



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



CAPITOL COMMERCE CENTER
100 Capitol Commerce Boulevard
Montgomery, AL 36117

FOR LEASE

- **Lease Price:** **\$21.00/RSF**
- **Rentable Area:** **± 207,460 RSF**
- **Available Spaces:**
 - ± 32,571 RSF (1st Floor)
 - ± 43,272 RSF (2nd Floor)
 - ± 48,983 RSF (3rd Floor)
 - ± 24,383 RSF (4th Floor)
 - ± 14,890 RSF (5th Floor)
 - ± 5,303 RSF (Office/Warehouse)
- **Lease Type:** **Full Service**
- **Lease Term:** **Minimum 3 Years**
- **Zoning:** **O-2 (Planned Office Park)**
- **Parking:** **± 1,067 Parking Spaces**
- **Available Extras:** **T Wiring, Card Access, Free Parking**

CAPITOL COMMERCE CENTER

Class "A" office building in East Montgomery with great access and exposure to I-85 at Exit 11. Building offers open parking plus a three (3) story parking deck. ± 164,099 RSF of office space and ± 5,303 RSF office/warehouse space. Optional Floor Plans. **SHOWN BY APPOINTMENT ONLY.** Contact John Stanley, CCIM, for more information at (334) 271-2475.



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| Area Number | Occupant | Rentable Sq.Ft. |
|-------------|-------------------|-----------------|
| 170 | Hancock Bank | 1,261 r.s.f. |
| 160 | Available | 1,471 r.s.f. |
| 150 | Available | 4,510 r.s.f. |
| 145 | Available | 5,185 r.s.f. |
| 140 | Available | 3,517 r.s.f. |
| 135 | Available | 1,720 r.s.f. |
| 130 | Hancock Bank | 3,536 r.s.f. |
| 120 | Available | 7,392 r.s.f. |
| 110 | Available | 8,776 r.s.f. |
| 100 | Management Office | 1,041 r.s.f. |

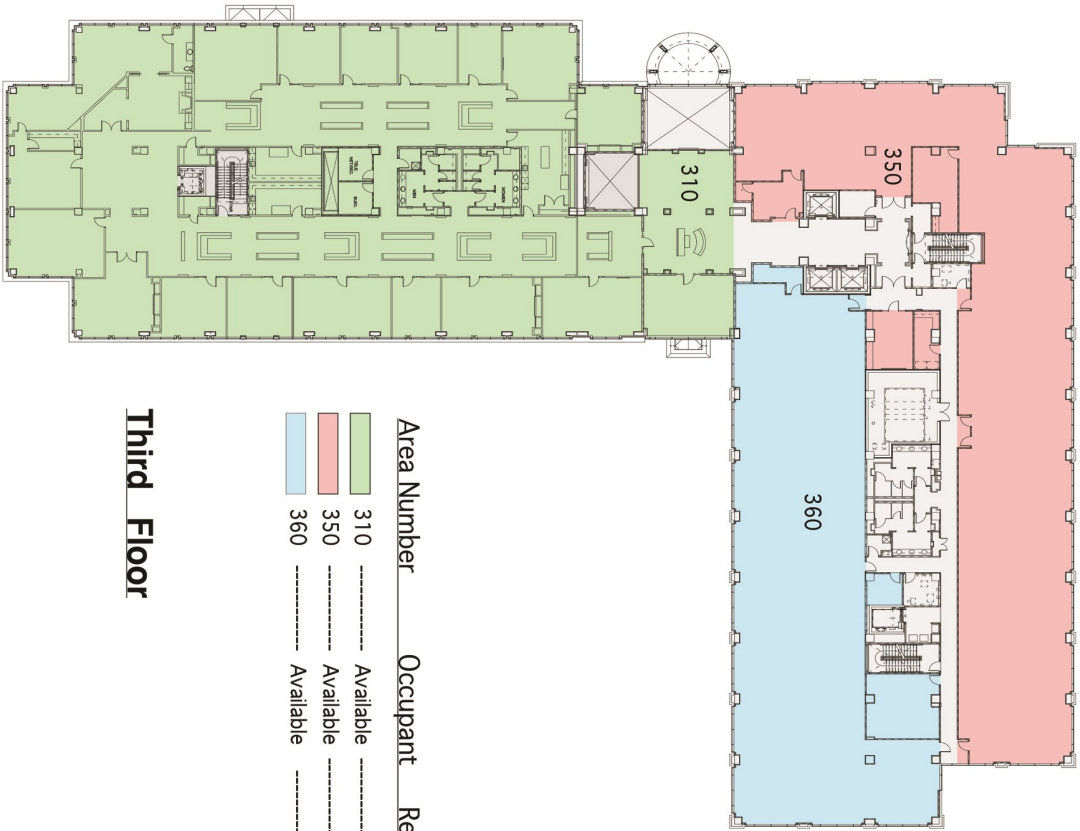
Ground Floor
Capitol Commerce Center
 100 COLONIAL BANK BOULEVARD
 Montgomery, AL 36117





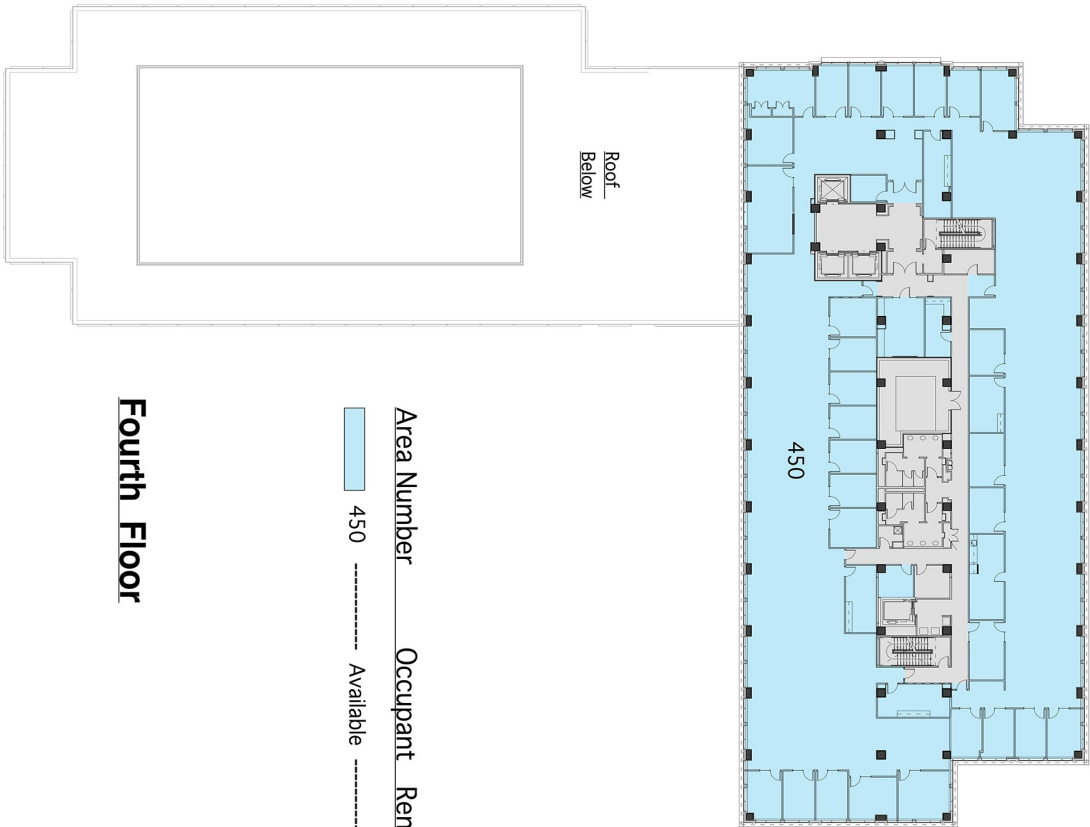
| Area Number | Occupant | Rentable Sq. Ft. |
|-------------|-----------|------------------|
| 210 | Available | 7,208 r.s.f. |
| 216 | Available | 2,580 r.s.f. |
| 220 | Available | 9,360 r.s.f. |
| 240 | Available | 3,594 r.s.f. |
| 250 | Available | 4,151 r.s.f. |
| 260 | Available | 15,149 r.s.f. |
| 270 | Available | 1,230 r.s.f. |

Second Floor



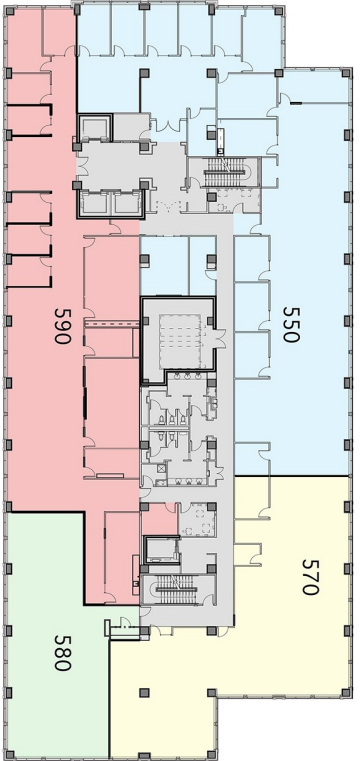
| Area Number | Occupant | Rentable Sq. Ft. |
|-------------|-----------|------------------|
| 310 | Available | 23,906 r.s.f. |
| 350 | Available | 14,535 r.s.f. |
| 360 | Available | 10,542 r.s.f. |

Third Floor



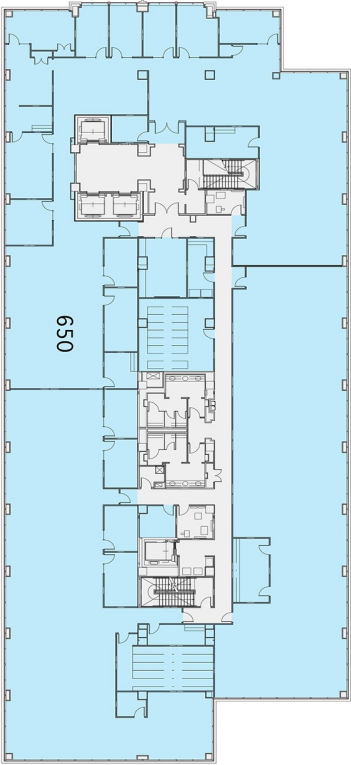
Area Number _____ Occupant Rentable Sq. Ft.
 450 ----- Available ----- 24,383 r.s.f.

Fourth Floor



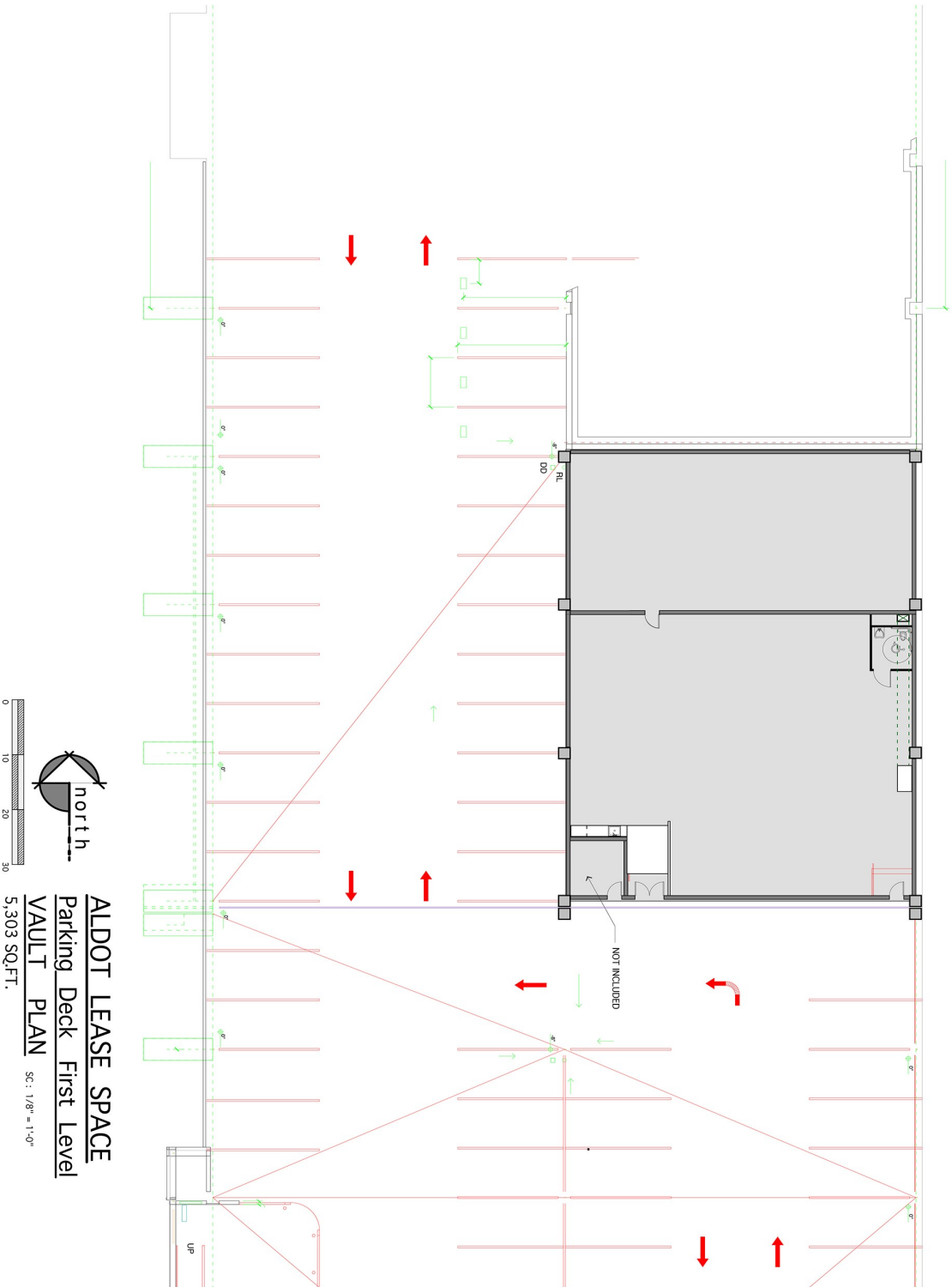
Fifth Floor

| Area Number | Occupant | Rentable Sq. Ft. |
|-------------|----------------------------|------------------|
| 550 | Enterprise Leasing Company | 8,878 r.s.f. |
| 570 | Available | 4,907 r.s.f. |
| 580 | Available | 2,566 r.s.f. |
| 590 | Available | 7,417 r.s.f. |

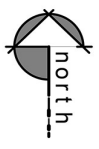


Area Number _____ Occupant _____ Rentable Sq. Ft.
 650 ----- Hancock Bank ----- 24,688 r.s.f.

Sixth Floor



ALDOT LEASE SPACE
 Parking Deck First Level
 VAULT PLAN
 5,303 SQ.FT.
 SC: 1/8" = 1'-0"



PD1

Capitol Commerce Center
 100 Capitol Commerce Blvd.
 Montgomery, Alabama 36117
 Phillips, Inc., General Contractor

