



JOHN STANLEY  
&  
ASSOCIATES

## COMMERCIAL REAL ESTATE



### **HALCYON POINTE - Building I** **7515 Halcyon Summit Drive** **Montgomery, AL 36117**

# FOR LEASE

- **± 25,188 RSF (ALL OR PART)**
  - Suite 100: ± 4,571 RSF
  - Suite 101: ± 4,801 RSF
  - Suite 102: ± 5,235 RSF
  - Suite 107: ± 1,265 RSF
  - Suite 301: ± 4,255 RSF (Available 1/1/19)
  - Suite 305: ± 4,565 RSF
  - Suite 309: ± 496 RSF
- **\$21/RSF (FULL SERVICE RATE)**
- **LEASE TERM: THREE (3) YEAR MINIMUM**
- **TENANT IMPROVEMENTS: NEGOTIABLE**
- **OCCUPANCY: IMMEDIATE**

Halcyon Pointe, Building I, a class "A" Office Building is developed on a wooded 15.5 acres site, with convenient access to Taylor Road & I-85 (Exit 9), Montgomery, AL. Current tenants include Home Builders Association of Alabama, Morgan Stanley Smith Barney, Alabama Tax Tribunal, and Johnson & Johnson Insurance. Contact John Stanley, CCIM, for more information at (334) 271-2475. Shown by appointment only.



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# HALCYON POINTE I TENANT SPACE 100

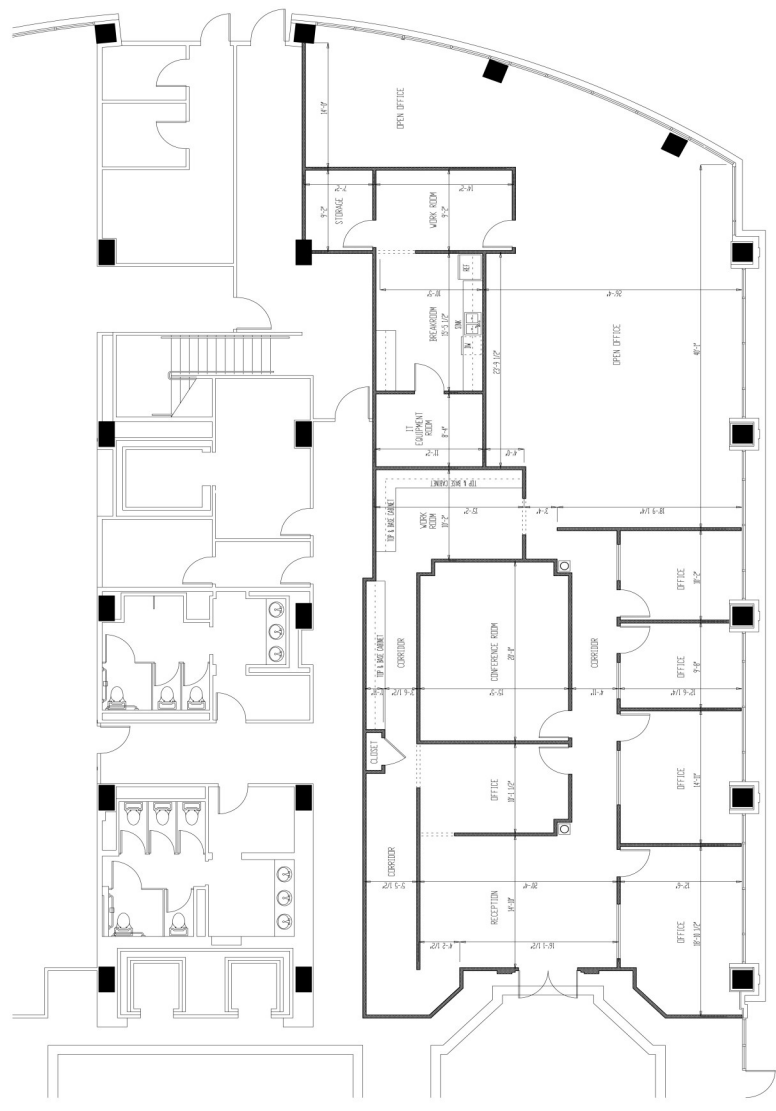
7513 HALCYON ALABAMA DRIVE  
MONTGOMERY ALABAMA 36117

SHEET TITLE  
SUITE 100 LEASE PLAN

PROJECT NUMBER HALC  
FILE NUMBER AL  
DATE MAY 09, 2006  
REVISION

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SHEET NUMBER  
L100

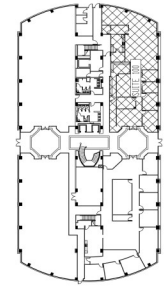


## SUITE 100 LEASE PLAN

SCALE: 3/16" = 1'-0"

USABLE SQUARE FOOTAGE: 3,962 SF

RENTABLE SQUARE FOOTAGE: 4,571 SF



KEY PLAN

# HALCYON POINTE I TENANT SPACE 101

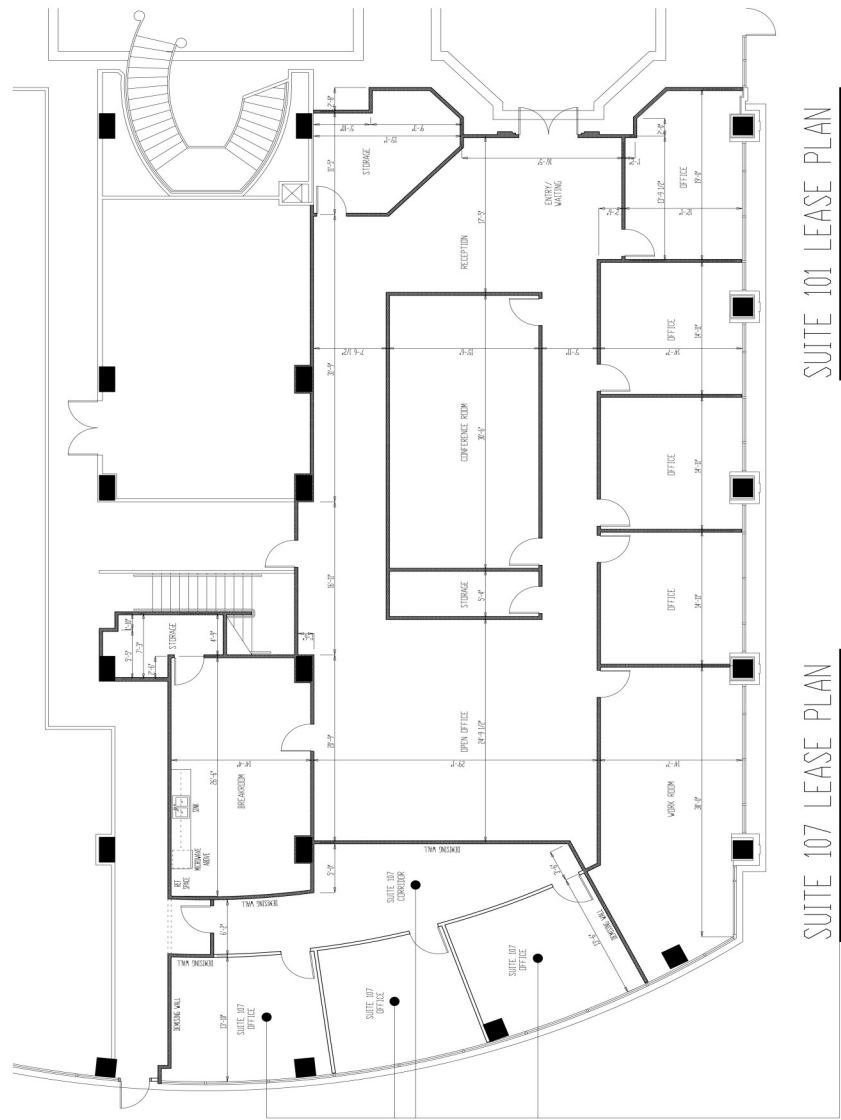
2015 HALCYON SUMMIT DRIVE  
MONTGOMERY ALABAMA 36117

SHEET TITLE  
202 CUSTOM ANEX  
LIFT FLOORS PLAN

PROJECT NUMBER: H41C  
FILE NUMBER: A1  
DATE: MAY 09, 2016  
REVISION:

THIS DRAWING IS TO BE USED AS A GUIDE FOR CONSTRUCTION ONLY.

SHEET NUMBER  
L101

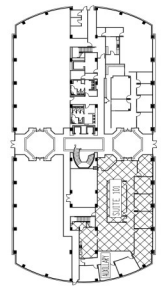


SUITE 101 LEASE PLAN

SCALE: 3/16" = 1'-0"  
USABLE SQUARE FOOTAGE: 4,162 SF  
RENTABLE SQUARE FOOTAGE: 4,801 SF

SUITE 107 LEASE PLAN

SCALE: 3/16" = 1'-0"  
USABLE SQUARE FOOTAGE: 1,096 SF  
RENTABLE SQUARE FOOTAGE: 1,265 SF



KEY PLAN

# HALCYON POINTE I TENANT SPACE 102

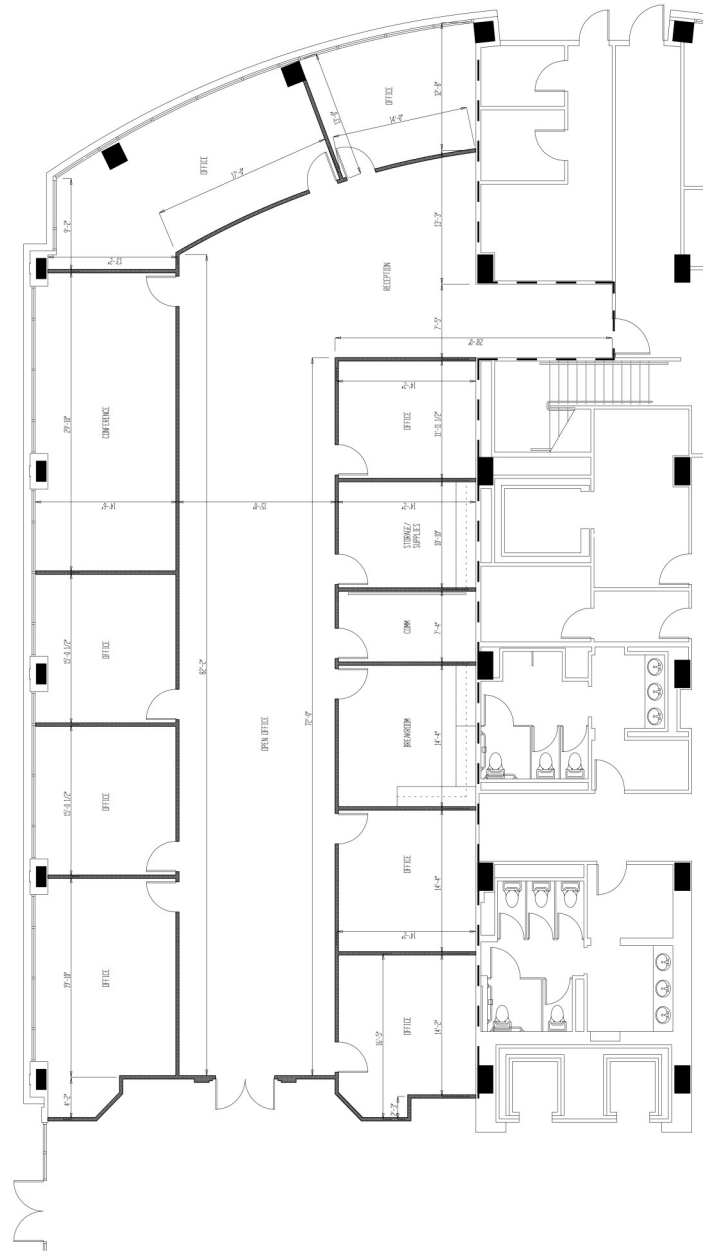
7515 HALCYON SUMMIT DRIVE  
MONTGOMERY ALABAMA 36117

SHEET TITLE  
SUITE 102 LEASE PLAN

PROJECT NUMBER HALC3  
FILE NUMBER A20  
DATE JAN 25, 2018

REVISION  
DRAWING NOT INTENDED TO BE A SPECIFICATION TO BE USED AS A GUIDE FOR CONSTRUCTION ONLY.

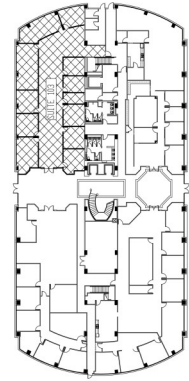
SHEET NUMBER  
L102



## SUITE 102 LEASE PLAN

SCALE: 3/16" = 1'-0"

USABLE SQUARE FOOTAGE: 4,538 SF  
RENTABLE SQUARE FOOTAGE: 5,235 SF



KEY PLAN

# HALCYON POINTE I TENANT SPACE 301

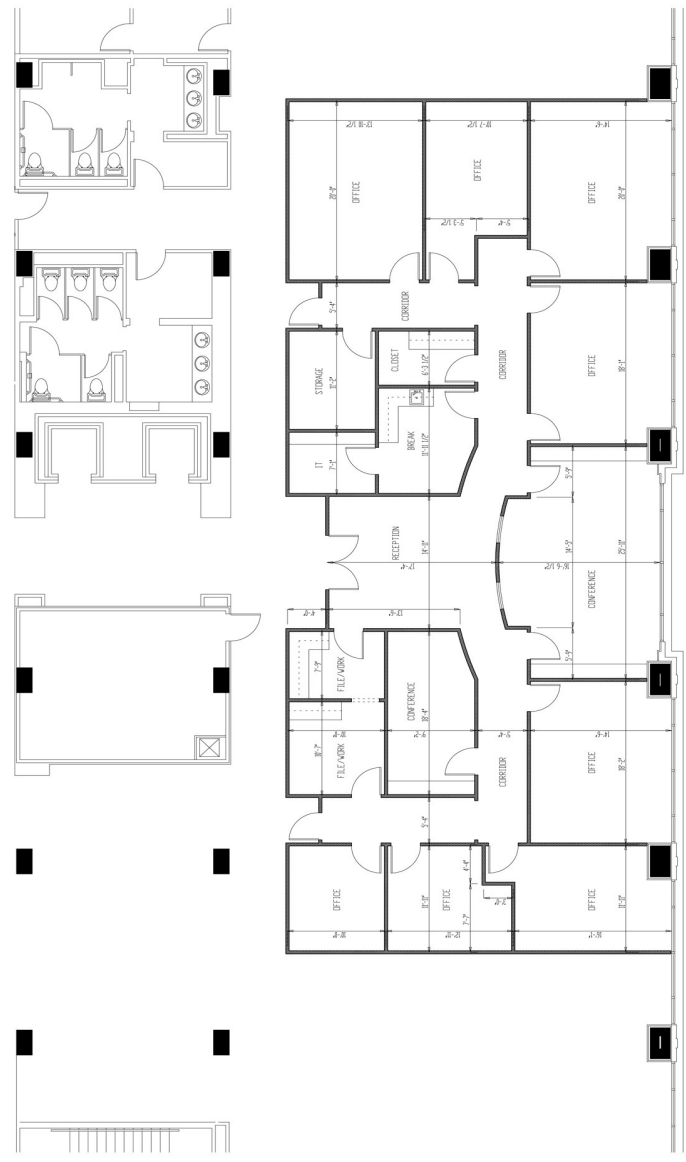
7515 HALCYON SUMMIT DRIVE  
MONTGOMERY ALABAMA 36117

SHEET TITLE  
SUITE 301 LEASE PLAN

PROJECT NUMBER HALC  
FILE NUMBER 1301  
DATE NOV 15, 2016

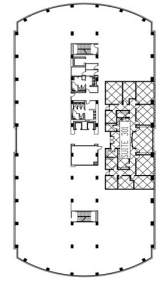
REVISION  
NO. 001  
DATE 11/15/16  
THIS DRAWING IS TO BE USED AS A GUIDE FOR CONSTRUCTION ONLY.

SHEET NUMBER  
L301



## SUITE 301 LEASE PLAN

SCALE: 3/16" = 1'-0"  
USABLE SQUARE FOOTAGE: 3,691 SF  
RENTABLE SQUARE FOOTAGE: 4,255 SF



KEY PLAN

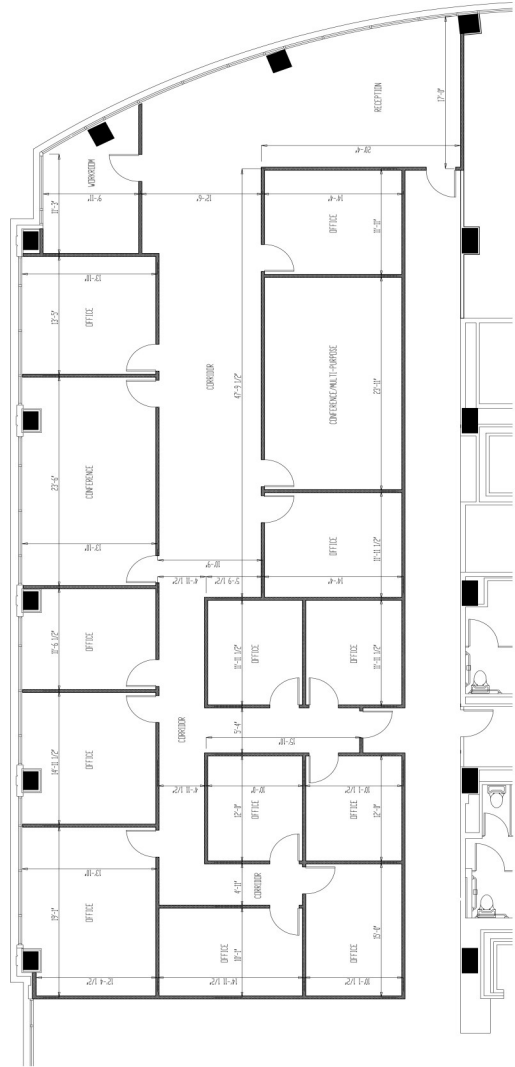
HALCYON POINTE I  
 TENANT SPACE 305  
 MONSIEUR HALCYON ALABAMA DRIVE  
 MONTGOMERY ALABAMA 36117

SHEET TITLE  
 SUITE 305 LEASE PLAN

PROJECT NUMBER HALC  
 FILE NUMBER R005  
 DATE SEPT 12 2007  
 REVISION

REMARKS: ALL FINISHES  
 TO BE A SPECIFICATION TO  
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SHEET NUMBER  
 L305



SUITE 305 LEASE PLAN

SCALE: 3/16" = 1'-0"

RENTABLE SQUARE FOOTAGE 4,565 SF



KEY PLAN

**HALCYON POINTE I**  
**TENANT SPACE 307 309**  
 7513 HALCYON SUMMIT DRIVE  
 MONTGOMERY ALABAMA 36117

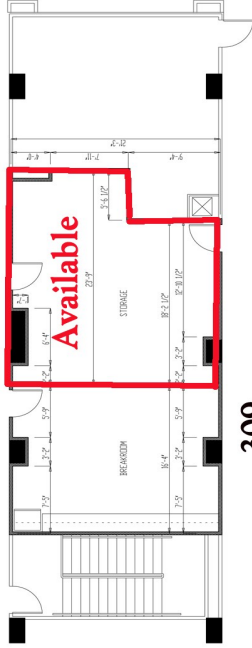
SHEET TITLE  
 SUITE 307 LEASE PLAN

PROJECT NUMBER HALC  
 FILE NUMBER 1020  
 DATE SEPT 27/2017  
 REVISION

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SHEET NUMBER

L307



KEY PLAN