

903 MAXWELL BLVD

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF:	4,863 SF
Lease Rate:	\$3,750.00 per month (Negotiable)
Lot Size:	2.06 Acres
Year Built:	1946
Building Size:	9,727
Renovated:	2005
Zoning:	Smart Code

PROPERTY HIGHLIGHTS

- Great Flex Space Opportunity
- Fenced Laydown Yard Available for \$1,750 Per Month
- Directly across from the new Montgomery Whitewater Project
- Building can be divided (Showroom, Office, Warehouse)
- Some of the offices can be converted to interior storage with a dock
- Available land for Build to Suit
- Easy access to downtown, interstate, and Maxwell Air Force Base
- 0.7± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by 20,000 Annually.
- 1.3± Miles from Downtown Montgomery w/ 35,826 CBD Employees in a 1-mile radius, 893 Hotel Rooms in Downtown, 600 within 3 blocks, 2 New Boutique Hotels in Development, 4,000+ Students enrolled at Troy University Montgomery



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MOORE COMPANY REALTY

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
903 A	Available	4,863 SF	Negotiable	\$3,750 per month	Fenced Laydown Yard Available for additional \$1,750 Per Month

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MONTGOMERY, AL- OVERVIEW

The city of Montgomery is the capital of the state of Alabama and also the county seat of Montgomery County. Montgomery sits in the central part of the state, about 90 miles south of Birmingham and 170 miles northeast of Mobile. With a population of more than 200,000, Montgomery is the second largest city in the state. More than 373,000 people live in the metro area, which encompasses Autauga, Elmore, Lowndes and Montgomery Counties. Two highways, Interstate 65 and Interstate 85, intersect within Montgomery. Montgomery offers excellent transportation infrastructure and proximity to large, rapidly growing consumer and industrial markets. Approximately 1/3 of the U.S. population is within 600 miles of Montgomery.

Montgomery is a region of economic diversity, with state and regional governments, a major military installation, wholesale and retail trade, tourism and an industrial base providing a well-balanced economic environment. In 2004, the City landed a \$1.8 billion project when Hyundai Motors built its first assembly and manufacturing plant in the United States. It employs over 3,000 team members and shows the confidence Hyundai has in Montgomery.

Montgomery's Maxwell-Gunter Air Force Base is the educational and technological center of the U.S. Air Force and has more than 17,000 military, civil service and contracted personnel, and a student throughput population of more than 34,000 students a year. Maxwell is home to the prestigious Air University, the International Officers School and almost 30 professional schools. For more than 50 years the International Officers School has attracted military leadership from around the world.

Founded in 1989 by Bryan Stevenson, a widely acclaimed public interest lawyer and bestselling author of Just Mercy, EJI is a private, 501(c)(3) nonprofit organization that provides legal representation to people who have been illegally convicted, unfairly sentenced, or abused in state jails and prisons. EJI provides research and recommendations to assist advocates and policy makers in the critically important work of criminal justice reform. We publish reports, discussion guides, and other educational materials, and our staff conduct educational tours and presentations for thousands of students, teachers, faith leaders, professional associations, community groups, and international visitors every year.

Located steps from downtown Montgomery, Alabama, and adjacent to the I-65 and I-85 corridors, Montgomery Whitewater is an outdoor destination unlike any other. The park boasts an Olympic-standard recirculating whitewater channel, utilizing the world's most advanced whitewater technology for paddle sports athletes and competitions.

TechMGM is a collaboration of local industry, educational and government entities working together to connect and leverage Montgomery's unique technology related assets. By maximizing the community's diverse technology talent pipeline and promoting the city as an emerging and innovative technology hub, this initiative is enhancing the workforce and growing the regional economy. If you're looking to open a small shop, develop a startup, expand an existing business, or find a great job, we have the resources you need!



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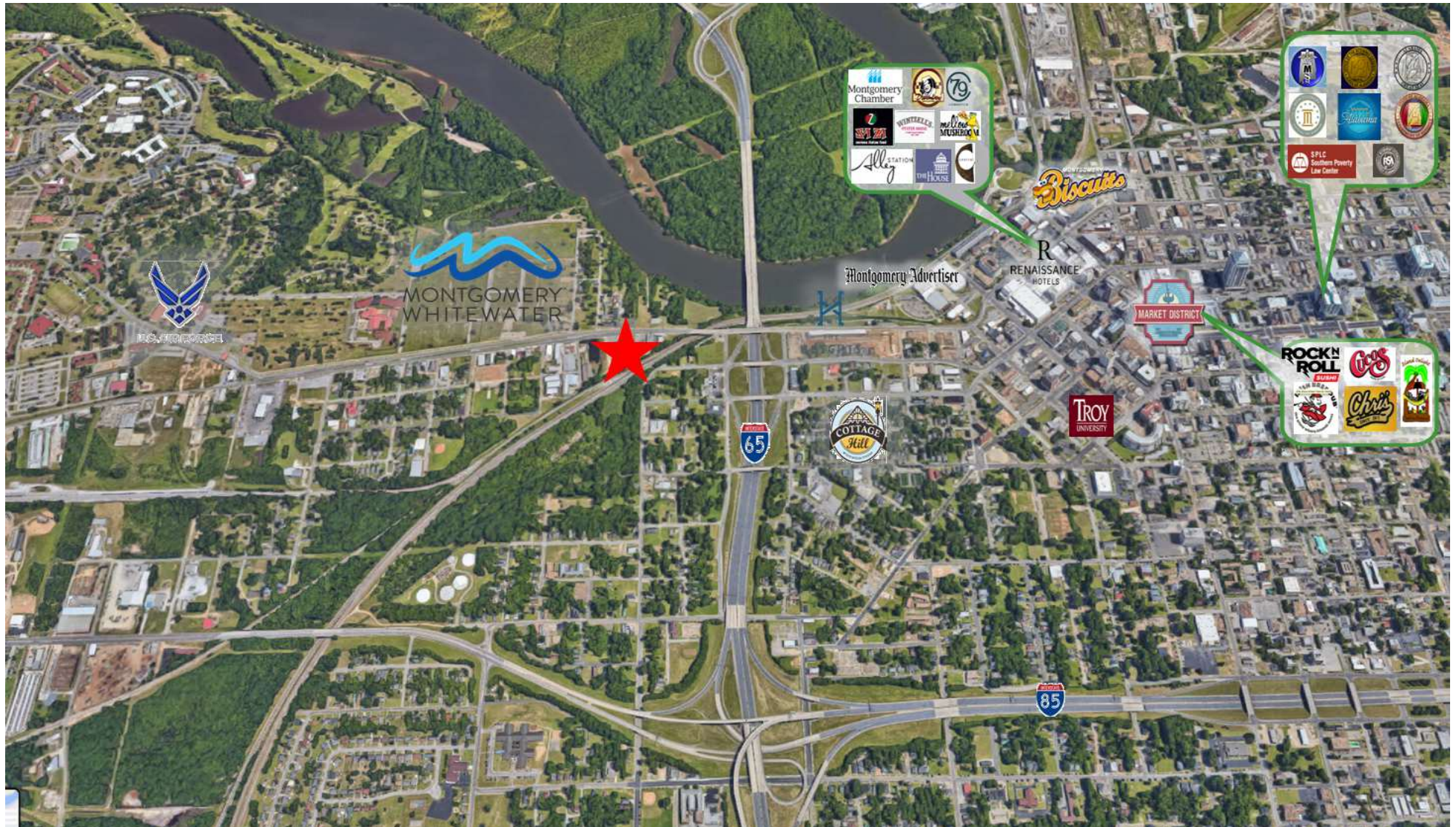
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Retail Map



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