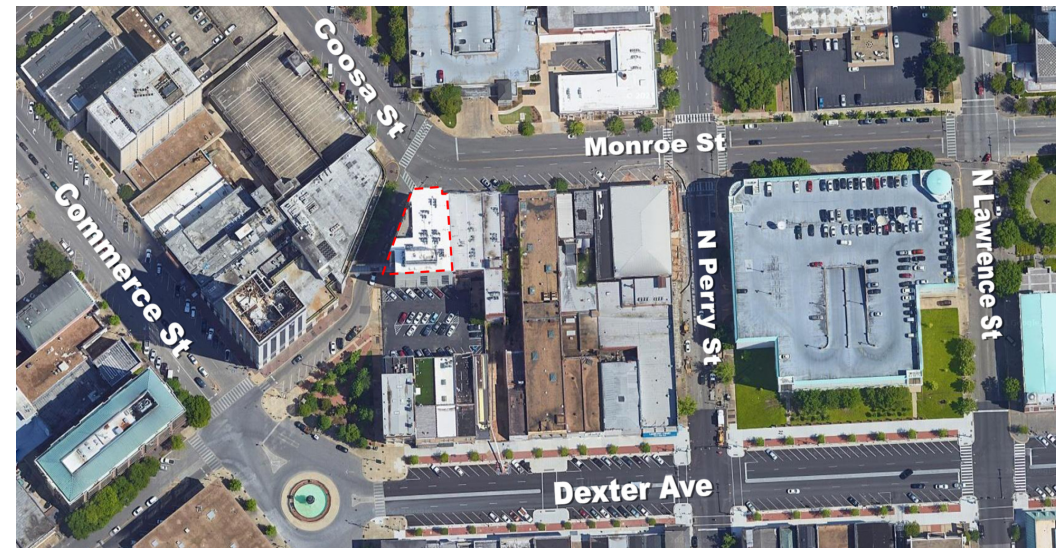


44 MARKET PLAZA

MONTGOMERY, AL 36104

Property Summary



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	5,973 SF
Lot Size:	0.18 Acres
Building Size:	51,608 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 701	\$9.00 SF/yr	5,973 SF

PROPERTY HIGHLIGHTS

- The 40 Four Building is a modern high-rise development in the Lower Dexter area. Its Market Plaza address allows easy access to everything downtown
- The development features Class A Office Space, luxury residential lofts and a ground-floor commercial opportunity
- Rooftop signage available
- Located in Central Business District(CBD)
- 1st Floor Retail Space
- On-site secured parking and ample
- Controlled entry
- Recently renovated
- Conveniently Located

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

MOORE COMPANY REALTY

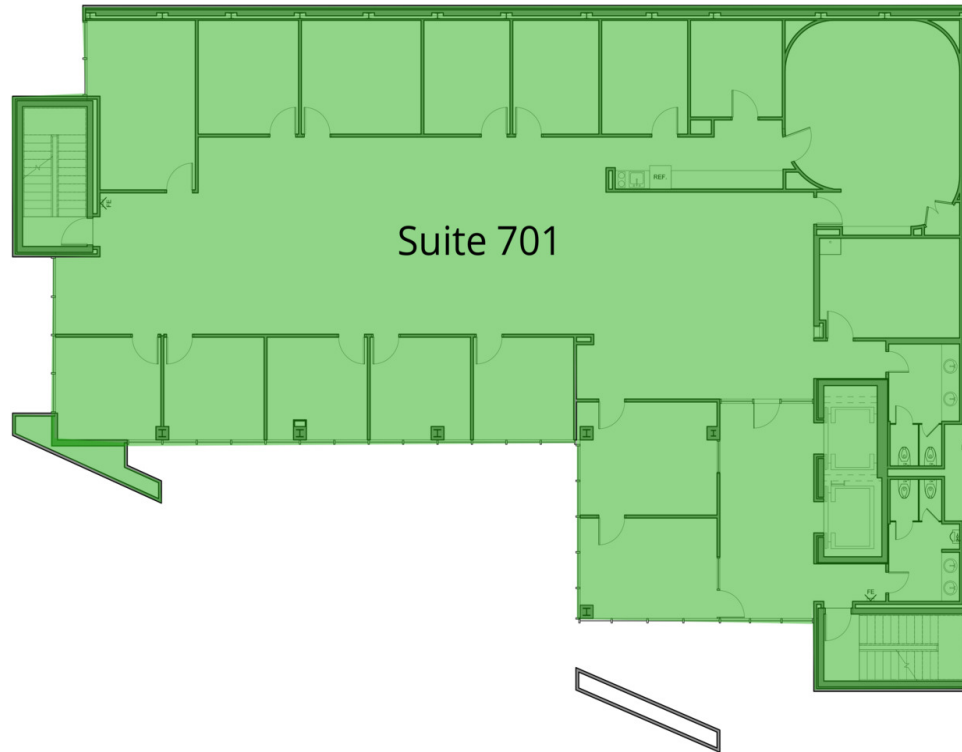
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44 MARKET PLAZA

MONTGOMERY, AL 36104

Plans



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 701	Available	5,973 SF	NNN	\$9.00 SF/yr	Class A Office Space

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MOORE COMPANY REALTY

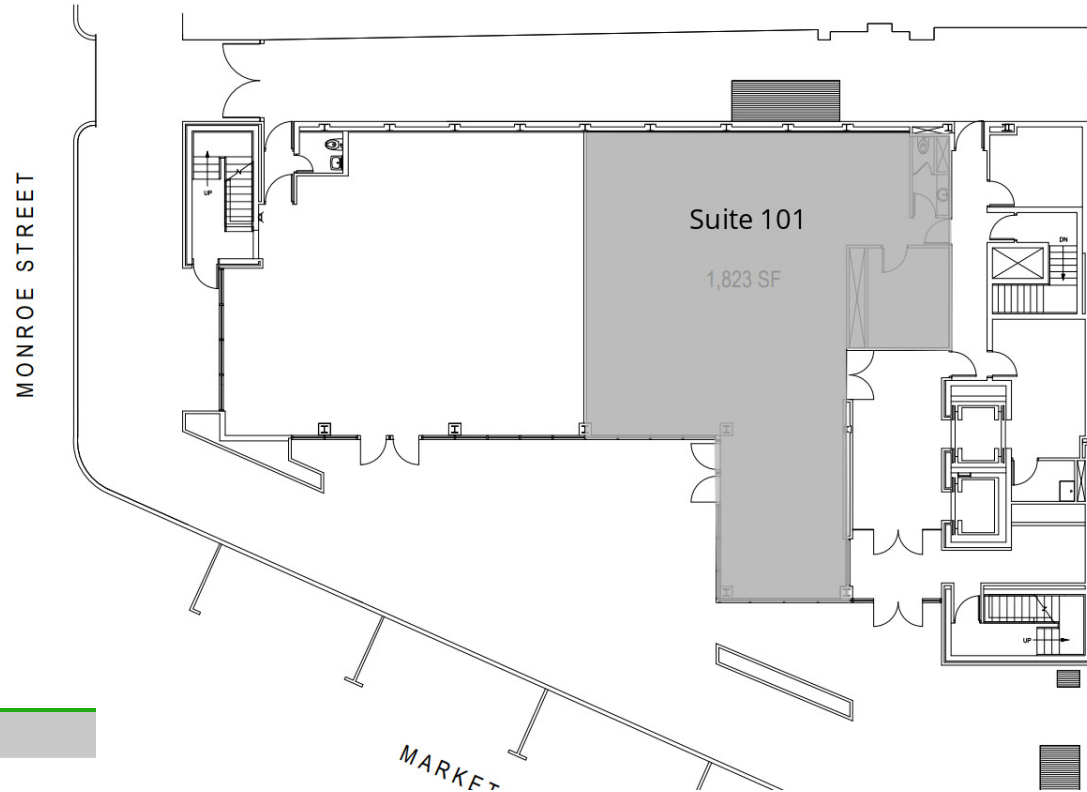
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44 MARKET PLAZA

MONTGOMERY, AL 36104

Plans



LEGEND

Leased

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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Photos



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44 MARKET PLAZA

MONTGOMERY, AL 36104

Retail Map



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