

# AUBURN BANK CENTER

Auburn, AL 36831

**CLASS A OFFICE PROPERTY FOR LEASE**



Commercial Real Estate

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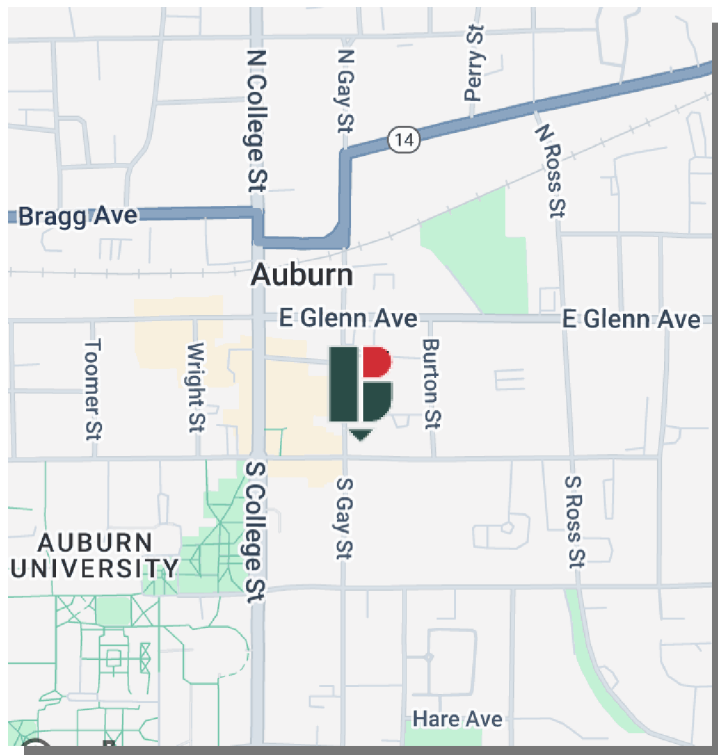


## 100 NORTH GAY STREET

AUBURN, AL 36831

### PROPERTY FEATURES

- Class A four story office building with +/- 90,000 RSF
- Located on the corner of North Gay Street & East Magnolia Avenue, one block from Toomer's Corner and Auburn University
- Anchored by AuburnBank's HQ and main retail bank branch
- Modern amenities, Class-A finishes and large, efficient floor plates
- Ample parking in 5-level parking deck; 515 parking spaces
- Office space available ranging from 1,500 RSF to 22,935 RSF

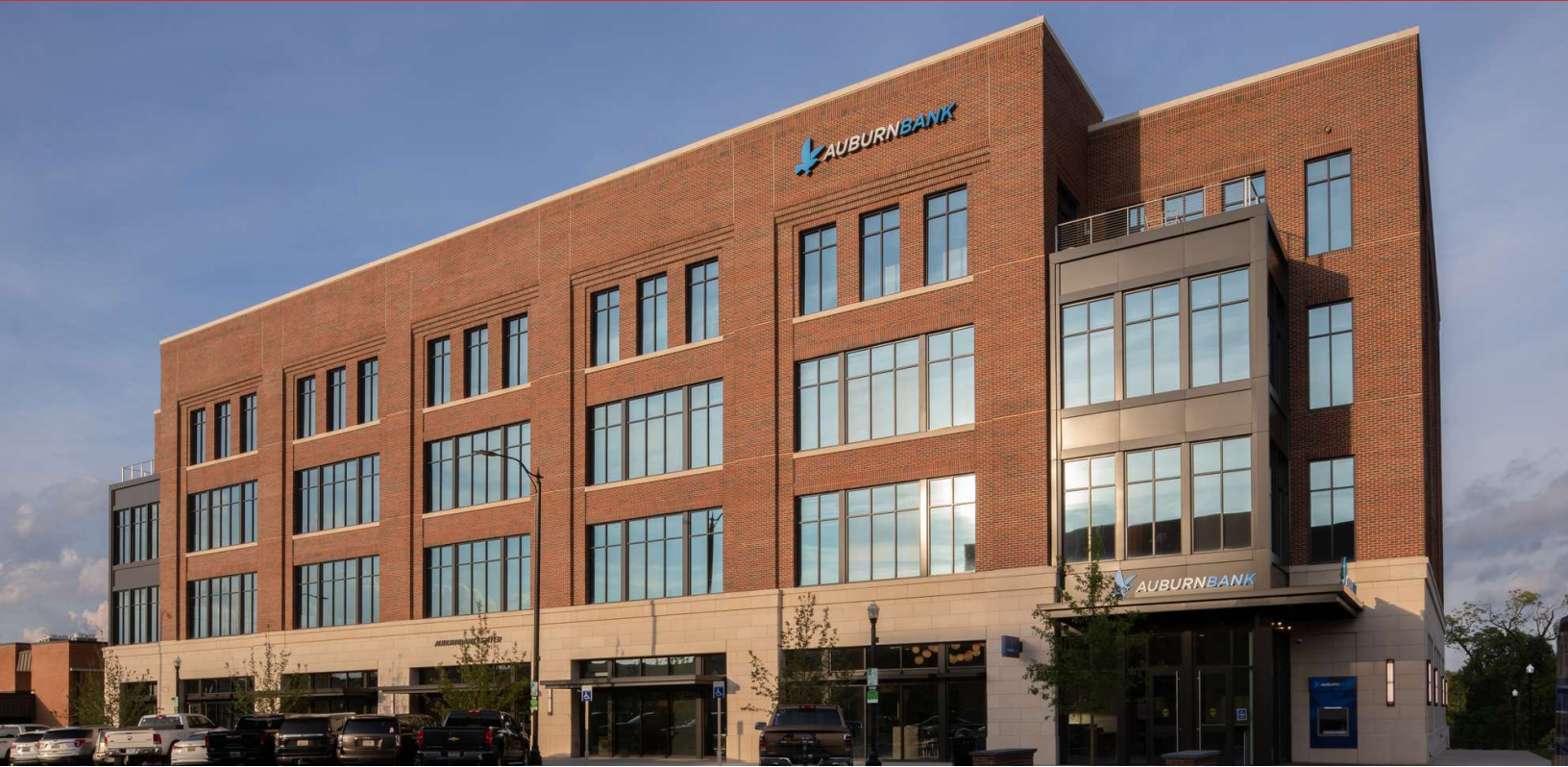


LEASE RATE:  
Call for Pricing

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## PROPERTY DESCRIPTION

The Auburn Bank Center is a brand-new development bringing 90,000 SF of Class-A office space to the Auburn market. Typical floor plates are +/- 22,935 SF with up to +/- 45,870 SF of contiguous space available. A remaining 1.7-acre out parcel fronting East Magnolia Avenue could be developed in the future with a hotel or additional office, retail or residential uses.

## OFFERING SUMMARY

Lease Rate:	Base Rent & OpEx
Available SF:	1,500 SF up to 22,935 SF
Building Size:	+/- 90,000 SF

SPACE	SPACE SIZE	SPACE TYPE
Second Floor	5,000 - 22,935 SF	Office
Third Floor	1,500 - 4,399 SF	Office



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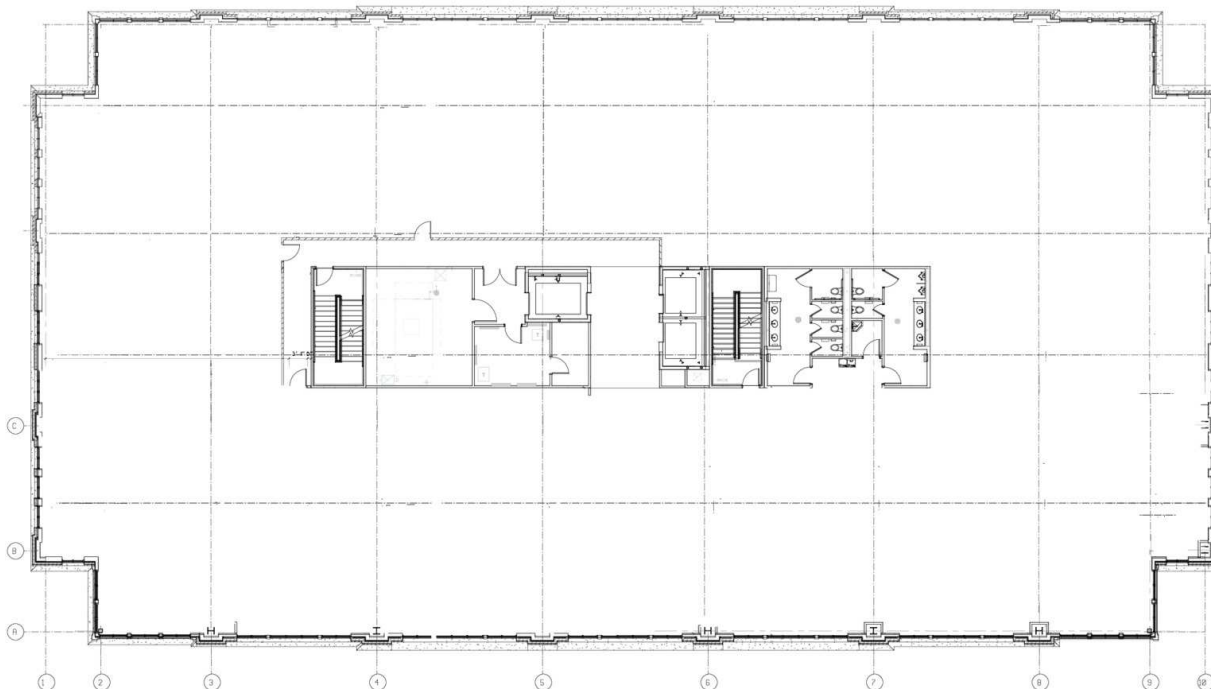
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**2nd Floor: +/- 22,935 SF**



East Magnolia Avenue

North Gay Street

**3rd Floor: Up to +/- 4,399 SF Available**

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**GMC**

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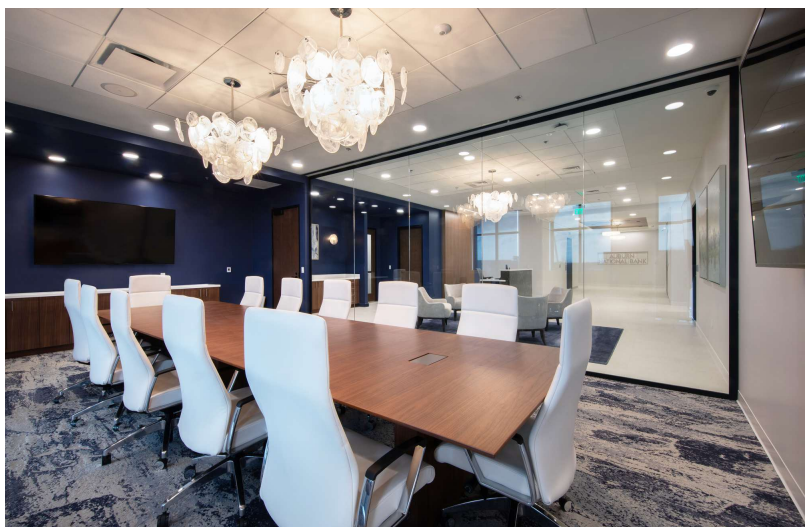
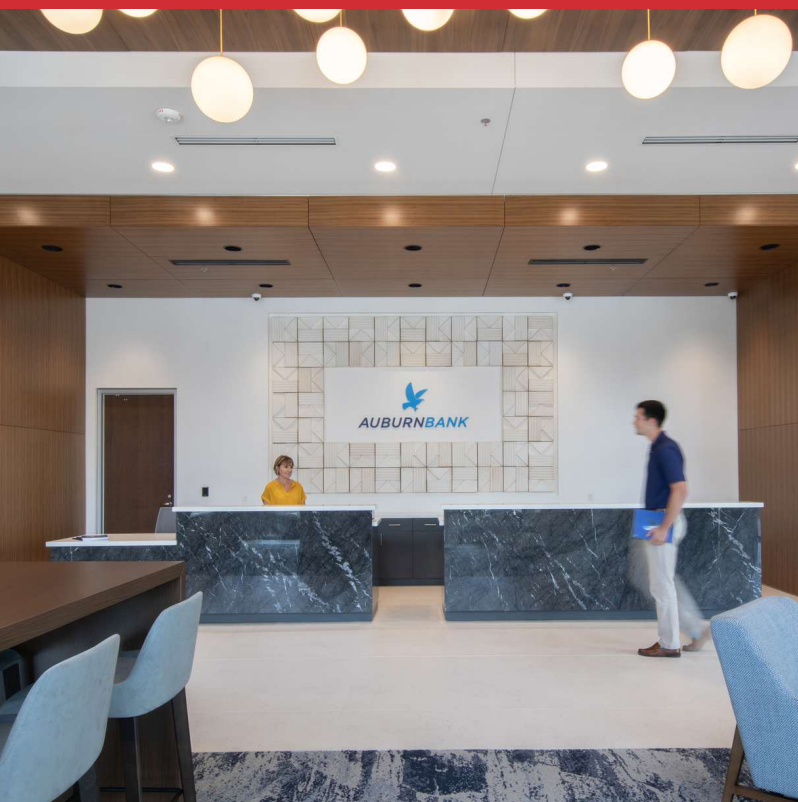
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