



# 201 TECHNACENTER DRIVE MONTGOMERY, AL

**\$5,750,000**

*NEW 7 YEAR LEASE IN PLACE WITH NATIONAL TENANT | 48,000 SQUARE FEET*

# PROPERTY DETAILS

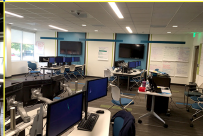


THIS BEAUTIFUL THREE-STORY CLASS A OFFICE IS ON 4.17 ACRES IN MONTGOMERY'S TECHNACENTER OFFICE PARK, LOCATED ALONG THE NORTHERN MARGIN OF I-85. THE BUILDING HAS A NEW ROOF, NEW GENERATOR, AND OVER \$3 MILLION IN TENANT IMPROVEMENTS

THE TECHNACENTER OFFICE PARK IS DEVELOPED WITH NUMEROUS OFFICE BUILDINGS, SEVERAL OF WHICH ARE LARGE MULTISTORY STRUCTURES. IN ADDITION TO THE OFFICE DEVELOPMENT, THERE IS A SUBSTANTIAL AMOUNT OF RESIDENTIAL DEVELOPMENT WITH A 10 TO 15-YEAR-OLD SUBDIVISION BORDERING THE OFFICE PARK. ON THE SOUTHSIDE OF THE INTERSTATE RUNNING BACK TO THE WEST IS A LARGE-SCALE MULTIPURPOSE DEVELOPMENT OF RESTAURANTS, RETAIL STORES, HOTELS, APARTMENTS, AND SINGLE-FAMILY RESIDENTIAL HOUSING

THIS BUILDING IS A STATE OF THE ART OFFICE FACILITY LOCATED IN THE MOST DESIRABLE AND RAPIDLY GROWING AREA OF MONTGOMERY, AL

**100% OCCUPANCY**  
**NET LEASE INVESTMENT**  
**7% CAP RATE**





# CONTACT



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NBI PROPERTIES HAS SOLD AND LEASED COUNTLESS PROPERTIES VALUED IN THE HUNDREDS OF MILLIONS AND MANAGES MORE THAN 1,300 PROPERTIES. THE FIRM'S IMPRESSIVE CLIENT LIST INCLUDES MANY OF THE NATION'S TOP RETAILERS, DEFENSE CONTRACTORS AND PRIVATE INVESTORS.

*ALABAMA QUALIFYING BROKER LICENSE #000086881*

**201 TECHNACENTER DRIVE - MONTGOMERY, AL**