



**PROPERTY DESCRIPTION**

Suites available for lease at the McClellan Park Medical Mall. Professionally managed, the medical mall provides excellent spaces for businesses that provide medical or general business services. The property is located in Anniston, AL on former Fort McClellan land. The location is convenient to U.S.-431 and AL-21, just 12 minutes from I-20 and Oxford.

**PROPERTY HIGHLIGHTS**

- Professional Management Services
- Ample Parking
- Central to Calhoun County and convenient access to Interstate/Highways

**OFFERING SUMMARY**

Lease Rate:	\$2.50 - 15.00 SF/yr (MG)
Available Suites:	5
Available SF:	650 - 5,130 SF

SPACES	LEASE RATE	SPACE SIZE
MPS-7b	\$15.00 SF/yr	650 SF
MPS-5	\$15.00 SF/yr	1,560 SF
MPS-4	\$15.00 SF/yr	1,715 SF
MPS-7a	\$15.00 SF/yr	1,376 SF
MPS-LG	\$2.50 SF/yr	5,130 SF

**JIMMY PRITCHETT**  
205.930.1782  
jpritchett@redrockrg.com



## SPACES FOR LEASE

171 Town Center Dr  
Anniston, AL 36205

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	650 - 5,130 SF	Lease Rate:	\$2.50 - \$15.00 SF/yr

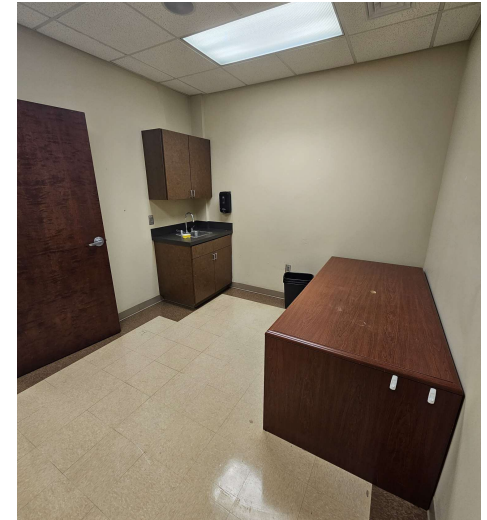
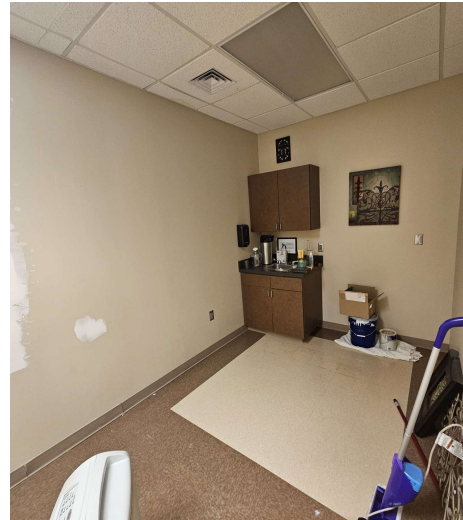
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
MPS-7b	Available	650 SF	Modified Gross	\$15.00 SF/yr	Professional office/medical office space with 5 private offices/exam rooms and a break room.
MPS-5	Available	1,560 SF	Modified Gross	\$15.00 SF/yr	Professional office space with a reception area, 4 private offices, a break area with a kitchenette, and 2 private restrooms.
MPS-4	Available	1,715 SF	Modified Gross	\$15.00 SF/yr	Professional office space with a reception desk/office, waiting area, 5 private offices, 3 exam rooms, a break area, and 2 private restrooms.
MPS-7a	Available	1,376 SF	Modified Gross	\$15.00 SF/yr	Previously used as a salon space, this space would also serve well as a physical therapy office or a yoga studio. The space is mostly open with a storage closet and a private restroom.
MPS-LG	Available	5,130 SF	Modified Gross	\$2.50 SF/yr	5,130 SF of warehouse/storage space

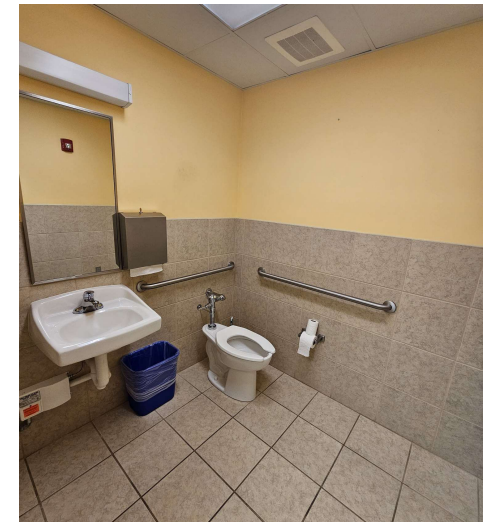
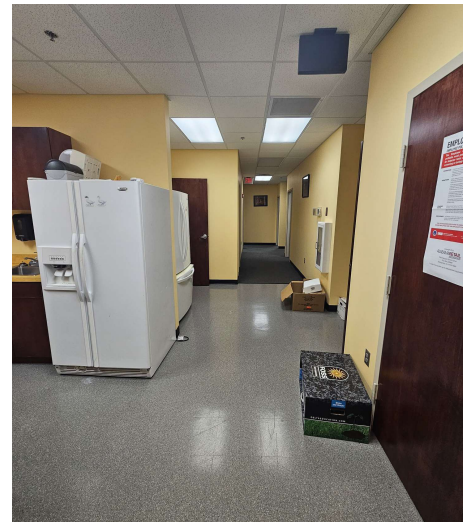
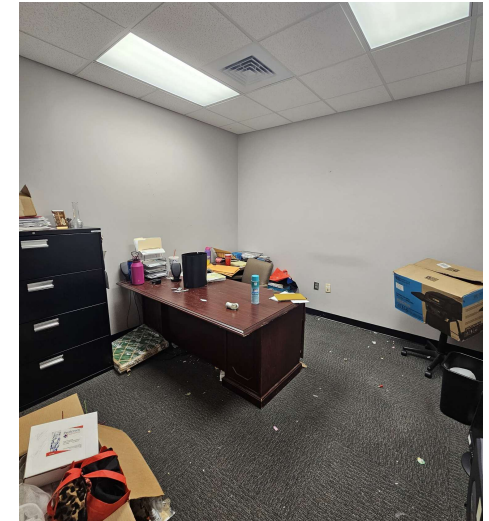
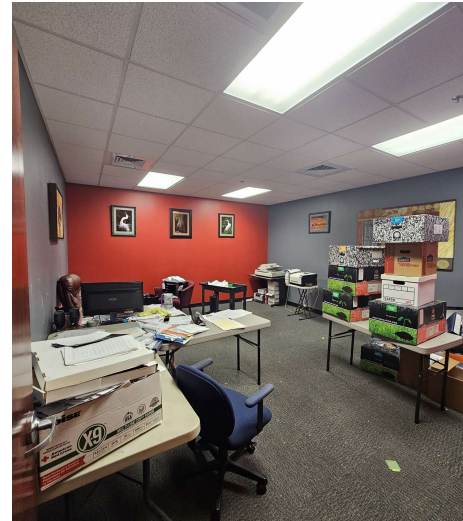
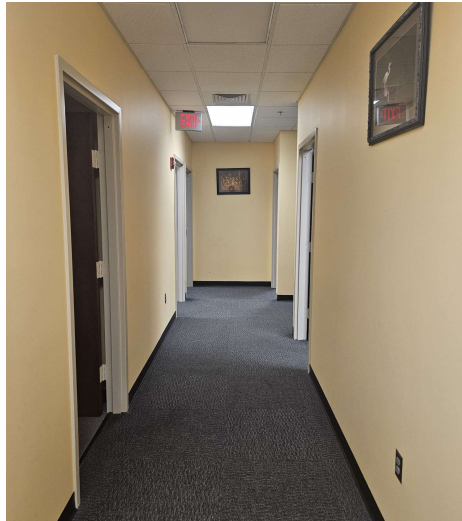
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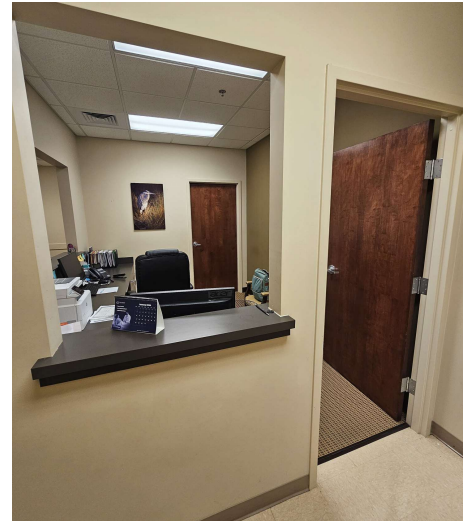
[jpritchett@redrockrg.com](mailto:jpritchett@redrockrg.com)



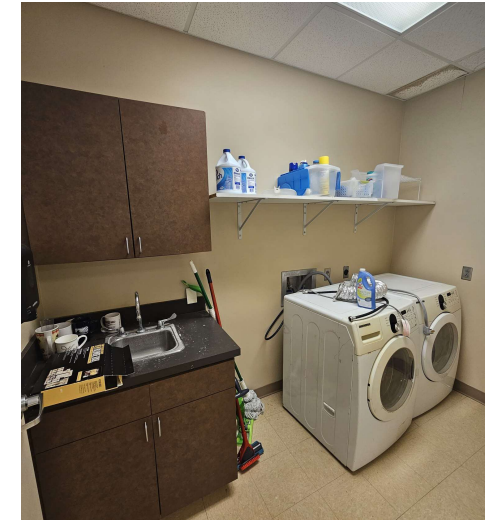






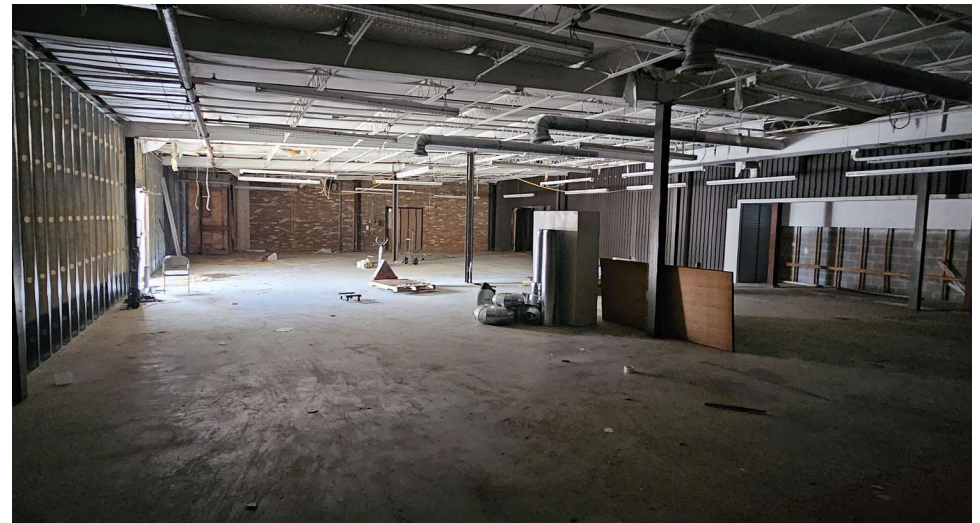




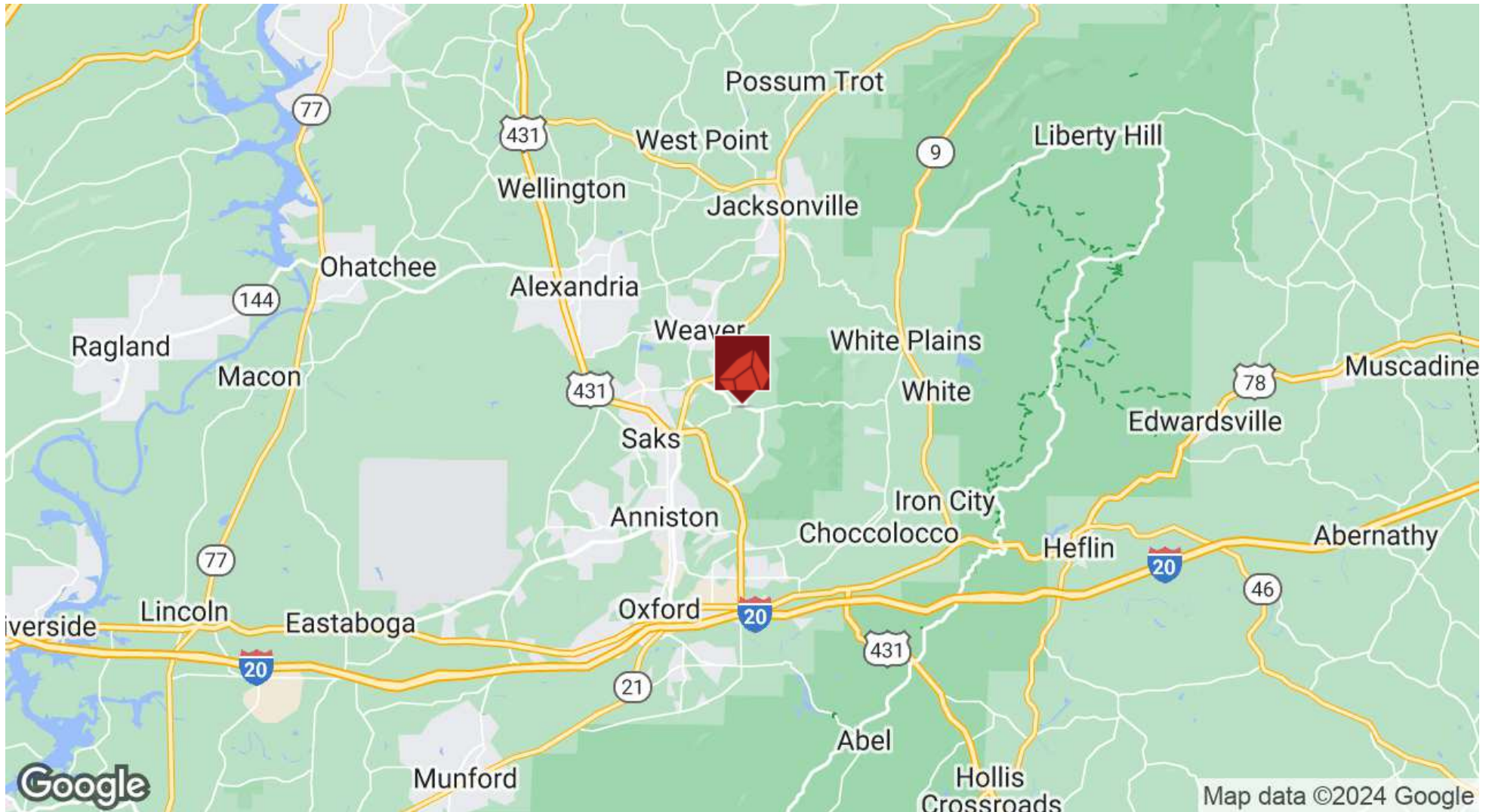


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