

# FOR LEASE

## FIRST FLOOR OFFICE SPACE

3 Dauphin Street | Downtown Mobile



**Pete Riehm, SIOR**  
251.442.4349  
priehm@cre-mobile.com

**Josh W. Hall**  
251.689.9002  
jwhall@cre-mobile.com



**CRE  
MOBILE**  
CRE-MOBILE.COM



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3 Dauphin Street | Downtown Mobile



## PROPERTY SIZE

4,072± SF ground floor office space



## CLASS A SPACE

Ideal office space renovated in 2021



## OFFICE LAYOUT

5 private offices, 2 conference rooms, breakroom, reception, 4 restrooms, 2 storage closets, telecommunications closet and building lobby



## PRIME LOCATION

Located directly across the street from the RSA Tower and adjacent to the Riverview Plaza



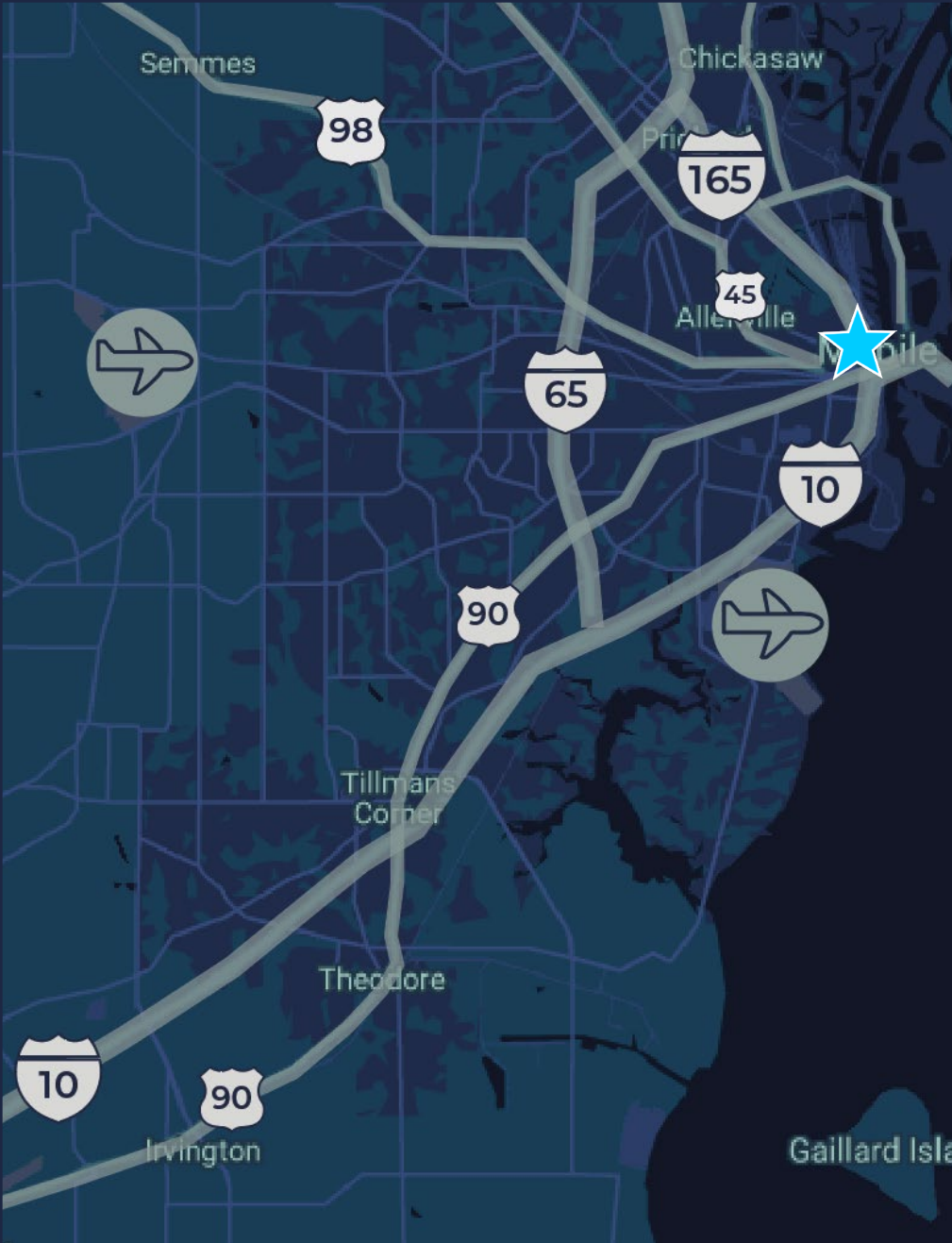
## CO-TENANT

Second floor tenant is occupied by Morgan & Morgan



## LEASE RATE

\$24.00/SF (including utilities)



## Conveniently Located

Located in the business hub of South Alabama at the corner of S. Water Street and Dauphin Street with easy access to I-10, I-165 and Government Boulevard.



## Extremely Walkable

Proximate to federal buildings, restaurants, shops, office buildings and more.





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**DAUPHIN ST**



**BREAKROOM & RECEPTION**



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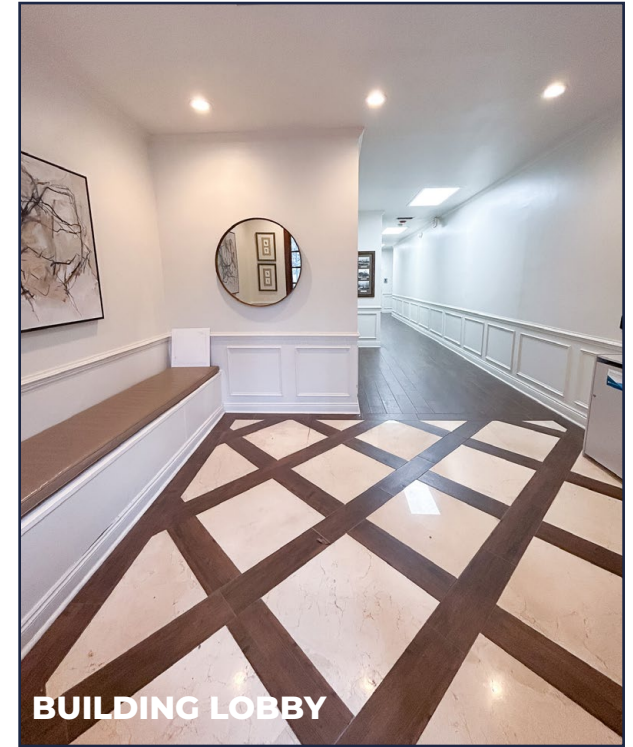




**CONFERENCE ROOM**



**OFFICE/OPEN WORKSPACE**



**BUILDING LOBBY**



**RECEPTION**



**CONFERENCE ROOM**