

1 COURT SQUARE

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF: ±1,500-49,526 SF

Lease Rate: Contact Agent

Lot Size: ± 1.12 Acres

Building Size: ± 153,384 SF

Zoning: T4-0

PROPERTY HIGHLIGHTS

- Prime location in the heart of downtown Montgomery- Walking distance to the Convention Center & MPAC, EJI, Popular Historical Tourist Destinations, Riverfront Park, hotels, restaurants, retail, offices, and entertainment.
- Magnificent views of the state capital, Dexter Avenue, and other significant historic sites- immerse yourself in the rich heritage that Montgomery has to offer
- Office space & retail space available
- First Floor is home to the brand new Valiant Cross Academy Elementary School. Valiant Cross Academy is a fully accredited all-male private school with a Christian emphasis and an intentional culture of structure and discipline
- ± 35,826 Employees in Downtown Montgomer
- ± 4,000 Students enrolled at Troy University Montgomery within 4 Blocks
- ± 1.5 Miles from I-85/I-65 Interchange
- ± 2.0 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

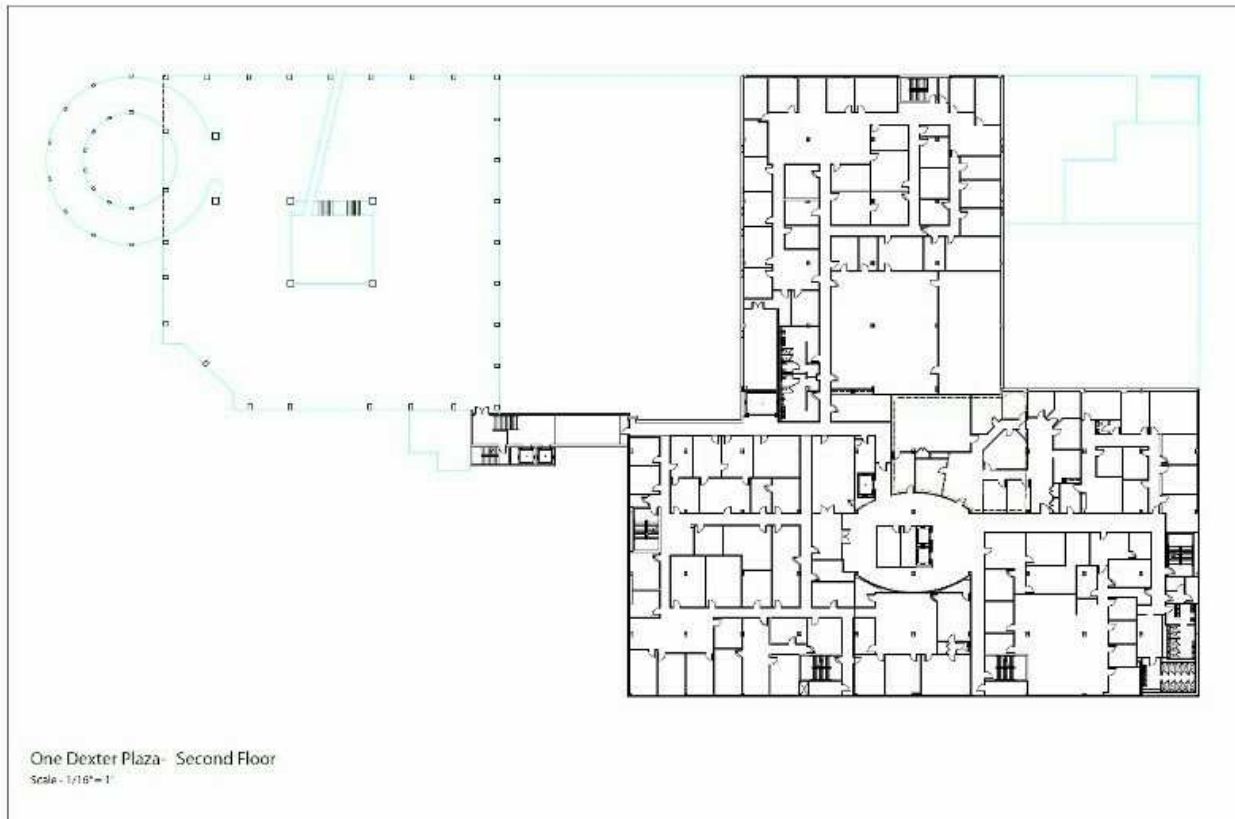
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Second Floor



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|----------------------------------|-----------|-----------|----------------|---------------|
| 1 Court Square Offices-2nd Floor | Available | 49,526 SF | Modified Gross | Contact Agent |

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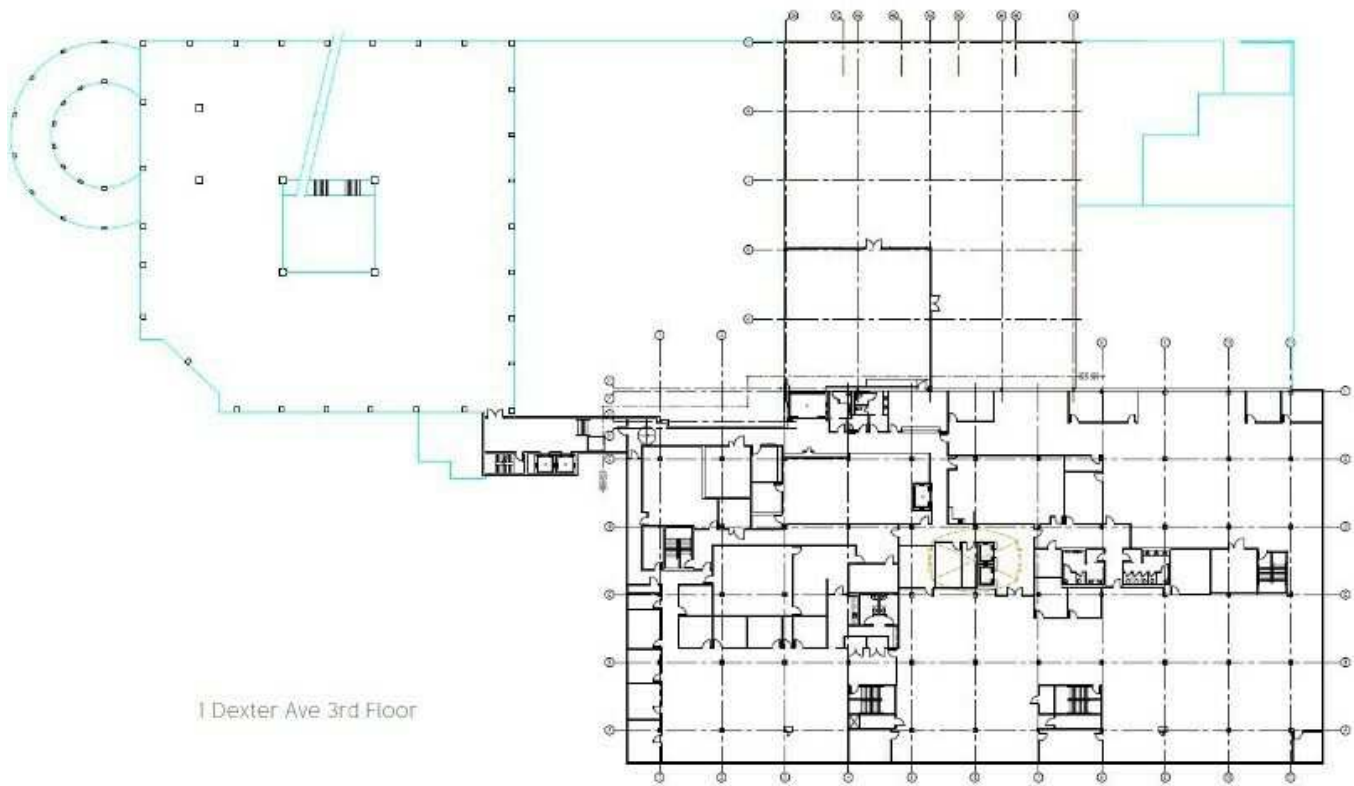
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Third Floor



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------------------------------|-----------|-------------------|----------------|---------------|
| 1 Court Square Offices- 3rd Floor | Available | 1,000 - 28,000 SF | Modified Gross | Contact Agent |

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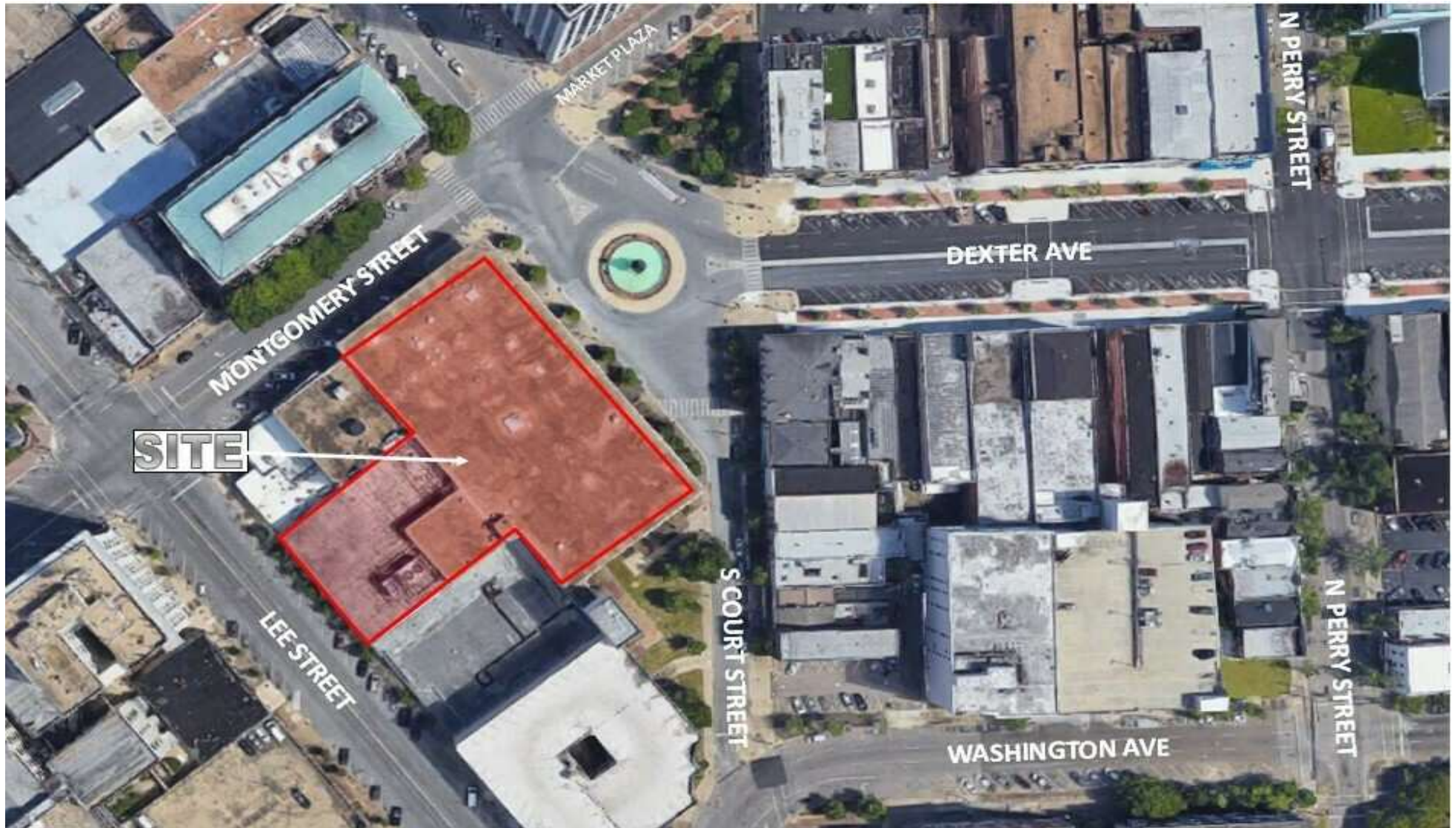
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Aerial



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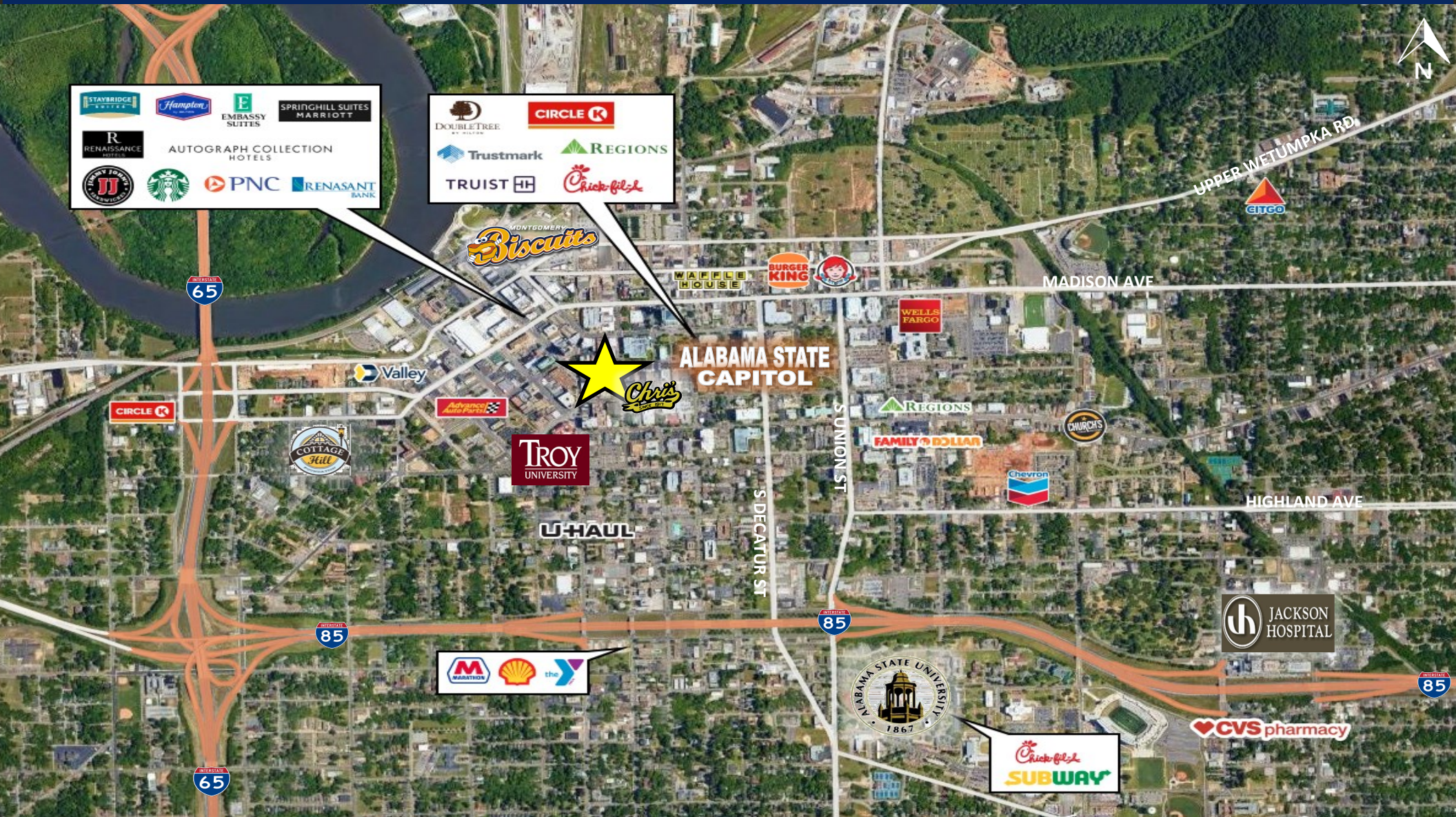
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Retail Map



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