

OFFICE SUITE AVAILABLE FOR SUBLEASE

PROPERTY SUMMARY

Available for immediate occupancy, Suite 2500 of One St. Louis Centre offers a fully improved office space with 5 private offices, conference room, lobby, open work area, storage, and a break area. The suite consists of 2,584 RSF, prominently located on the 2nd Floor Elevator Lobby. The full-service office building is conveniently located in Downtown Mobile, and is professionally managed. On-site parking is available for lease.

AVAILABLE

- Suite 2500: 2,584 RSF

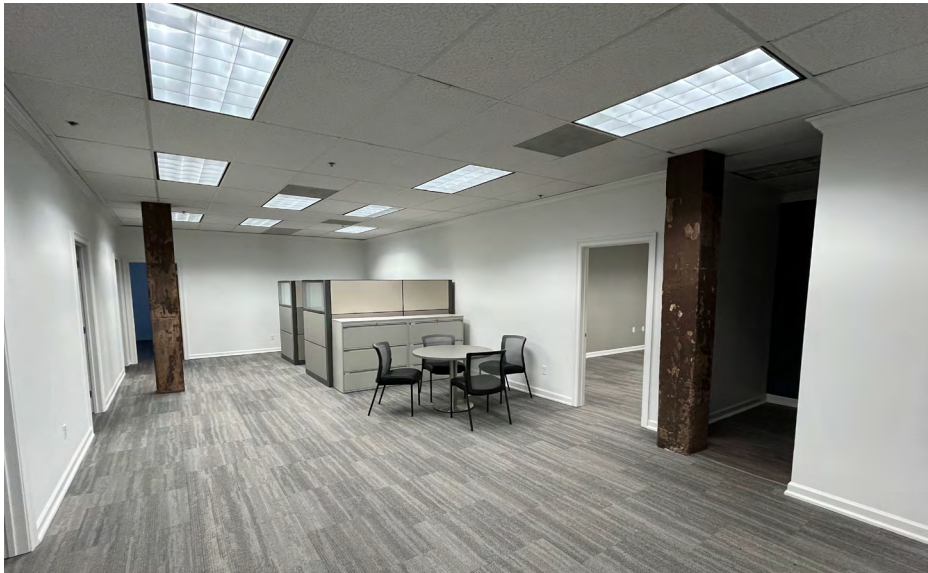
SUBLEASE TERMS

RSF	2,584
RATE	\$ 18.87, increasing 2% each April
OPEX	Base Year Expense Stop
STRUCTURE	Gross Lease / Full Service
TERM	Current Term expires March 31, 2029

AREA

- Central business district with law firms, financial services, tech, and corporate offices
- Walkable area with restaurants, coffee shops, hotels, and retail
- Quick access to I-10 and I-165
- Popular dining spots, breweries, and cafes





FLOOR PLAN