

# 514 HARGROVE ROAD E

Tuscaloosa, AL 35401

Lease Rate:  
\$18 / SF / YR

OFFICE SPACE  
FOR LEASE







## **PROPERTY OVERVIEW**

### **Highlights**

- Central Tuscaloosa location along Hargrove Rd
- Storefront-style suites with exterior access
- Front and rear surface parking
- Large windows and building signage
- Near Hwy 82 and the University of Alabama

514 Hargrove Road E is a 6,420 SF, one-story multi-tenant office and service property located along the established Hargrove Road corridor in central Tuscaloosa. Built in 2006, the building offers storefront-style entrances, large front-facing windows, visible tenant signage, and convenient parking in front and at the rear.

The property supports a mix of professional, financial, retail, and service businesses. Its individual suite entrances simplify access for clients and employees, while its proximity to McFarland Boulevard, downtown Tuscaloosa, Midtown Village, University Mall, and the University of Alabama places tenants near major commercial and residential areas.

### **Property Specs**

#### **Property Type**

Office Building

#### **Total Building Size**

6,420 SF

#### **Available Space**

1,639 SF

#### **Available Units**

1

#### **Parking**

~28 Shared Spaces

#### **Lease Type**

NNN

#### **Lease Term**

36-60 Months

#### **Tenancy**

Multi-Tenant

### **FOR LEASE**

**\$18 / SF / YR**



# Property Photos





# Available Space

Suite A | 1,639 SF

\$18 / SF / YR NNN

Available Immediately

Suite A offers **1,639 SF** of professional office space with a bright, **mostly open layout**. The suite opens into a tiled reception and waiting area with **high ceilings**, large storefront windows, and direct exterior access. A glass partition provides separation from the main office while maintaining an open visual connection between the client-facing and work areas.

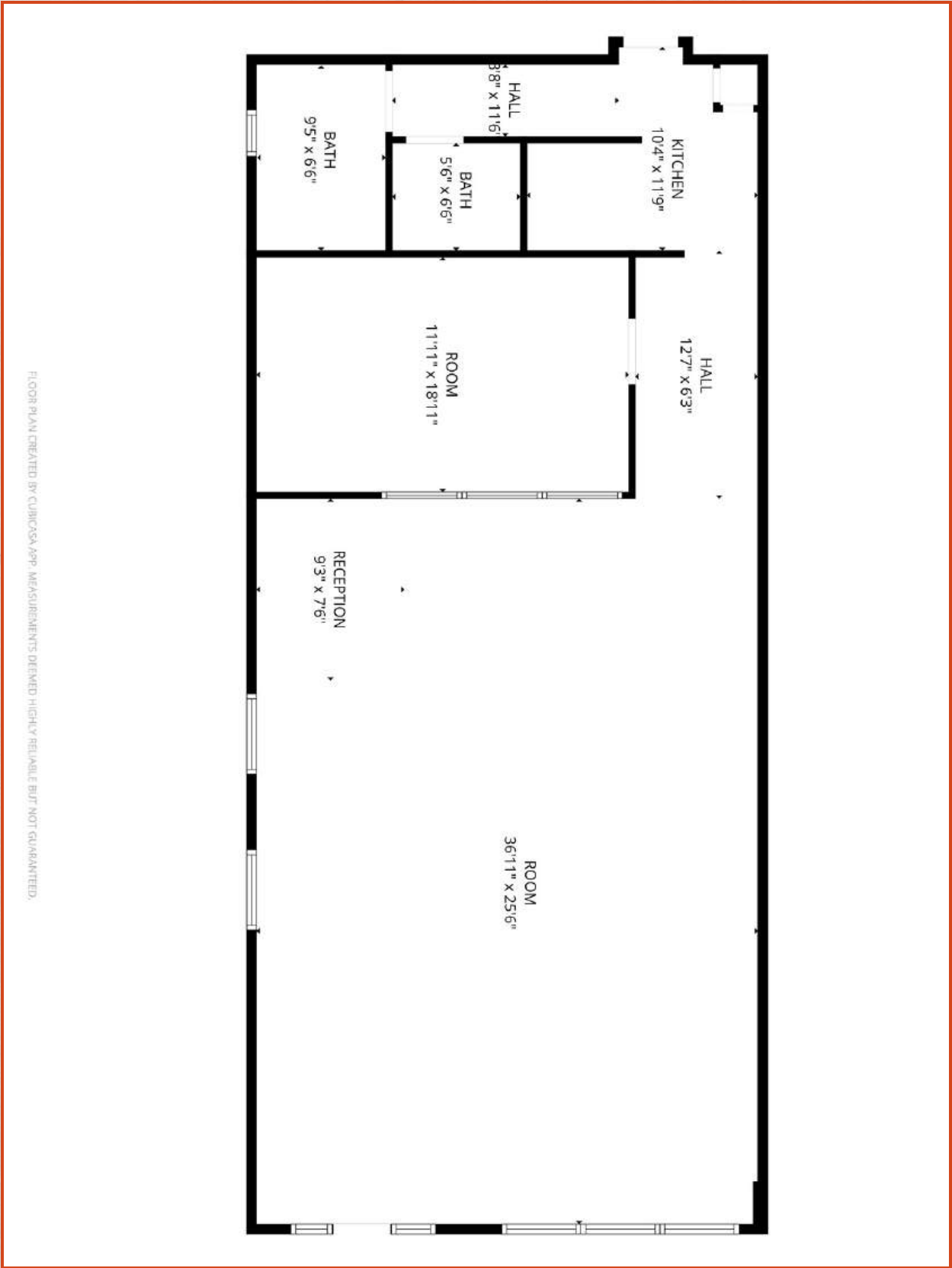
The main open office can accommodate approximately 12 workstations and is complemented by a **separate conference, interview, or training room**, a kitchenette, and **two private restrooms**. Front parking supports convenient client access, while additional parking at the rear helps accommodate employees and daily operations.

## Suite Highlights

- **Mostly open layout for approximately 12 workstations**
- **Dedicated reception and client waiting area**
- **Conference, training, or meeting room**
- **Kitchenette and two private restrooms**
- **High ceilings and large storefront windows**
- **Direct exterior entrance and building signage**



# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICSA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# Tenant Mix

## Established Retail & Service Tenants

| Tenant              | Type of Business/Service |
|---------------------|--------------------------|
| Edward Jones        | Financial Services       |
| Stephanie's Flowers | Florist & Gift Services  |

514 Hargrove Road E brings together professional and neighborhood-serving businesses, including Edward Jones and Stephanie's Flowers. This complementary mix creates a professional environment with regular client and customer activity while demonstrating the property's flexibility for office, financial, service, and retail-oriented users.



# LOCATION & ACCESS

Tuscaloosa, Alabama



## Location Overview

514 Hargrove Road E is positioned along an established central Tuscaloosa commercial corridor near McFarland Boulevard. The location provides convenient access to downtown Tuscaloosa, the University of Alabama, and major retail destinations throughout the city.

- Central Tuscaloosa location along Hargrove Road E
- Convenient access to McFarland Boulevard and US Highway 82
- Approximately 102 feet of Hargrove Road frontage
- Near downtown Tuscaloosa and the University of Alabama
- Close to retail, dining, banking, fitness, and residential areas



# Need a New Space for Your Business?

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Owner  
REALTOR® | Qualifying Broker



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