

OFFICE BUILDING FOR LEASE

514 HARGROVE RD

514 HARGROVE RD E, TUSCALOOSA, AL 35401



PROPERTY DESCRIPTION

514 Hargrove Road features a functional office layout with a bright, client-facing lobby, high ceilings, and large front windows. A partial divider maintains an open flow into the main office area, which includes a glass-enclosed conference room, two private restrooms, and flexible work space. Front and rear parking support both client access and employee use.

LOCATION DESCRIPTION

Located on the Hargrove Road corridor, the property offers strong visibility and easy access to downtown Tuscaloosa, McFarland Boulevard, and the University of Alabama. The surrounding mix of businesses and nearby neighborhoods provides steady activity without heavy congestion.

- Light-filled lobby with high ceilings and strong street presence
- Flexible office layout with open work areas and private meeting space
- Adaptable floor plan to support a range of office users
- Ample front parking for clients
- Proximity to the University of Alabama

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,639 SF
Lot Size:	24,596 SF
Building Size:	6,420 SF

RICHARD HENRY

205.236.5396
info@rightspacecre.com

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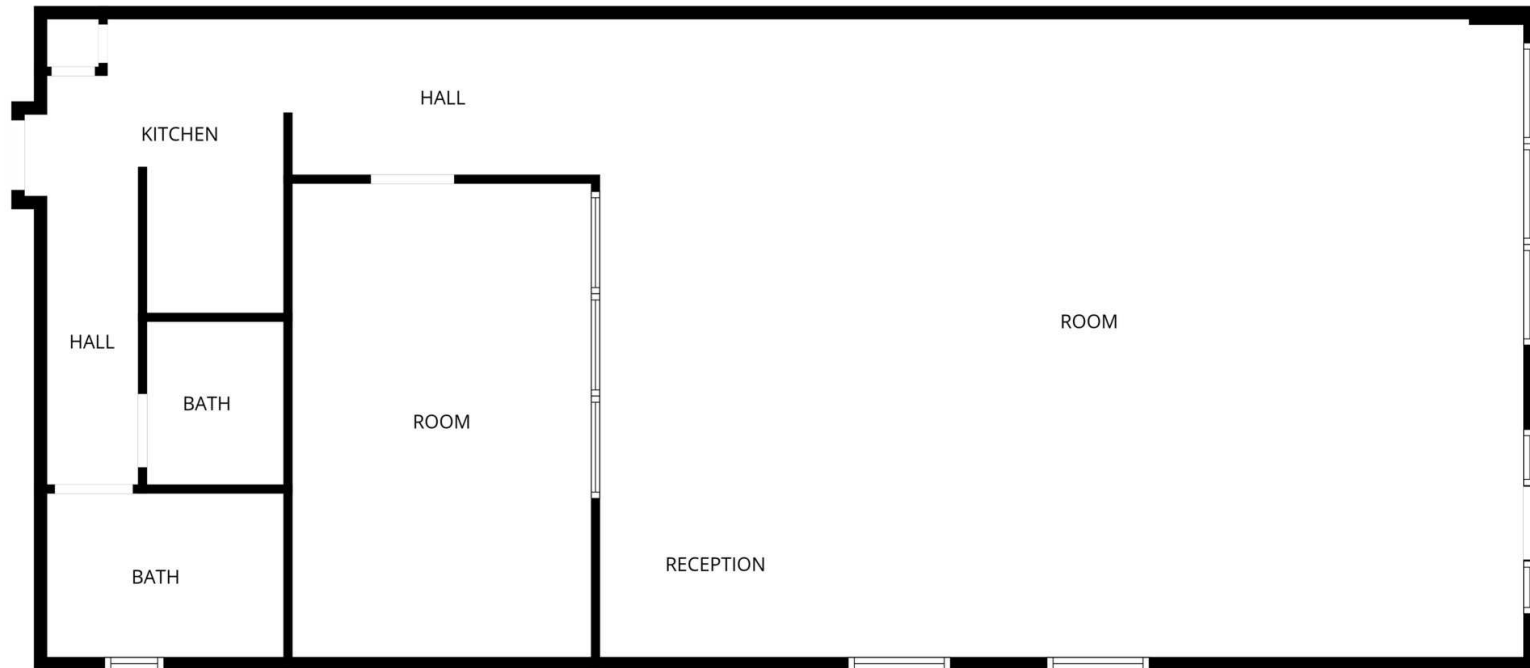
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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