

2740 ZELDA ROAD

MONTGOMERY, AL 36106

Executive Summary



OFFERING SUMMARY

Available SF:	3,500 SF - 14,384 SF
Lease Rate:	\$17.50 SF/yr (Full Service)
Year Built:	1989
Building Size:	± 35,960 SF
Zoning:	B-2

PROPERTY OVERVIEW

Located in the heart of Montgomery, this highly sought-after area offers a vibrant blend of business and leisure. The nearby Zelda Place Shopping Center provides convenient retail and dining options, making it easy for professionals to grab a quick bite or run errands between meetings. Just a short drive from the prestigious Wynlakes Golf and Country Club, tenants can take advantage of networking opportunities and unwinding on the green. With the excitement of the city center just minutes away, the prime location offers the perfect balance for professionals seeking a dynamic, yet accessible workspace in Montgomery.

PROPERTY HIGHLIGHTS

- Class A Excellence: This is a beautiful Class A office building.
- Prime Location: Situated in the heart of Midtown Montgomery, 3740 Zelda Road provides effortless access to both Downtown Montgomery and East Montgomery via I-85 (Exit 3). This strategic location ensures your clients and employees enjoy unparalleled convenience and connectivity.
- Unrivaled Convenience: Enjoy the luxury of having dining, banking, retail, and other essential businesses just moments away. This vibrant area offers a dynamic environment that fosters productivity and collaboration.
- Abundant Parking: Enjoy the ease of ample, dedicated parking for both your valued employees and esteemed clients, ensuring a seamless and stress-free experience for everyone.

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

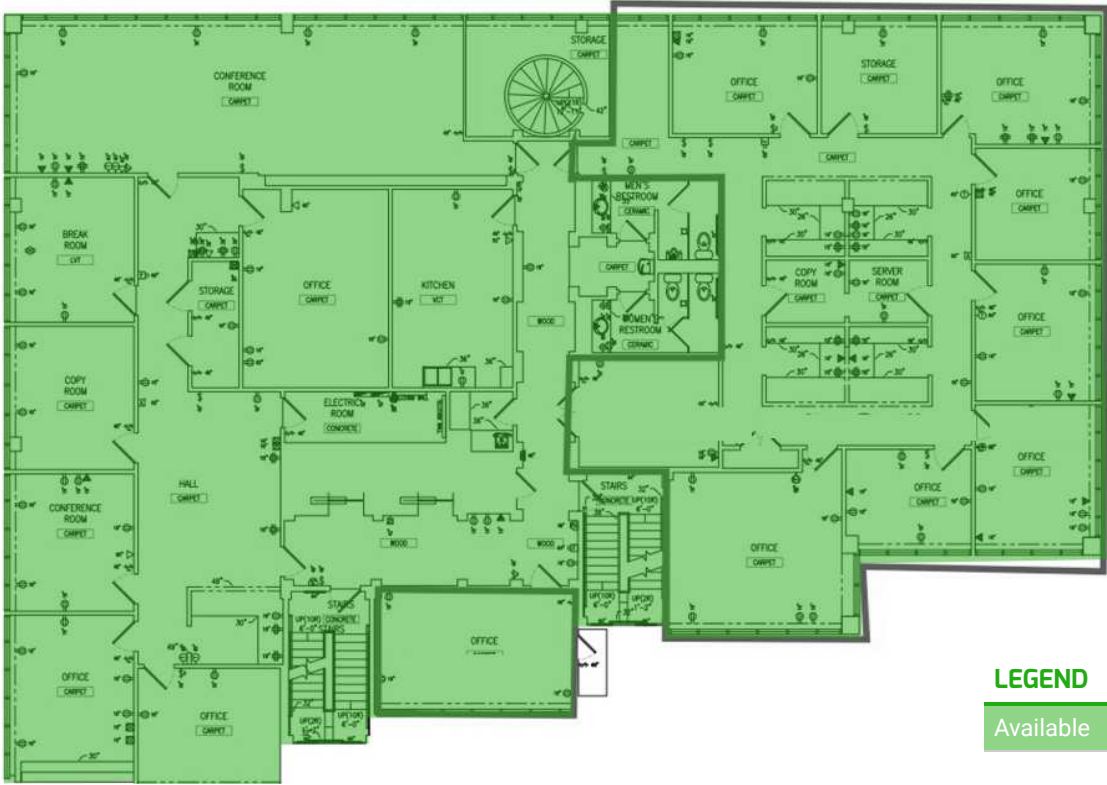
312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2740 ZELDA ROAD

MONTGOMERY, AL 36106

Plans



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3rd Floor	Available	3,500 - 7,192 SF	Full Service	\$17.50 SF/yr

JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

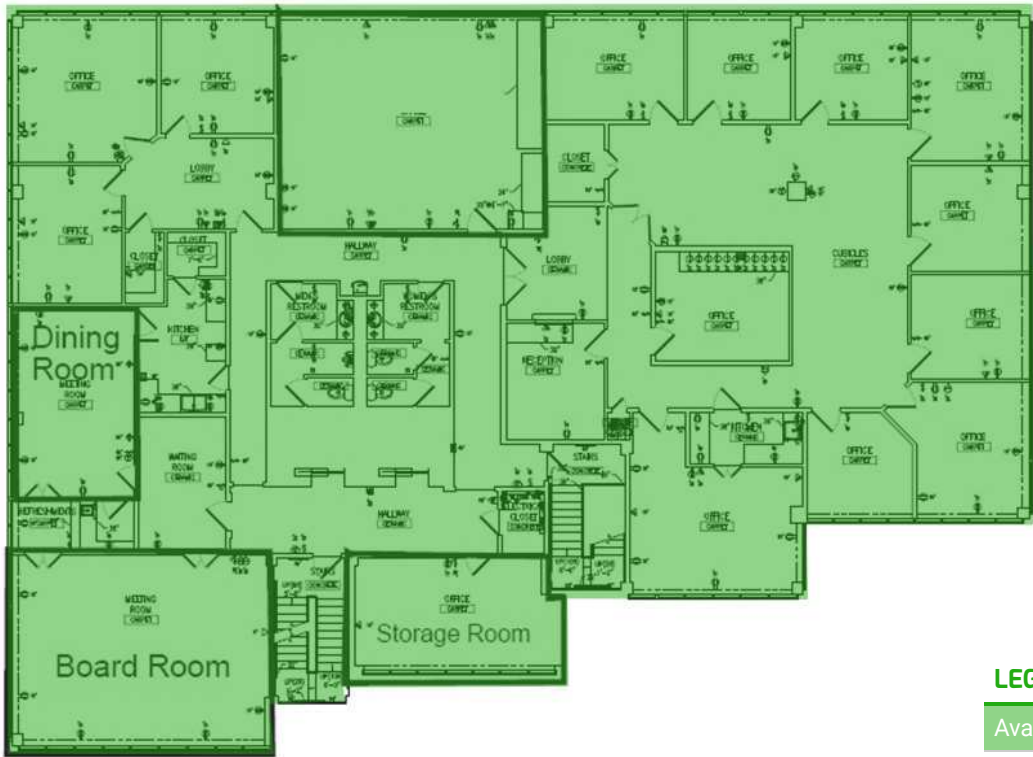
334.262.1958 | moorecompanyrealty.com



2740 ZELDA ROAD

MONTGOMERY, AL 36106

Plans



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
5th Floor	Available	3,500 - 7,192 SF	Full Service	\$17.50 SF/yr

JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

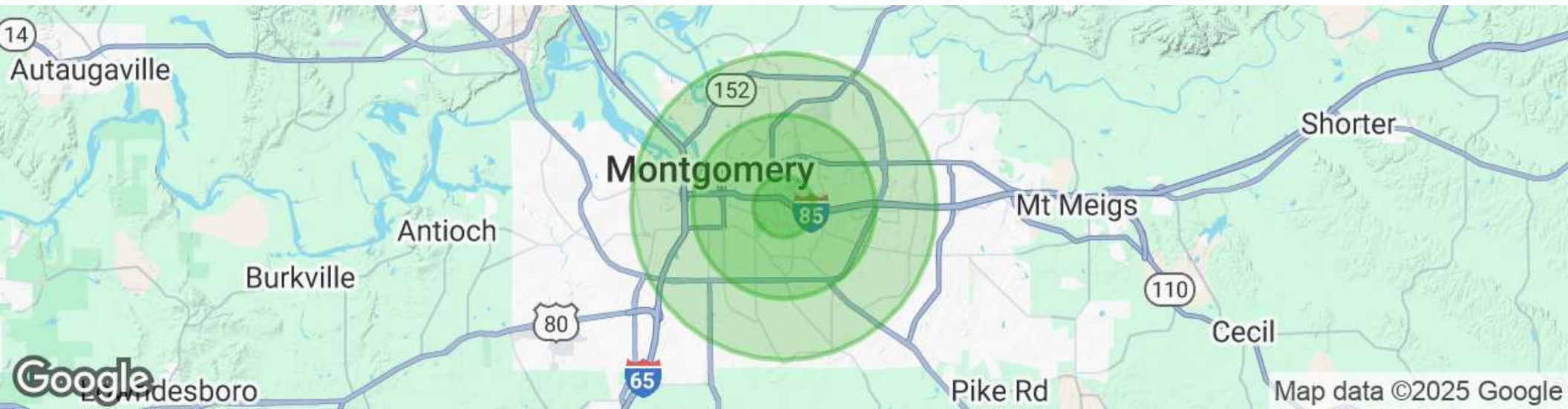
334.262.1958 | moorecompanyrealty.com



2740 ZELDA ROAD

MONTGOMERY, AL 36106

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,630	74,553	146,442
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,561	31,413	61,497
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$80,671	\$68,260	\$63,253
Average House Value	\$192,744	\$195,674	\$176,787

Demographics data derived from AlphaMap

JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com



2740 ZELDA ROAD

MONTGOMERY, AL 36106

Retail Map



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com

