

4720 UNIVERSITY BLVD E

Tuscaloosa, AL 35404

Lease Rate:
\$2,588 / Month

Office Space
FOR LEASE





PROPERTY OVERVIEW

Highlights

- 9,800 SF multi-tenant commercial center
- General Commercial zoning
- Strong frontage on University Blvd E
- Shared on-site parking
- Near established retail, dining, and services

4720 University Boulevard East is a 9,800 SF multi-tenant commercial center positioned along a visible East Tuscaloosa corridor. General Commercial zoning supports a range of potential office, service-oriented, appointment-based, and customer-facing uses, subject to applicable approvals.

The property offers shared on-site parking, direct access from University Boulevard East, and convenient connectivity to nearby retail, restaurants, services, and major Tuscaloosa traffic corridors. Its established commercial setting makes it a practical option for businesses seeking visibility and convenient access for customers and employees.

Property Specs

Property Type

Commercial / Office

Property Sub-Type

Professional / Service

Total Building Size

9,800 SF

Available Space

1,725 SF

Year Built

2005

Zoning

General Commercial

Lease Term

36-60 Months

Tenancy

Multi-Tenant

FOR LEASE

\$2,588 / Month NNN

Property Photos



Available Suites

Suite C

Suite C offers approximately 1,725 SF of flexible commercial space with a layout that can accommodate both office and service-oriented businesses.

The suite includes a front reception or customer-service area with an existing counter, multiple enclosed rooms of varying sizes, two private restrooms, storage space, and front and rear access. A central hallway provides separation between rooms and makes it easy to organize customer-facing, administrative, and employee work areas.

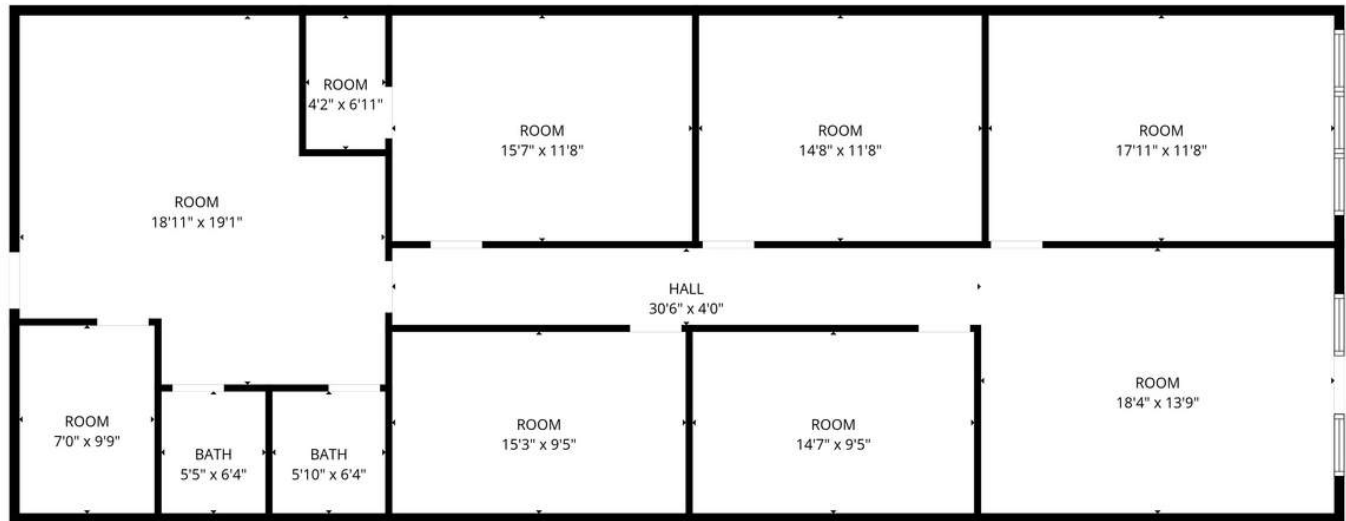
The existing configuration may support professional offices, consultation rooms, meeting areas, appointment-based services, personal or business services, and other commercial uses permitted under the property's General Commercial zoning.

Suite Highlights

- Approximately 1,725 SF
- Reception or customer-service area
- Multiple private offices or work rooms
- Two private restrooms
- Dedicated storage space
- Central hallway layout
- Front and rear access
- Flexible setup for office or service businesses
- Shared tenant and visitor parking
- \$2,588 per month NNN



FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SPACE CONFIGURATIONS

- Approximately 1,725 SF
- Front reception or customer-facing area
- Multiple enclosed offices, work rooms, or service rooms
- Rooms of varying sizes for flexible business functions
- Central hallway connecting the suite
- Two private restrooms
- Dedicated storage space
- Front and rear access
- Suitable for office, administrative, appointment-based, or service uses

LOCATION & ACCESS

Tuscaloosa, Alabama



Location Overview

Located along University Boulevard East, the property offers a visible and accessible East Tuscaloosa location for businesses serving customers and clients throughout the Tuscaloosa market. Convenient access to major traffic corridors makes the property practical for customers, employees, and service vehicles traveling from across Tuscaloosa.

- Frontage along University Boulevard East
- Easy access for customers and employees
- Near established retail, dining, and services
- Shared parking for tenants and visitors
- Accessible from major Tuscaloosa traffic corridors

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