

2108 E SOUTH BLVD

MONTGOMERY, AL 36116



FOR SALE

CORPORATE CAMPUS – 65.5± AC | 508,400± SF

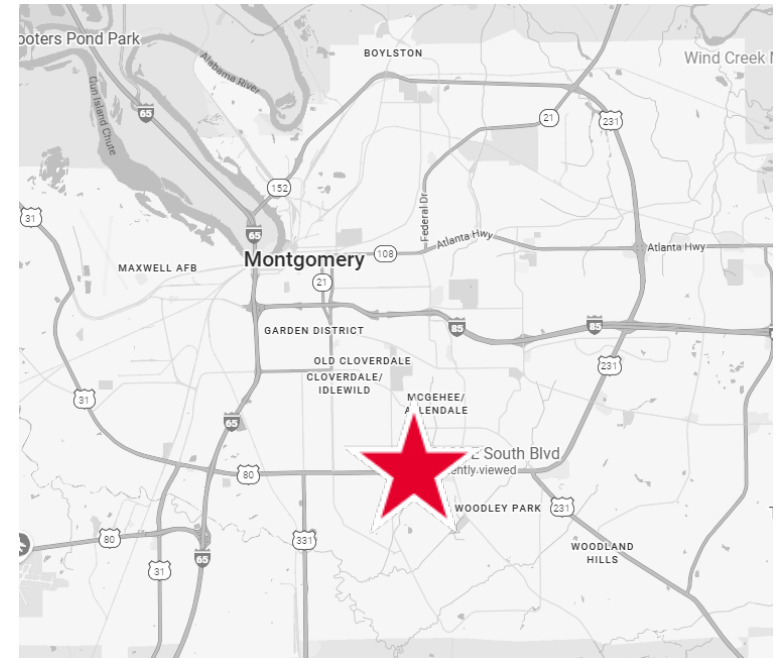


CUSHMAN &
WAKEFIELD



CAMPUS OVERVIEW

- Gated and secured Campus spanning 65.5± AC with three buildings totaling 508,400± SF
 - Main Office Building: 358,700± SF
 - Business Processing Center: 139,100± SF
 - Daycare: 10,600± SF
- All buildings are well-maintained and feature unique assets such as an auditorium, cafeteria and large classrooms
- There are currently 1,211± parking spaces on site located in two parking decks and a large surface lot
- There is potential to subdivide land to accommodate alternative uses
- Within close proximity to Montgomery's major highways and interstates



AERIAL VIEW



MAIN OFFICE BUILDING

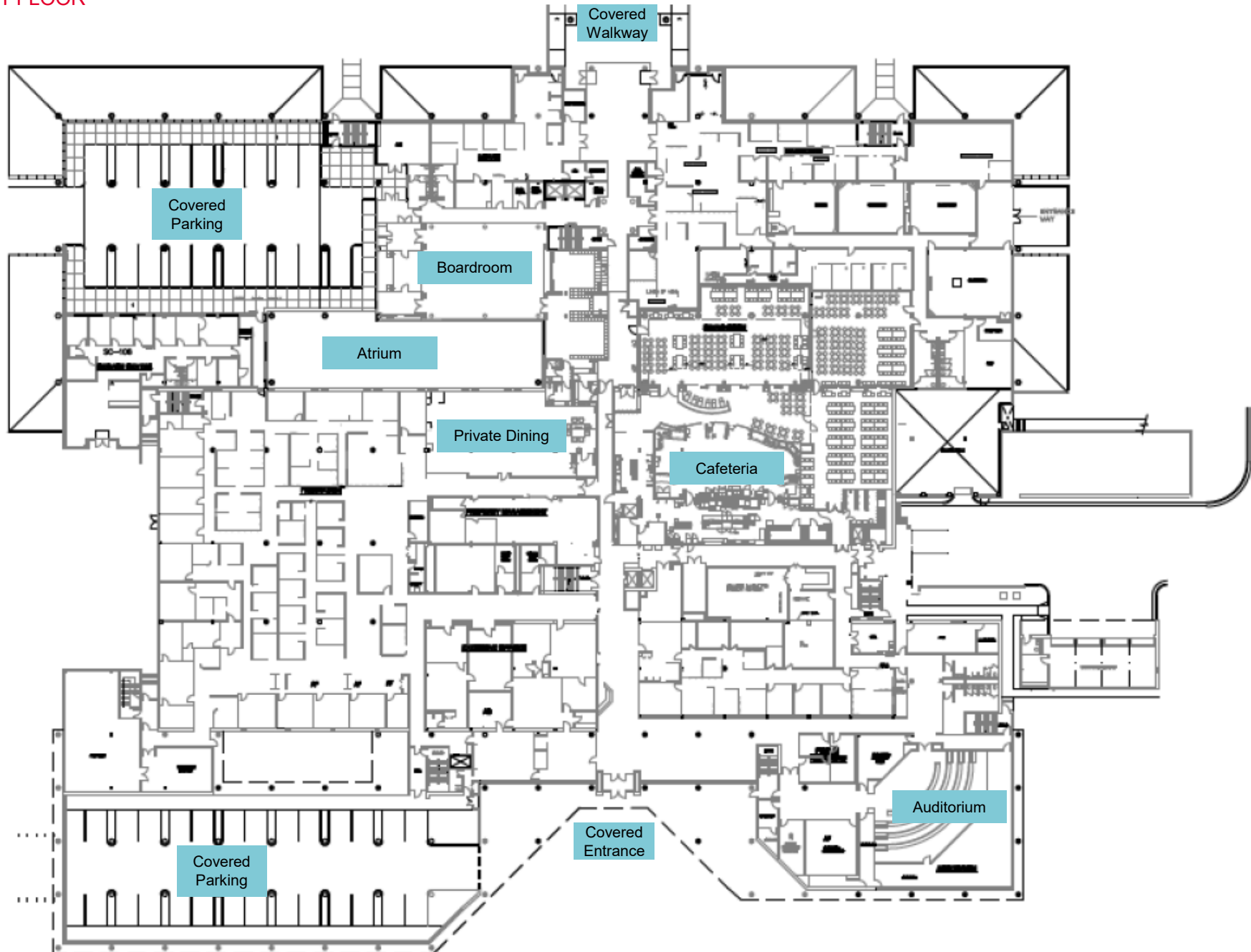
BUILDING SUMMARY

<i>Building SF</i>	358,700± SF
<i>Year Built / Floors</i>	1958/1990 / Three floors plus basement
<i>Entrance</i>	The building has an inviting entrance that opens to a spacious area with a strong sense of arrival.
<i>Conference Rooms</i>	Ample conference rooms on all floors, in addition to a large boardroom with connected private dining facility.
<i>Auditorium</i>	Tiered seating accommodating approximately 204 people.
<i>Offices</i>	The layout consists of a 30/70 split between private offices and open workstations.
<i>Parking</i>	Two parking structures with a combined forty-six spaces and access to surface parking.
<i>Cafeteria</i>	Full-service cafeteria with adjacent dining area with seating capacity of 505.
<i>Furniture</i>	Existing furniture potentially available to remain including workstations, select private office & conference room furniture.



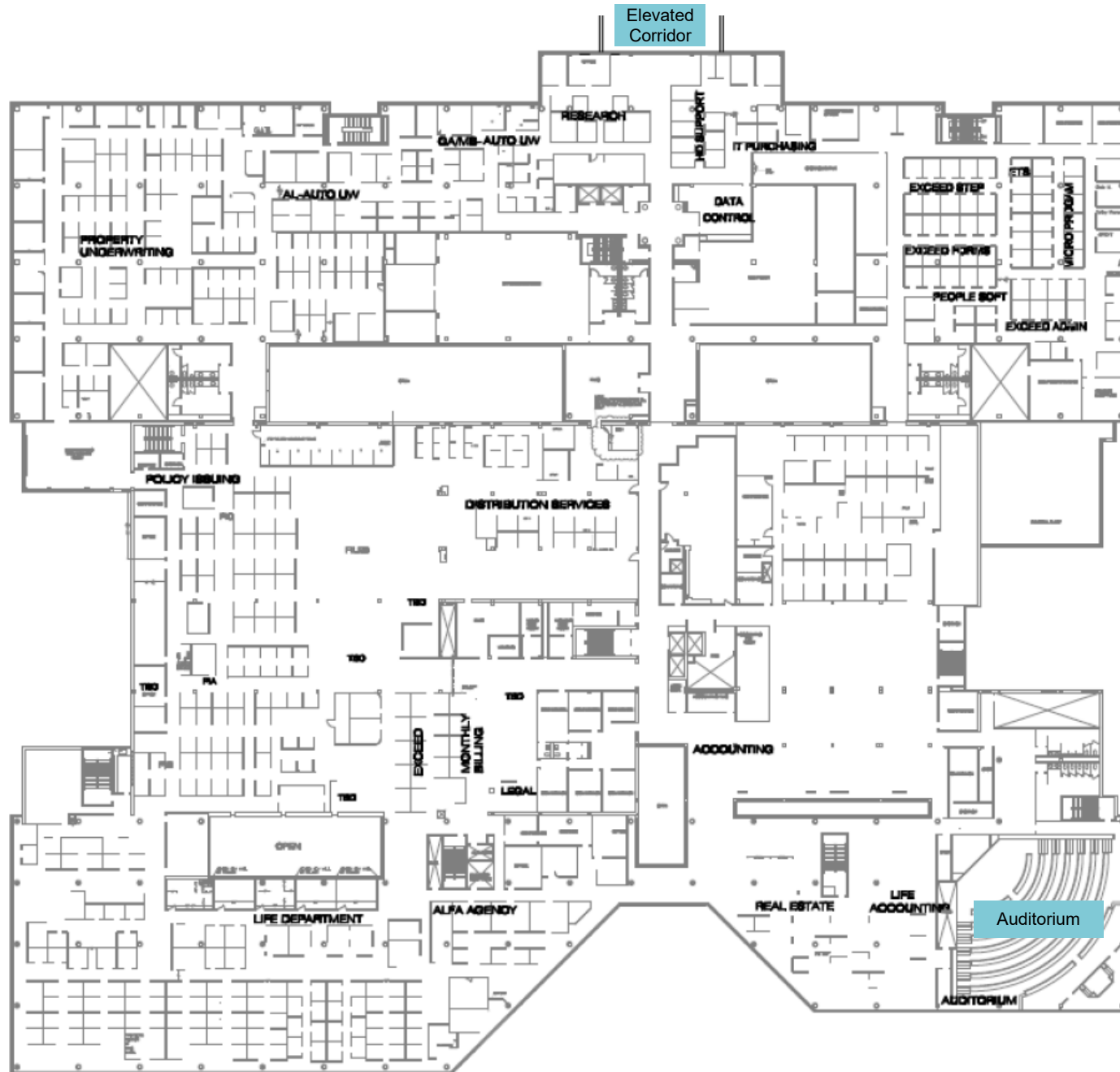
MAIN OFFICE BUILDING

FIRST FLOOR



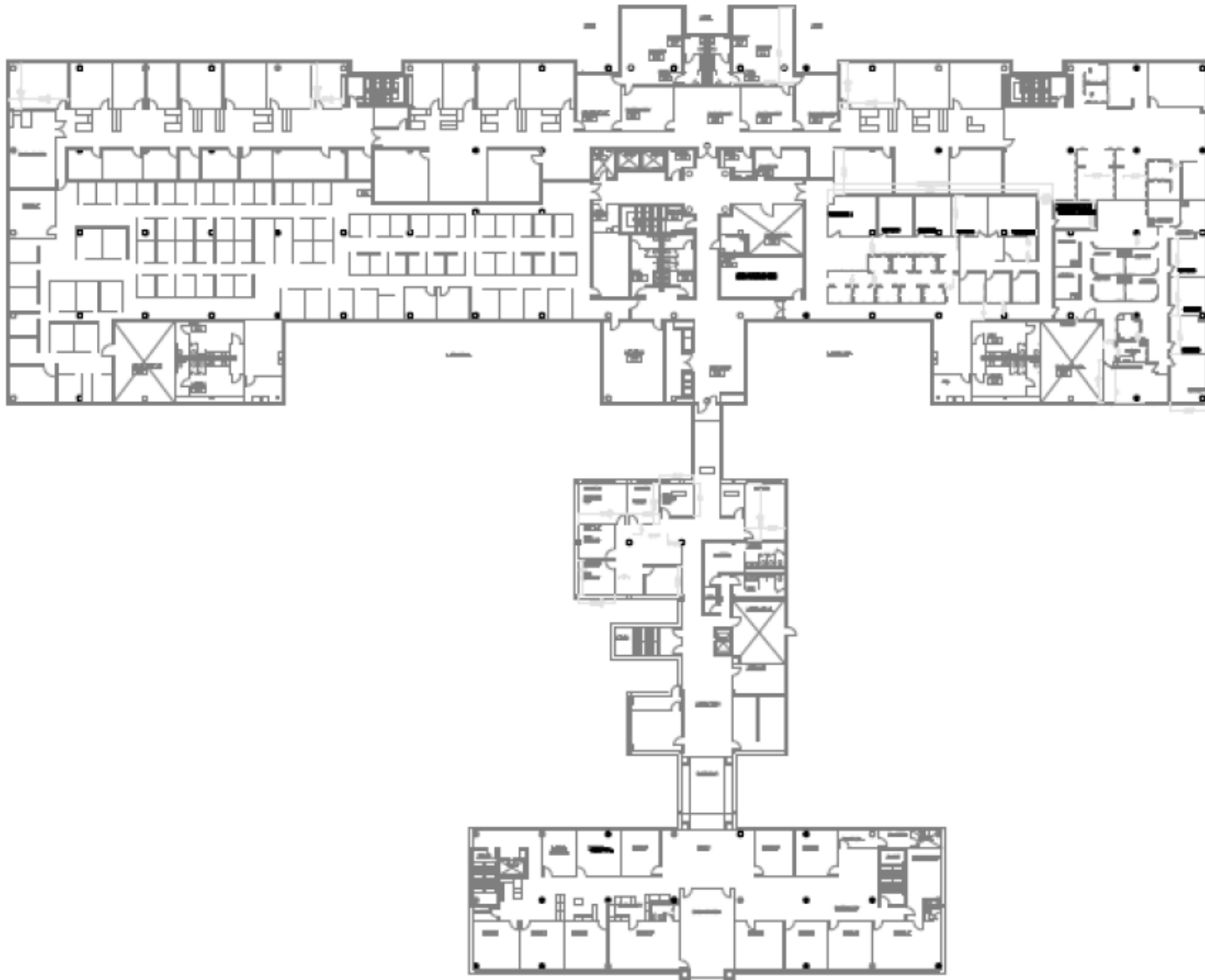
MAIN OFFICE BUILDING

SECOND FLOOR



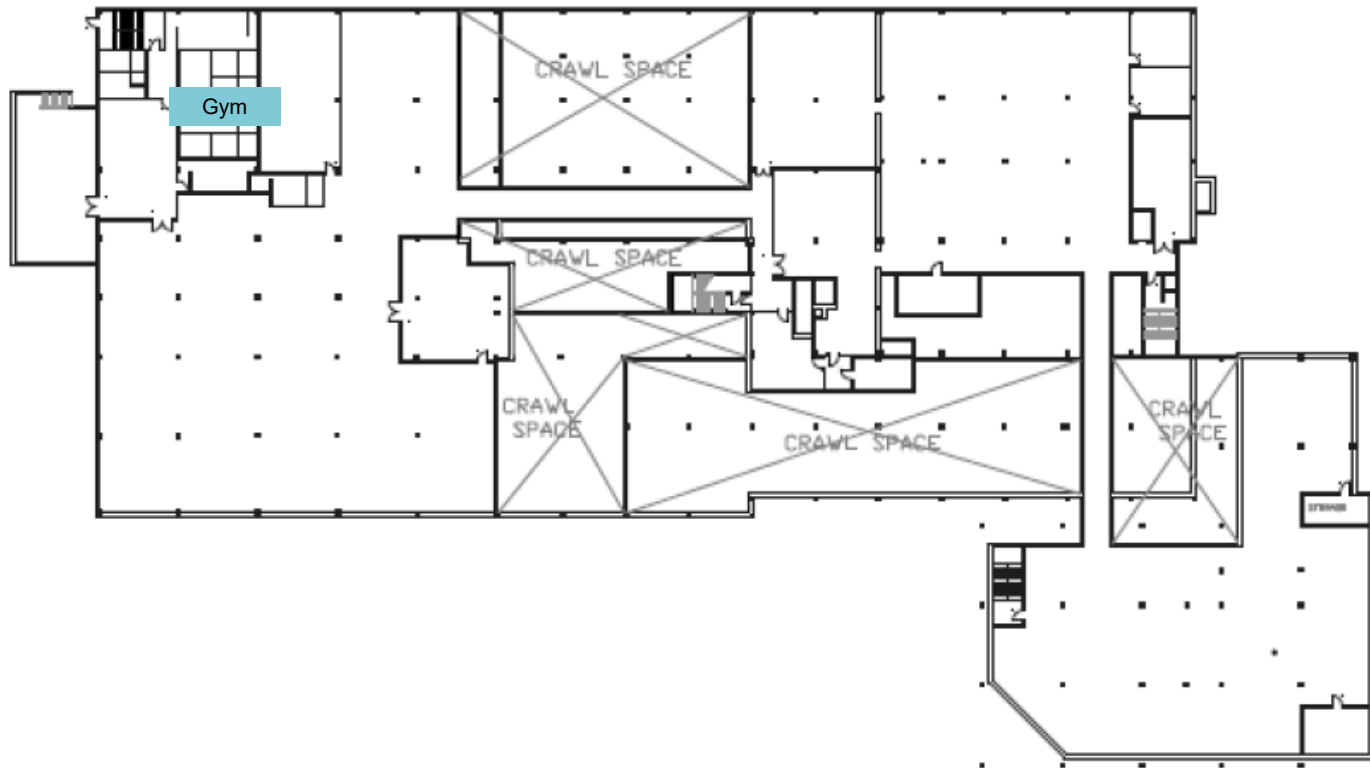
MAIN OFFICE BUILDING

THIRD FLOOR



MAIN OFFICE BUILDING

BASEMENT



MAIN OFFICE BUILDING



OUTDOOR PATIO



BOARDROOM



CAFETERIA



CAFETERIA SEATING

MAIN OFFICE BUILDING



BUSINESS PROCESSING CENTER

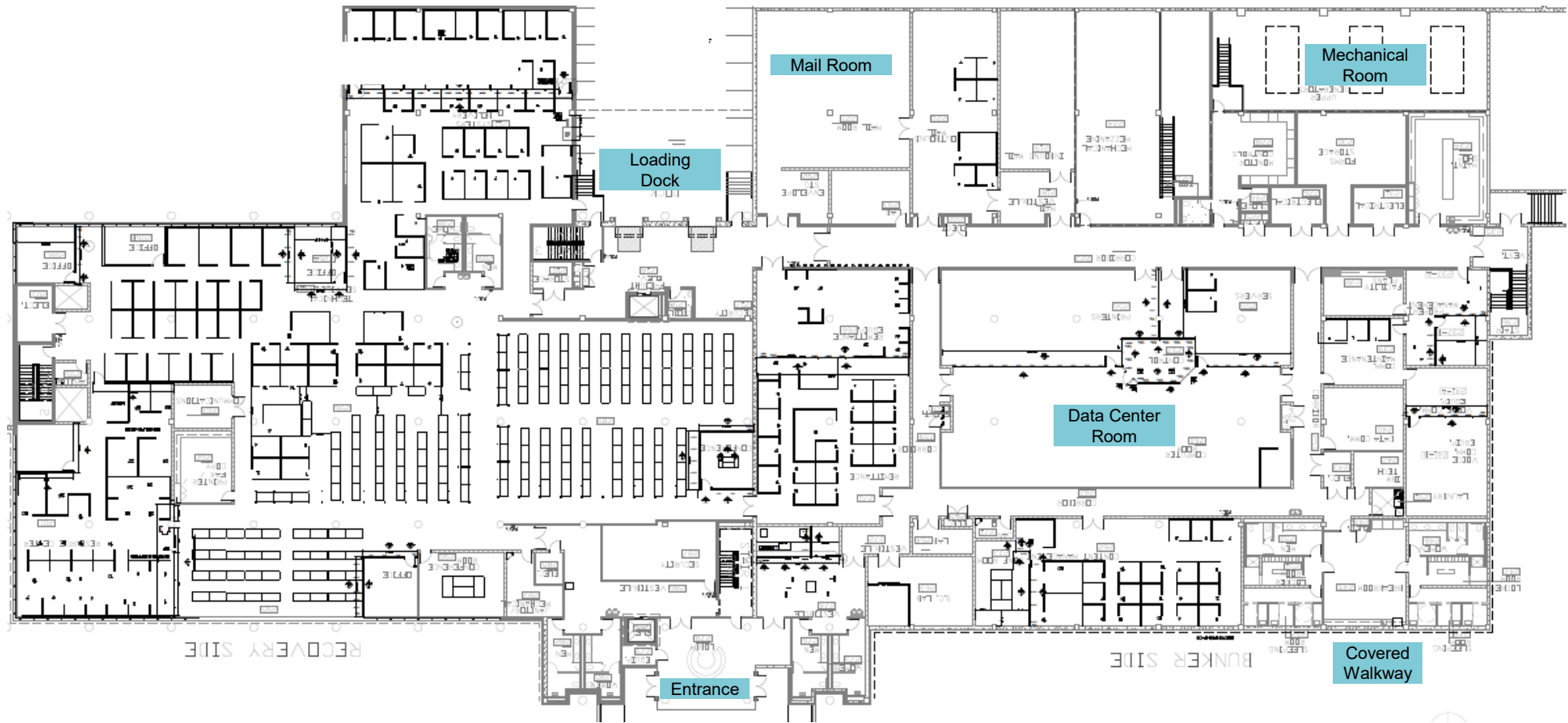
BUILDING SUMMARY

Building SF	139,100± SF
Year Built / Floors	2005 / Two floors plus basement
Building Function	Building currently serves as a data center to accommodate a large corporate insurance company. Facility provides redundancy as a disaster recovery center and is designed to accommodate other corporate functions with minimal modification.
Training	Building includes conference rooms and large training areas.
Offices	Second floor is primarily private offices and open workstations
Building Access	Controlled access to main building via enclosed, elevated corridor. This facility could be subdivided from Campus and function independently.
Alternative Access	Potential for direct road access via Buckingham Drive using Narrow Lane Road in the southwest corner of the Campus.
Furniture	Existing furniture potentially available to remain including workstations, select private office and conference room furniture.



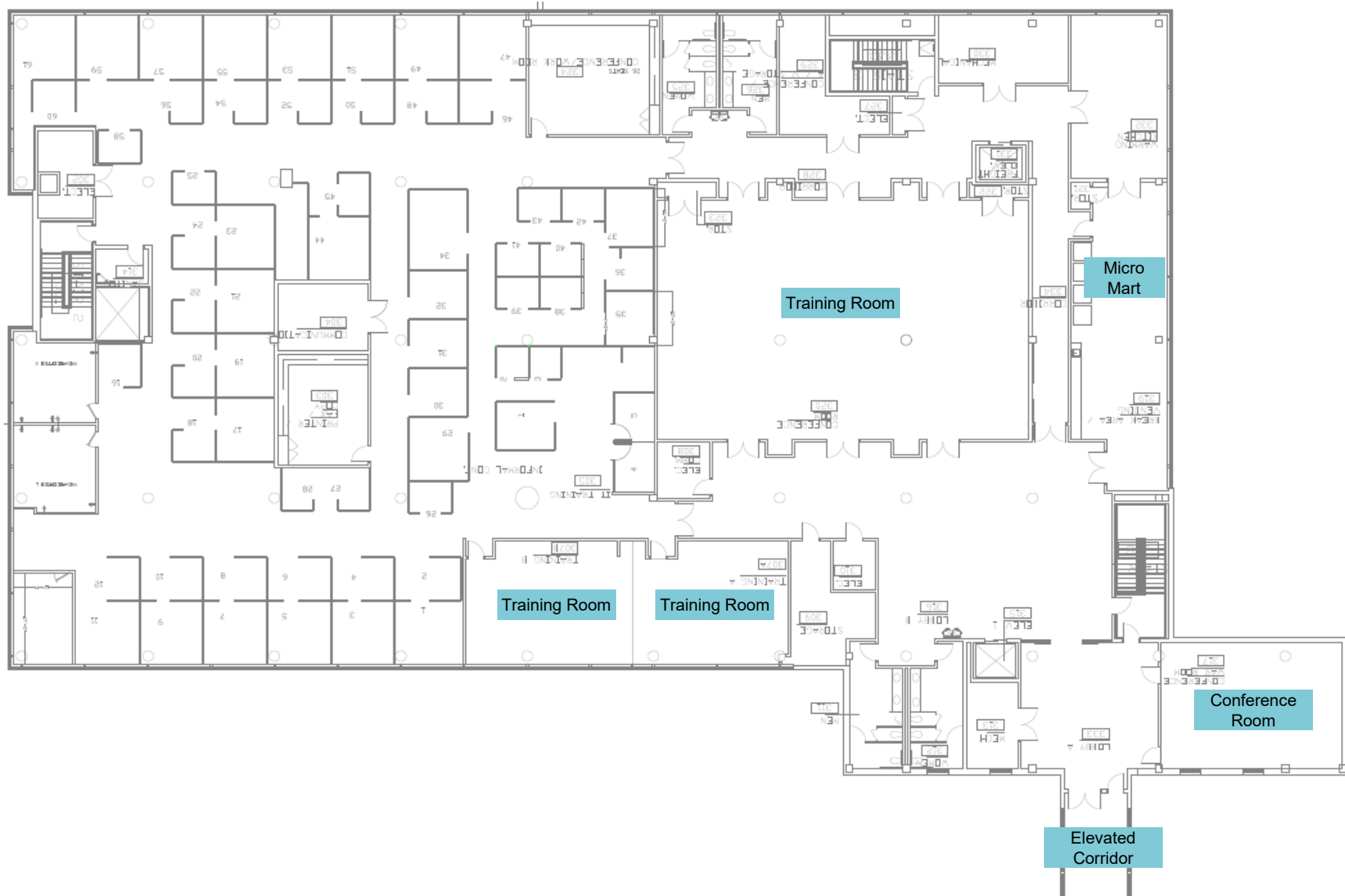
BUSINESS PROCESSING CENTER

FIRST FLOOR



BUSINESS PROCESSING CENTER

SECOND FLOOR



BUSINESS PROCESSING CENTER



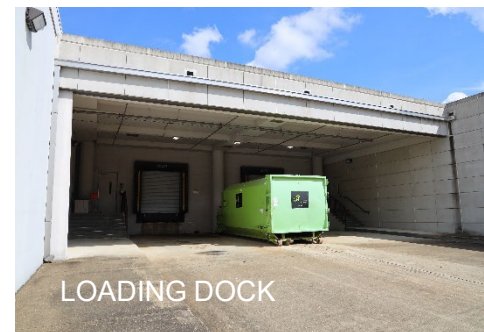
CONFERENCE ROOM



CLASSROOM



DATA CENTER



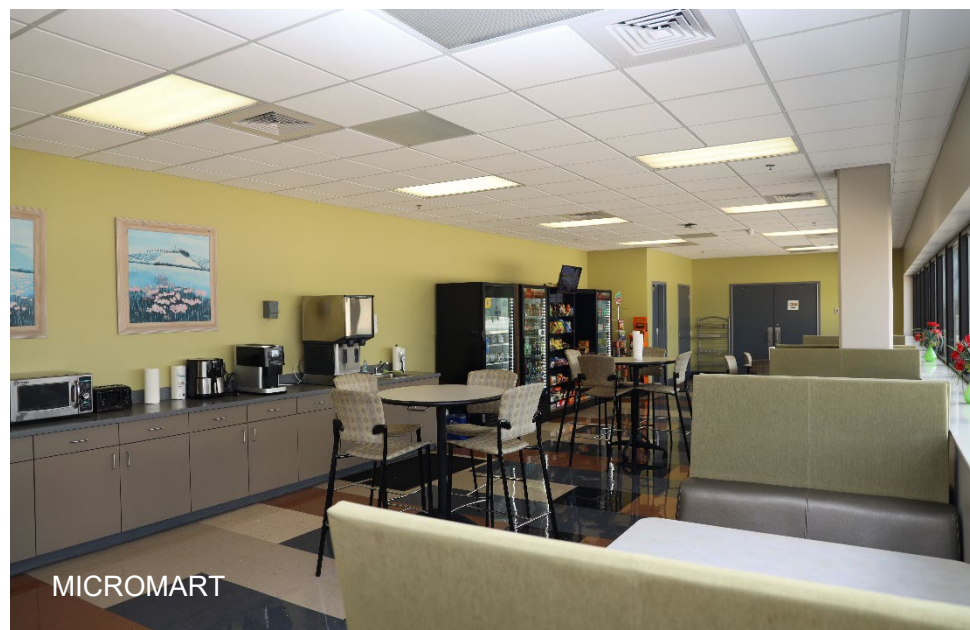
LOADING DOCK



FOYER



MECHANICAL ROOM



MICROMART

DAYCARE BUILDING

BUILDING SUMMARY

Building SF	10,600± SF
Use	Excellent day care facility that could also serve a variety of alternative uses
Accessibility	Direct access to signalized intersection on Southern Blvd.
Outdoor Area	Two playgrounds that could be expanded or repurposed as amenities for alternative uses.
Parking	Fourteen dedicated spaces with covered drop off. Parking can easily be expanded.
Sprinklers	Non-sprinklered structure
Ceiling Height	10' ceilings
Loading	Dedicated rear loading dock
Expansion	Building could easily be expanded.



DAYCARE BUILDING



CLASSROOM



PLAYGROUND



LEARNING CENTER



BUILDING FRONT



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