

451 ST LUKES DR

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Available SF: 2,000 - 10,000 SF

Lease Rate: \$14.00 SF/yr (NNN; NN)

Lot Size: 0.67 Acres

Building Size: 9,615

Zoning: 0-1

Market: Montgomery

Submarket: East Montgomery

PROPERTY HIGHLIGHTS

- Conveniently nestled within the highly sought-after Montgomery market, the area surrounding the property at 451 St Lukes Dr, AL, presents a wealth of amenities and attractions. Situated just steps away from Baptist East Medical Center, professionals will benefit from the esteemed healthcare hub's proximity. The location also offers easy access to Interstate 85, ensuring seamless connectivity to nearby neighborhoods and business districts. Moreover, the property is within close reach of the popular EastChase Shopping Center and several vibrant shopping centers, including Sturbridge Shopping Center and Festival Plaza. With a variety of established neighborhoods like Wynlakes and Sturbridge nearby, this location provides an appealing blend of professional opportunity and residential convenience for discerning tenants. Sale-Leaseback Opportunity!
- Perfect location for any professional office
- Ample on-site parking for employees & customers
- Located across from Baptist East Medical Center
- Building consists of 2 floors with an elevator
- Traffic Counts: 31,596± AADT Vaughn Rd., 35,730± AADT Taylor Rd.
- 1.2± Miles from Interstate 85
- 1.9± Miles from EastChase Shopping Center
- 3.2± Miles of Five Shopping Centers in East Montgomery: Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, and Pepper Tree Shopping Center.

GENE CODY, CCIM, SIOR

334.386.2441

gcody@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

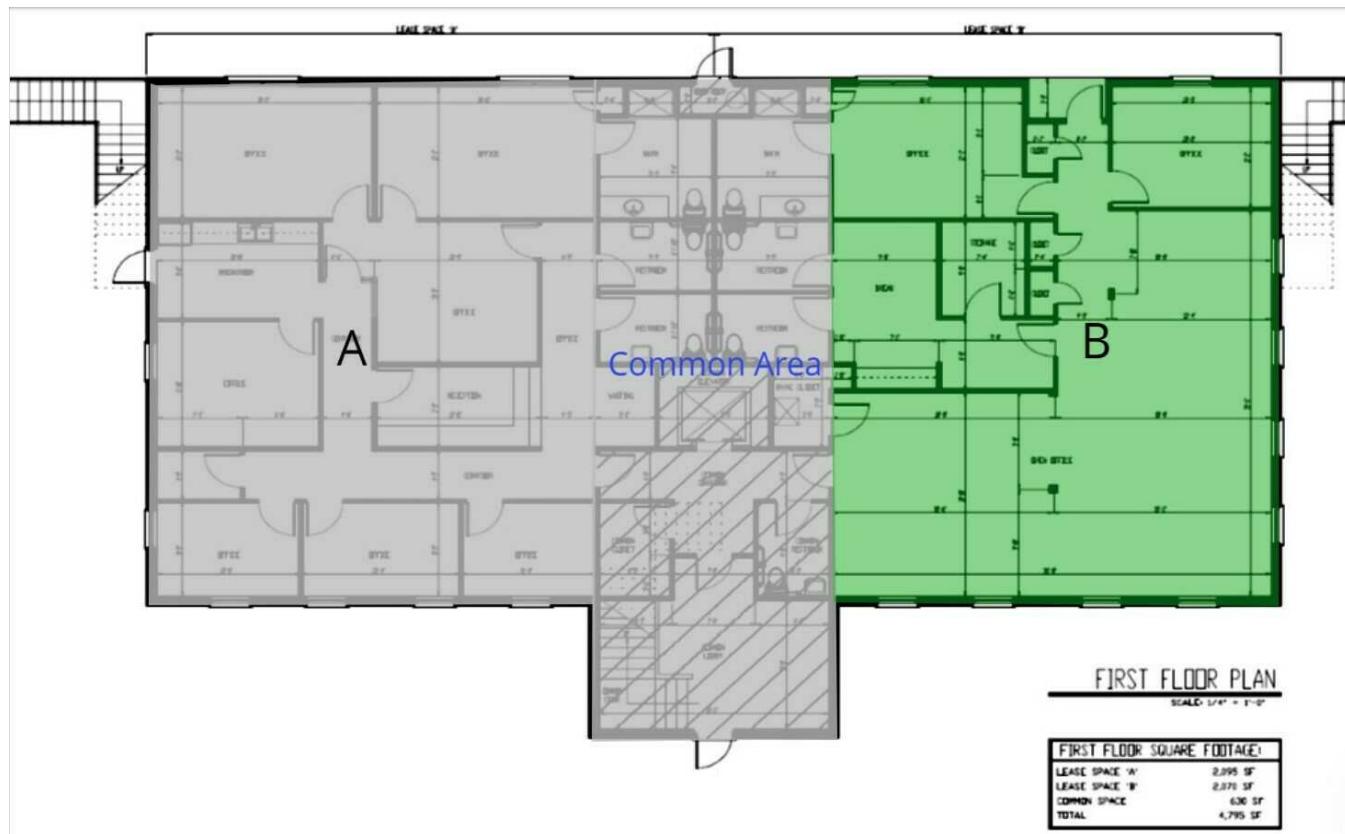
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451 ST LUKES DR

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1st Floor- Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B	Available	2,000 SF	NNN	\$14.00 SF/yr

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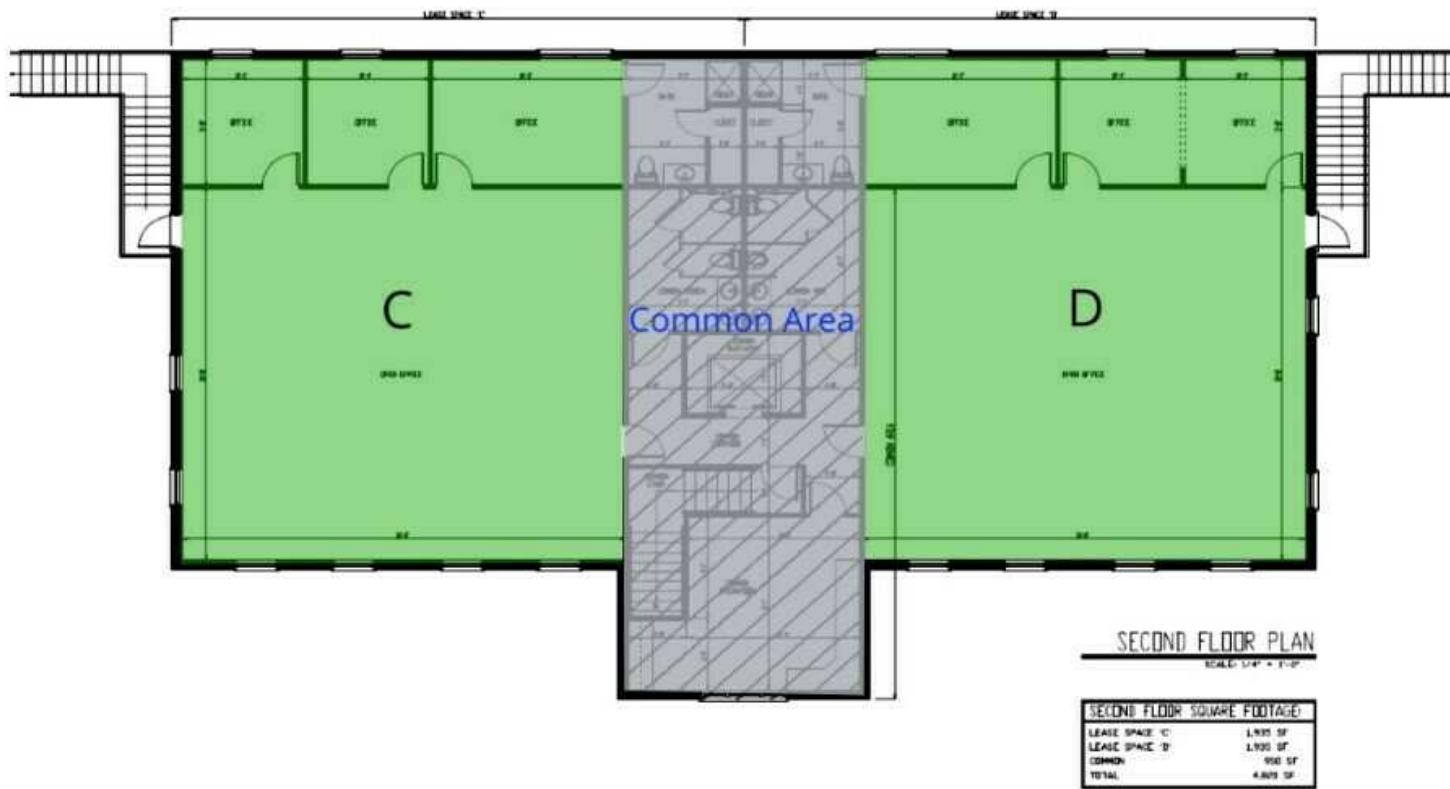
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2nd Floor- Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr
D	Available	2,000 - 5,000 SF	Modified Net	\$14.00 SF/yr

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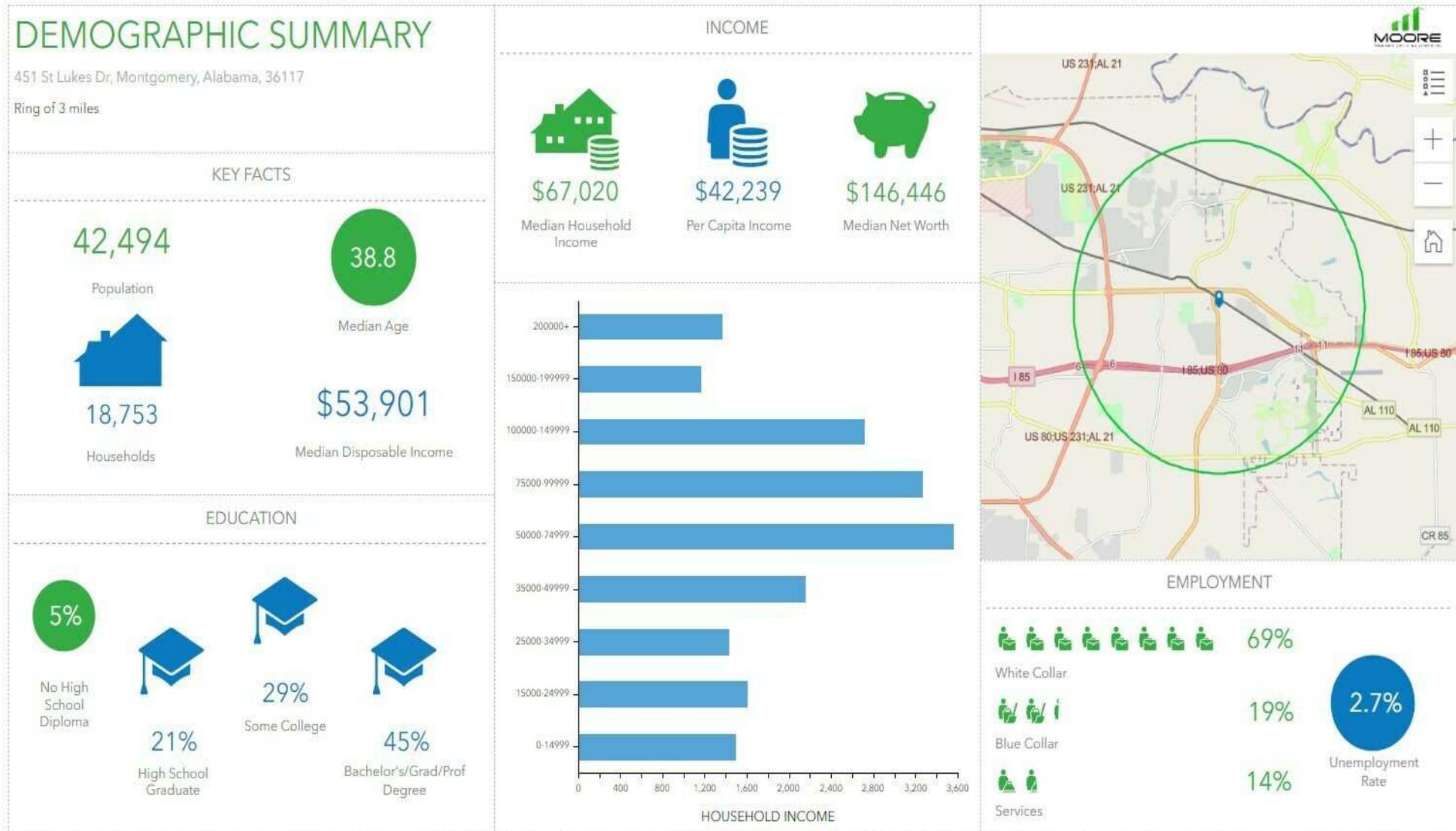
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Demographics



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Retail Map



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