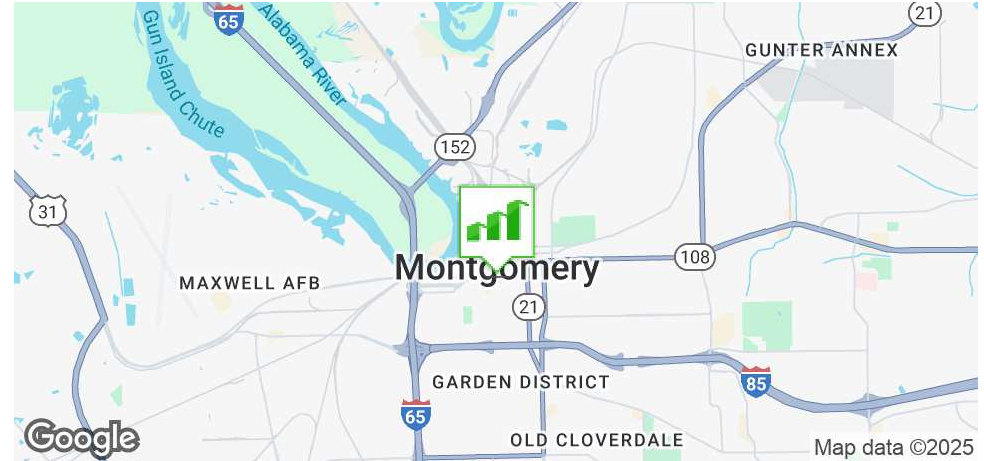


71 DEXTER AVE

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF:	1,500 - 14,500 SF
Lease Rate:	Contact Agent
Lot Size:	± 0.28 Acres
Year Built:	1920
Building Size:	± 47,202
Zoning:	T5

PROPERTY HIGHLIGHTS

- Prime location at the corner of N Perry St & Dexter Ave
- Right in the heart of downtown Montgomery- Walking distance to the Convention Center & MPAC, EJI, Popular Historical Tourist Destinations, Biscuits Stadium, hotels, restaurants, retail, offices, and entertainment venues
- Be a part of Montgomery's Downtown Growth! Montgomery is actively working to support business growth, particularly along Dexter Avenue. Key initiatives include The Lab on Dexter, an entrepreneurial hub, Open On Dexter & the MGM S.E.E.D. Grant Fund, which provides financial and resource support to small and minority-owned businesses. Additionally, the city hosts events like Small Business Week, offering opportunities for networking and accessing resources.
- ± 4,000 Students enrolled at Troy University Montgomery within 4 Blocks
- ± 35,826 Employees in Downtown Montgomery
- ± 1.5 Miles from I-85/I-65 Interchange
- ± 2.0 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St, #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



71 DEXTER AVE

MONTGOMERY, AL 36104

Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
71 Dexter Ave- Basement	Available	14,500 SF	NNN	Contact Agent
71 Dexter Ave- First Floor	Available	14,428 SF	NNN	Contact Agent
71 Dexter Ave- Second Floor	Available	2,274 SF	NNN	Contact Agent
71 Dexter Ave- Third Floor	Available	14,500 SF	NNN	Contact Agent
71 Dexter Ave- Fourth	Available	1,500 SF	NNN	Contact Agent

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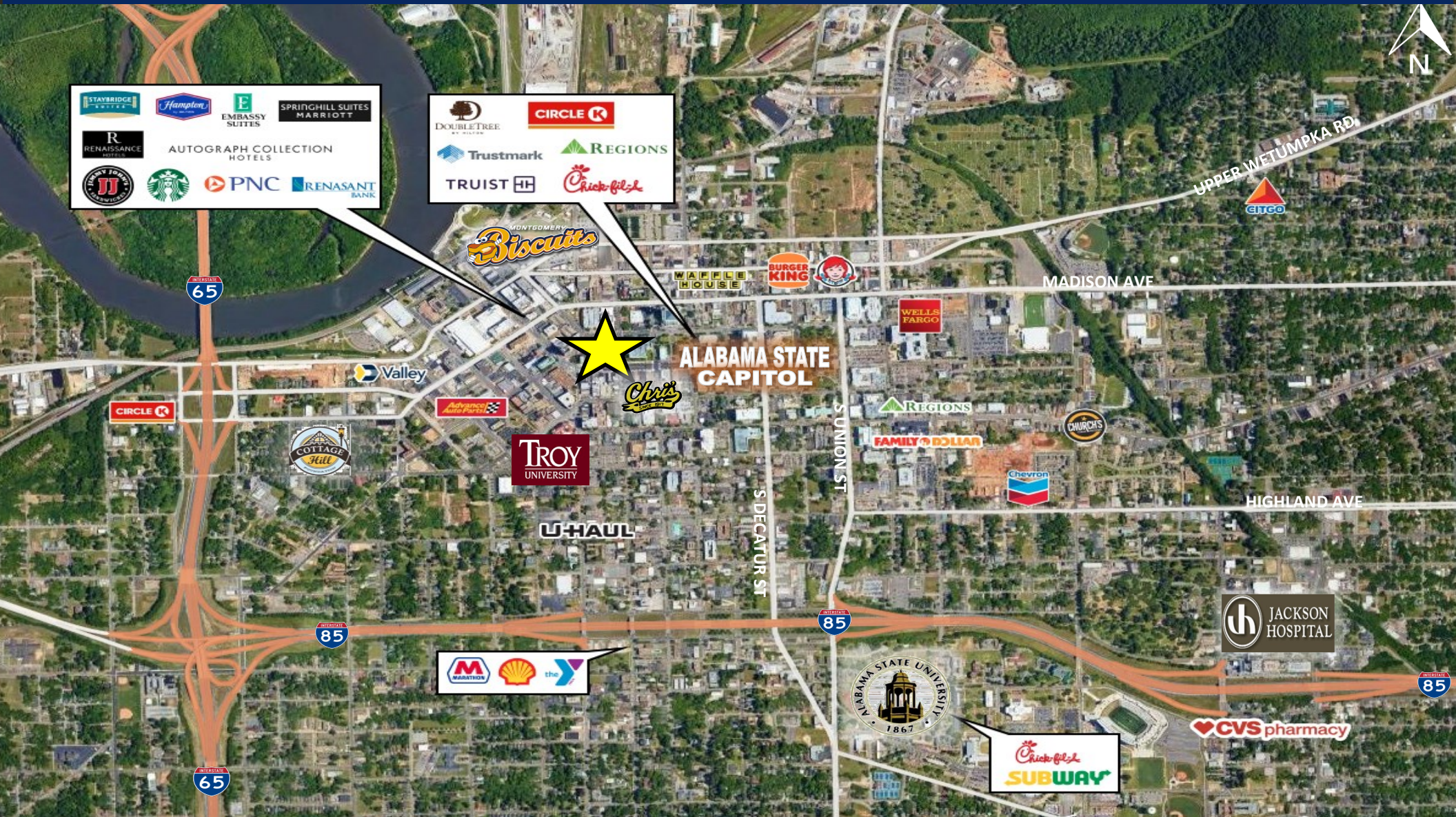
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Retail Map



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