

# FOR LEASE



400 - 4,800 SF OFFICE SPACE

1110 Montlimar Drive | Mobile, AL



MONTLIMAR  
PLACE



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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.













**MAIN ENTRANCE**



**LOBBY**



**CONFERENCE ROOM**

## 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   |
| AVG. INCOME | \$52,286 | \$75,761 | \$72,474 |

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