FOR LEASE

400 - 4,800 SF OFFICE SPACE

1110 Montlimar Drive | Mobile, AL



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1110 Montlimar Drive | Mobile, AL



SIZE

400 - 17,161± SF Office Space



TURN KEY

Newly Renovated Turn Key Office Space



PARKING

Abundant Parking with Over 600 Spaces



BUILDING AMENITIES

Shared Conference Room & On-Site **Workout Facility**



FULL SERVICE

Property Leased & Managed by the CRE **Mobile Property Management Team**



LEASE RATE

\$17.50/SF/YR Full Service

LOCATION ADVANTAGES



Central Location

Conveniently located with quick access to I-65, I-10 and HWY 90 right off Airport Blvd.



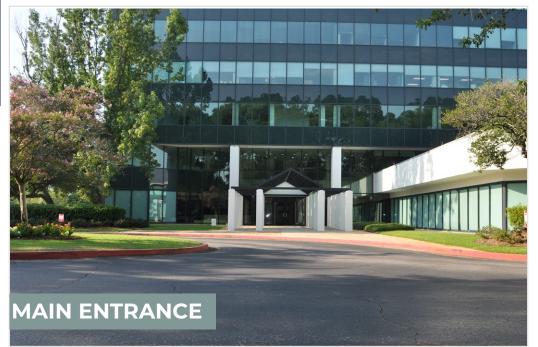
Vibrant Retail Corridor

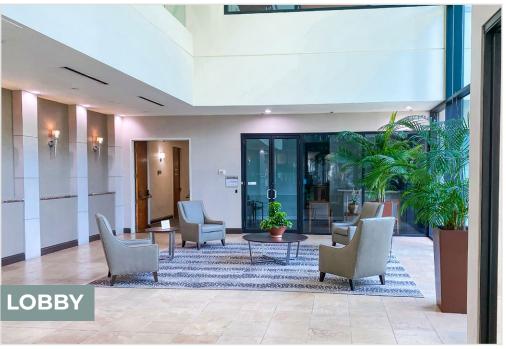
Prime office space located in the most vibrant retail corridor with numerous restaurants, banks, hotels & shopping.













DEMOGRAPHICS Source: ESRI, 2023

2023 1 MILE 3 MILE **5 MILE POPULATION** 9,603 70,100 168,320 **HOUSEHOLDS** 4,633 29,927 70,974 \$72,474 **AVG. INCOME** \$52,286 \$75,761

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