

MIDTOWN MONTGOMERY-NEW LEASE RATE

3815 Interstate Court, Montgomery, AL 36109



PROPERTY DESCRIPTION

Introducing a prime investment opportunity! This expansive 51,080 SF four story office building which has been pre-approved for a hotel, presents an impressive opportunity. This property, with its solid construction, boasts ample space over 3 main levels, a recently upgraded central elevator, new carpet throughout, a restroom corridor, and open lobby for multi-tenant use. There are also interior conference rooms and perimeter offices. With multiple access points and a strategic location in the heart of Montgomery, this offering is an ideal choice for those seeking a solid foothold in the office building market.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Midtown Montgomery, where an array of amenities and attractions awaits. From the Montgomery Museum of Fine Arts to the bustling Eastdale Mall, the area offers something for everyone. With proximity to the Montgomery Zoo and the serene Blount Cultural Park, tenants and employees can enjoy a diverse range of leisure options. Diverse dining and shopping establishments dot the landscape, providing convenient options for a quick lunch or after-work activities. The area's accessibility and array of attractions make it a compelling choice for those seeking to establish a presence in this dynamic part of the city.

PROPERTY HIGHLIGHTS

- Expansive Building for Sale or Lease
- Beautiful Office Building in Great Location
- Ideal Site for Pre-Approved Hotel Use
- Easy Set-Up for Mini-Warehouse Conversion
- Prime Location with Excellent I-85 Exposure
- High Traffic Count Area for Maximum Brand Visibility
- Strategic Location for Easy Access City and Statewide

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,100	34,416	63,126
Total Population	7,442	79,622	149,225
Average HH Income	\$91,212	\$68,585	\$67,656

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions

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Sale Price	SUBJECT TO OFFER
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Lease Rate	\$15,000.00 PER MONTH
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-4
Lot Size	2.08 Acres
APN #	10 05 15 4 009 022.000
Lot Frontage	210 ft
Lot Depth	426 ft
Corner Property	No
Traffic Count	113642
Traffic Count Street	I-85
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	2.84
Number of Parking Spaces	145

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Elevators	1
Restrooms	Multiple

LOCATION INFORMATION

Building Name	Midtown Montgomery-New Lease Rate
Street Address	3815 Interstate Court
City, State, Zip	Montgomery, AL 36109
County	Montgomery
Signal Intersection	No
Market Type	Large
Nearest Highway	Interstate 85
Nearest Airport	Montgomery Regional Airport

BUILDING INFORMATION

Building Size	51,080 SF
Building Class	B
Tenancy	Multiple
Number of Floors	4
Average Floor Size	13,010 SF
Year Built	1974
Year Last Renovated	2015
Construction Status	Existing
Roof	New TPO Roof
Free Standing	Yes
Number of Buildings	1

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	51,080 SF	Lease Rate:	\$15,000.00 per month

AVAILABLE SPACES

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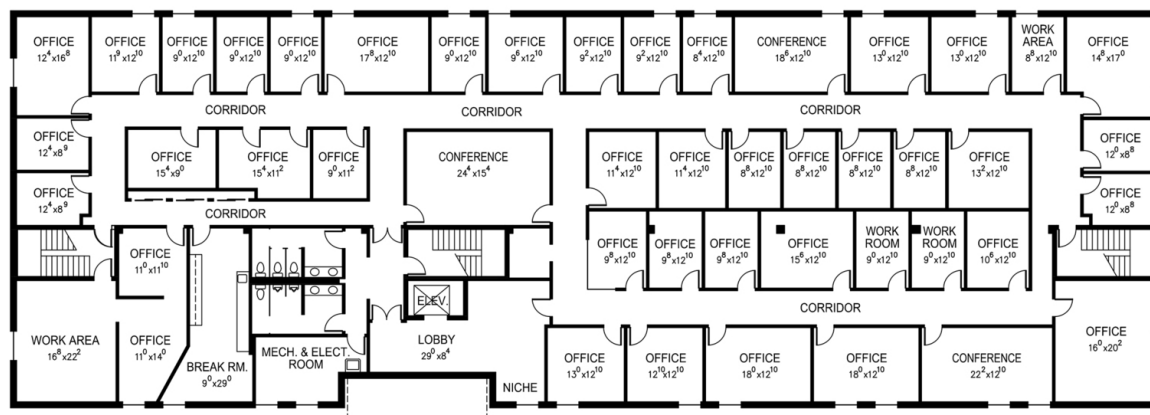
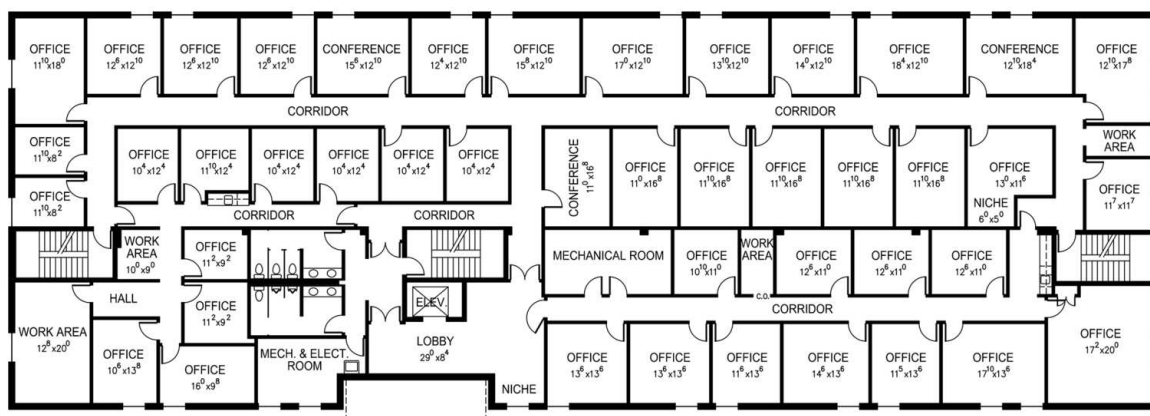
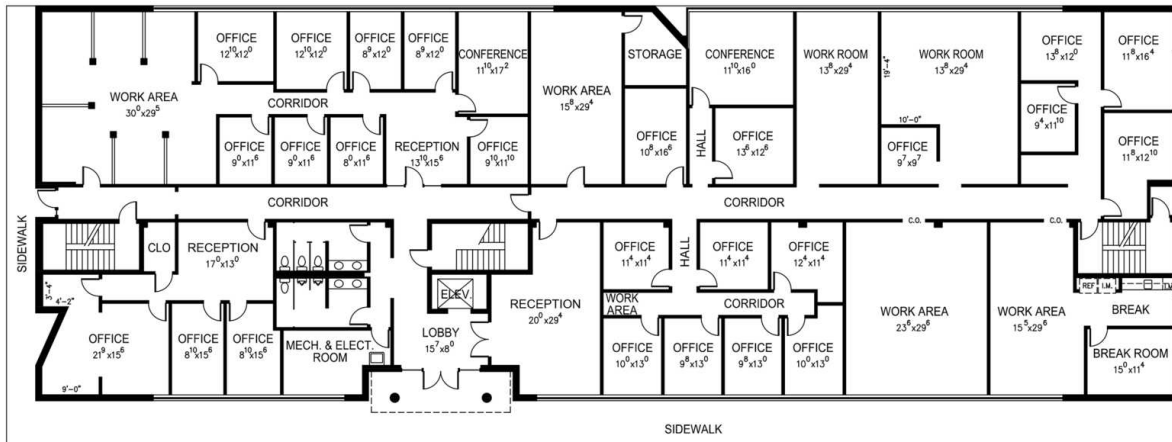
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