

For Lease
Commercial – Office

100 Towncenter Blvd, Suite 301 – Tuscaloosa, AL 35406



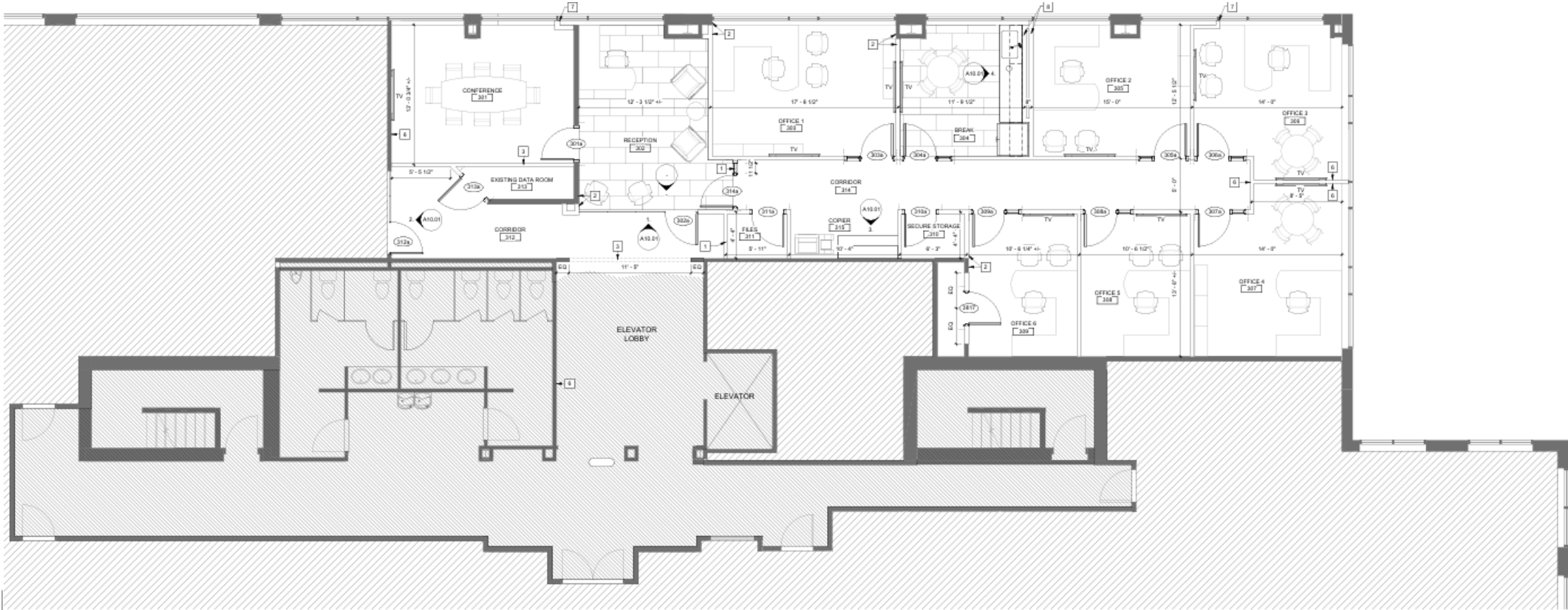
Rent: \$6,300/month
Rentable SF: 2,695
Space Use: Office
Term: 5 yr minimum

Contact Jay Evans
205.361.0789
www.wellingtonprop.com

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THIRD FLOOR RENOVATION PLAN
1/4" = 1'-0"

NOV11

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Suite 301 is located on the third floor of 100 Towncenter, along with tenants Morrison & Smith LLP and Highline Exploration. Suite 301 will be fully renovated Q4 2026.

100 Towncenter is located within the Towncenter Office Park, Tuscaloosa's premier office park with high quality and diverse tenant mix in 90,000 SF of office and retail space. Tenants include Merrill Lynch Bank of America, Alabama Credit Union, Fleet Feet, Heritage House Coffee, Bradley's Market, Alexandra's Clothing, Purify U, Henderson Walton, Menard Plastic Surgery, The Smile Design, and Duncan Coker Associates.

Towncenter is conveniently located on McFarland Blvd. just north of the river in the 35406 zip code. High visibility and traffic count. Just minutes from interstate I-20/59, downtown Tuscaloosa, the University of Alabama and DCH. Closest intersection Rice Mine Road.



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