern Office Furniture

AVAILABLE MEMBERSHIPS

Membership	Units	\$ / mo.
Output	1	\$ 1,475
Agile	2	\$1,250
Efficient	2	\$975
Workstation	4	\$495
Small Workstation	2	\$425
Co-working		\$250



SUMMARY

SITE PLAN

AVAILABILITY

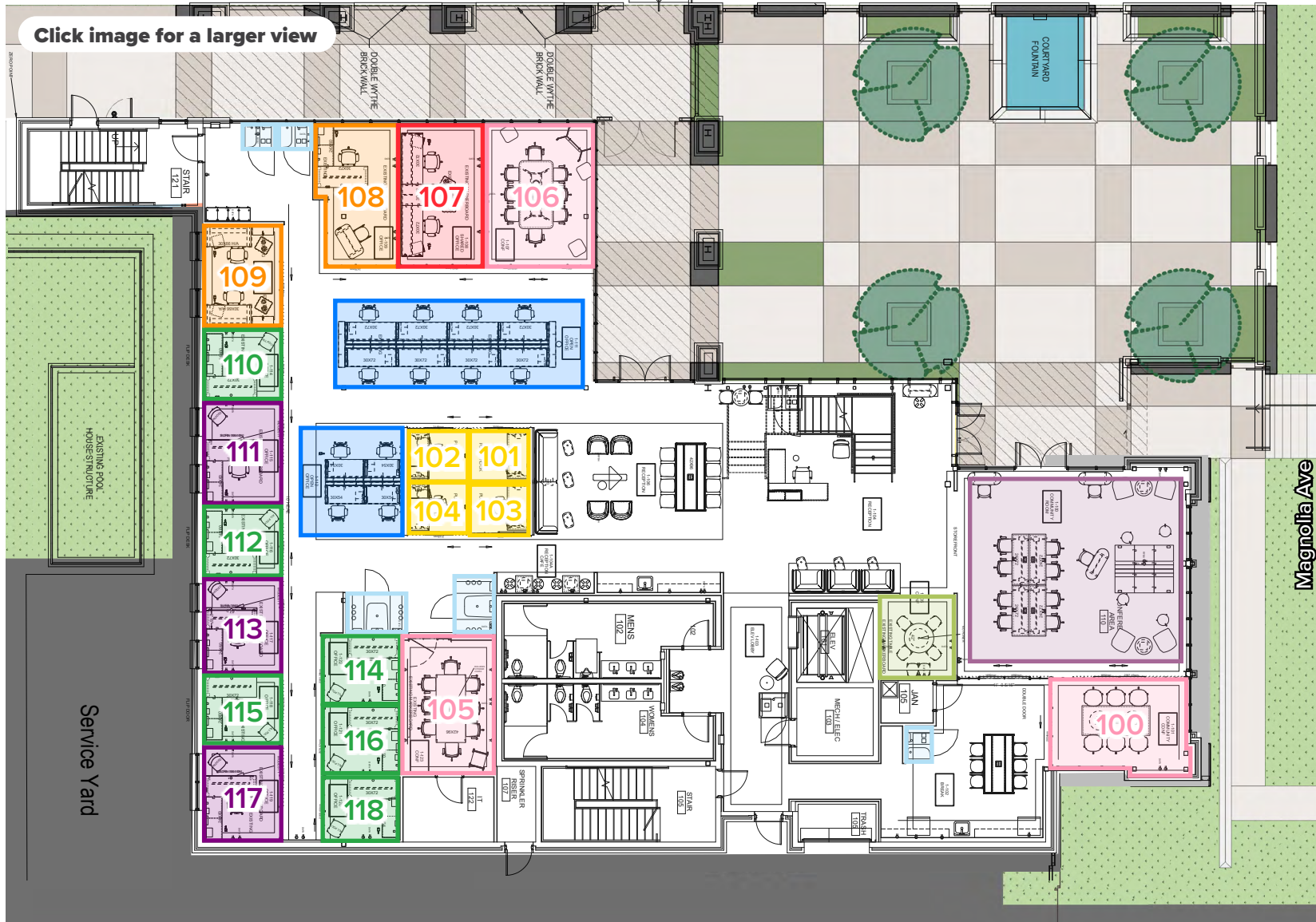
MEMBERSHIP
DETAILS

PHOTOS

AERIAL

AREA INFO

Click image for a larger view



OFFICE TYPE KEY

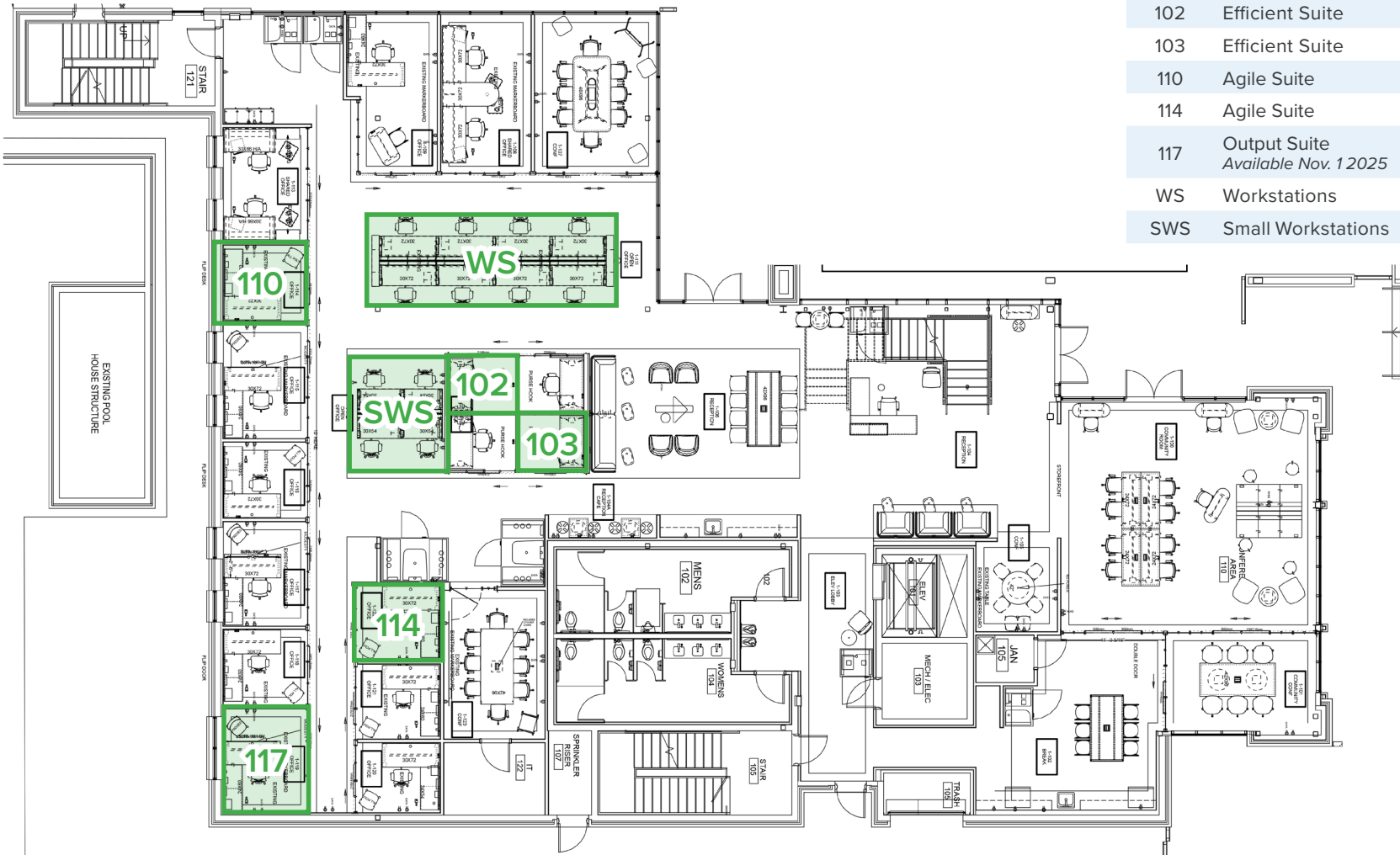
- Ultra Suite
- Luxe Suite
- Output Suite
- Agile Suite
- Efficient Suite
- Workstations
- Conference Room
- Zoom Room
- Meeting Room
- Community Room

AVAILABLE WORK SPACES

Click image for a larger view

■ Available

SUITE	OFFICE TYPE	CAP.	\$ / mo.
102	Efficient Suite	1	\$975
103	Efficient Suite	1	\$975
110	Agile Suite	1	\$1,250
114	Agile Suite	1	\$1,250
117	Output Suite <i>Available Nov. 1 2025</i>	1	\$ 1,475
WS	Workstations	7	\$495 / each
SWS	Small Workstations	2	\$425 / each



MEMBERSHIP DETAILS

Each membership tier offers unique benefits designed to meet diverse professional needs. From private offices to shared workspaces, 314 Magnolia provides options for every working style.

Membership	Units	\$ / mo.	Max. People	Term (mo.)	Conference Room (hrs/mo.)	^ Mail Service
*Ultra	1	\$1,950	2	12+	8	Yes
*Luxe	2	\$1,750	2	12+	8	Yes
Output	3	\$1,475	1	12+	6	Yes
Agile	6	\$1,250	1	12+	6	Yes
Efficient	4	\$975	1	12+	6	Yes
Workstation	8	\$495	1	1+	4	No
Small Workstation	4	\$425	1	1+	4	No
Co-working		\$250	1	1+	3	No

* Can be configured for multiple occupants

^ Storage of packages and collection of mail

AMENITIES INCLUDED

- High-speed internet
- Refuge coffee
- Sparkling water
- Fully-furnished

NOTE

- Members will receive discounted rates for renting event spaces within the building (i.e., Community Room, Terrace)
- Free public parking is available adjacent to the building in the Fairhope Public Parking deck. On-site parking is NOT included
- \$75 Admin Fee Upon Membership Agreement Execution



stirling

STEADMAN BETHEA

Office: 251-342-7229

Direct: 850-467-1047

sbethea@stirlingprop.com

CO-WORKING & PRIVATE OFFICE

314 Magnolia Ave, Fairhope, AL

SUMMARY

SITE PLAN

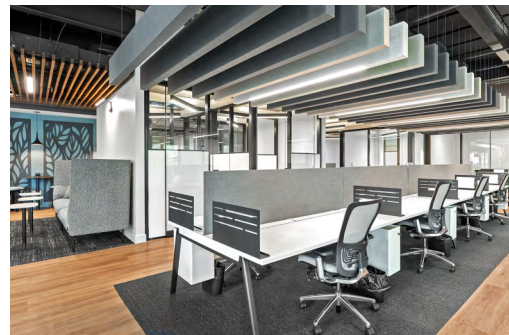
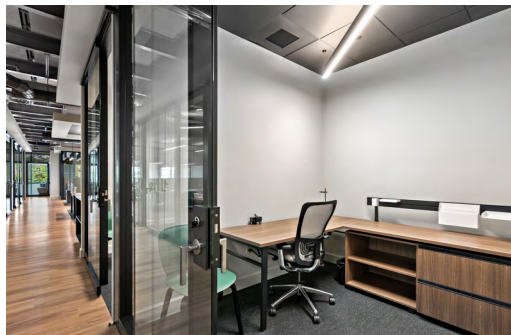
AVAILABILITY

MEMBERSHIP
DETAILS

PHOTOS

AERIAL

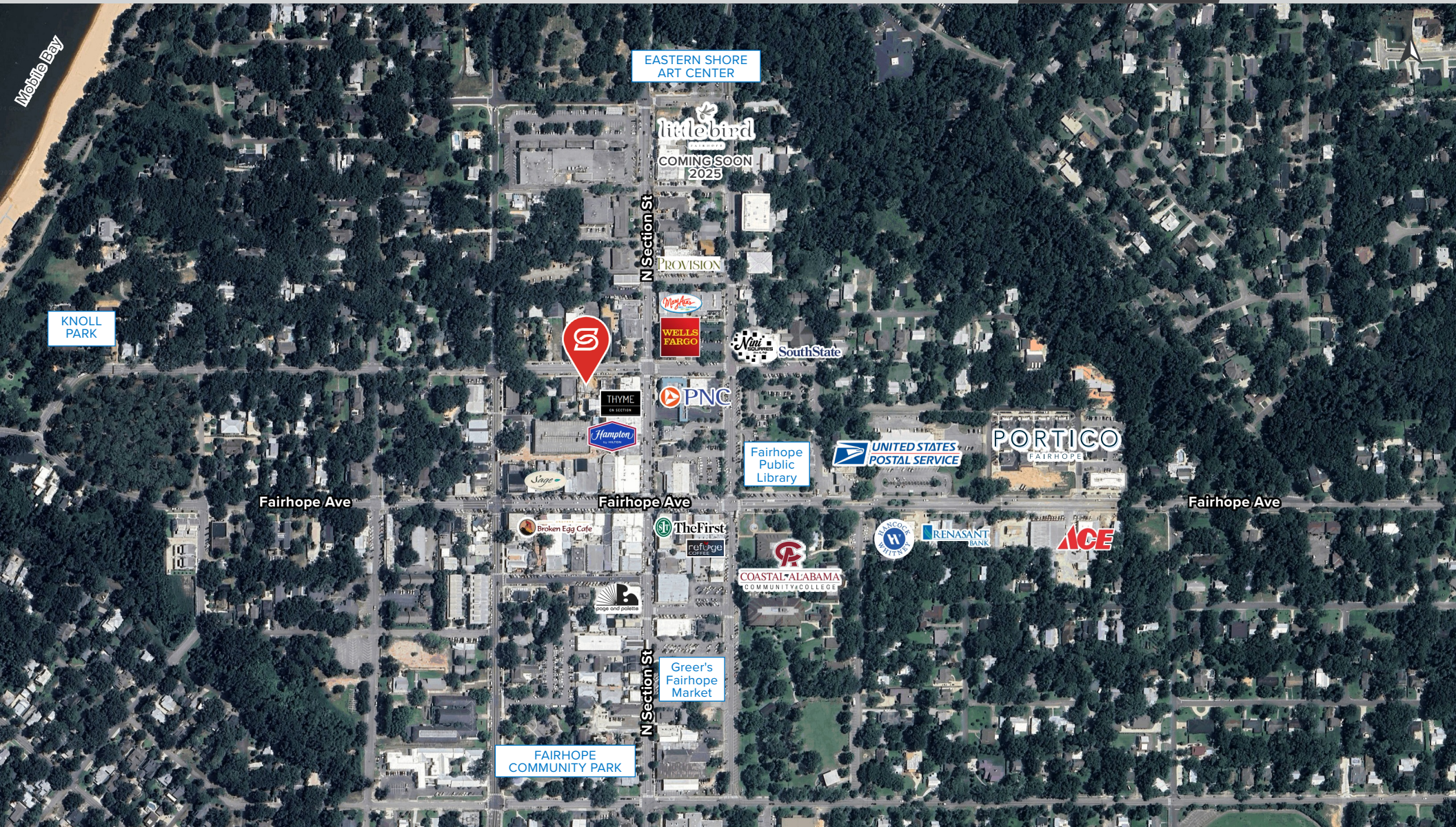
AREA INFO



STIRLINGPROPERTIES.COM / f t i in

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 10/25

Member of
RETAIL BROKERS NETWORK



SUMMARY

SITE PLAN

AVAILABILITY

MEMBERSHIP
DETAILS

PHOTOS

AERIAL

AREA INFO



AREA INFO

Fairhope blends small-town charm with a dynamic, growing economy, making it an appealing choice for businesses and professionals. Known for its scenic beauty along Mobile Bay, Fairhope is also home to a thriving community of entrepreneurs, artists, and local business owners, fostering a supportive network that encourages innovation and collaboration.

DINING & CLIENT MEETING SPOTS

- Page & Palette Bookstore Café – A local favorite for relaxed, creative discussions.
- Sunset Pointe – For waterfront dining, ideal for entertaining clients or team outings.
- Provision – Elevated, seasonal dishes and inventive cocktails crafted with fresh, local ingredients.
- Plane & Level – Global flavors meet classic techniques in a stylish, relaxed setting.
- Little Bird – Coastal seafood, crafted cocktails, and private dining by a James Beard-nominated chef.

CONVENIENT ACCESS TO ESSENTIAL SERVICES

- Thomas Hospital – Full-service hospital and healthcare facilities nearby.
- Financial Institutions – Several banks and financial service providers within walking distance, including Regions Bank and Trustmark.
- Government Offices – City Hall and other essential administrative services located within the downtown area.

TRANSPORTATION AND ACCESSIBILITY

- Major Highways and Interstates – Quick access to I-10 and Route 98 connects Fairhope to Mobile, AL, and Pensacola, FL.
- Regional Airports: Mobile Regional Airport and Pensacola International Airport are both under an hour away, making travel accessible for both national and regional business needs.
- Public Parking – Convenient public parking in the Fairhope Public Parking Deck adjacent to 314 Magnolia. (Note: onsite parking is not available).