

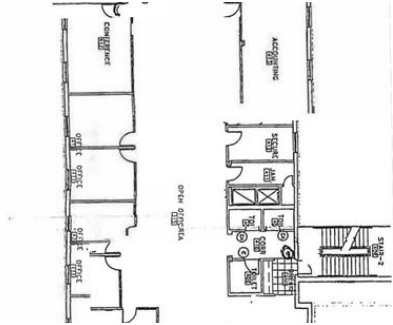
4944 SF Office For Lease Gulf Shores

1585 Gulf Shores Pkwy, Gulf Shores, AL, 36542

Office: General For Lease

Prepared on May 01, 2025

1 of 1 Listings



Listing Details | Office For Lease

Suite	-
Sublease	-
Total Available Space	4,944 SF
Min Div/Max Contig	Not present/4,944 SF
Asking Rate	\$20.37 Annual/SF
Monthly Rate	\$8,392
Lease Type	NNN
Expenses	\$9.70 (NNN)
Lease Terms	2-5 yrs
Signage	Free-Standing
Show Instructions	Call broker
Rent Esc. Type	Annual Percentage
Rent Esc. Desc.	2%

Renewal	Yes
Divisible	Not present
Vacant	No
Available Date	Now
Days On Market	3 days
Date Listed	4/28/2025
Last Modified	5/01/2025
Listing ID	42476992
Offices	8
Entire Floor	Yes
Restrooms	3
Parking Spaces	140
Parking Ratio	3.5/1000

Description

Hwy 59 Location - 4944sf of Class A office space in the middle of Gulf Shores. 4th floor. Nice upgrades with 8 Offices with movable walls and 17 cubes. Each office has a window. Reception and break area. First Floor desk available for walk in presence. Ample parking. Full Kitchen available downstairs and common area training/conference room.

Property Features

Location Details

Address	1585 Gulf Shores Pkwy, Gulf Shores, ...	Parcels	05-66-04-17-1-000-031.000, 05-66-0...
County	Baldwin	Name	1585 Gulf Shores Pkwy

Building Details

Sub Type	General	Year Built	2005
Building Status	Existing	Primary Constr. Type	Framed
Building Size	60,384 SF	Occupancy Type	Multi-tenant
Land Size	2.62 Acres / 113,921 SF	Building Class	A
Number of Buildings	1	Parking Spaces	-
Number of Floors	4	Parking Ratio	-

Property Listings

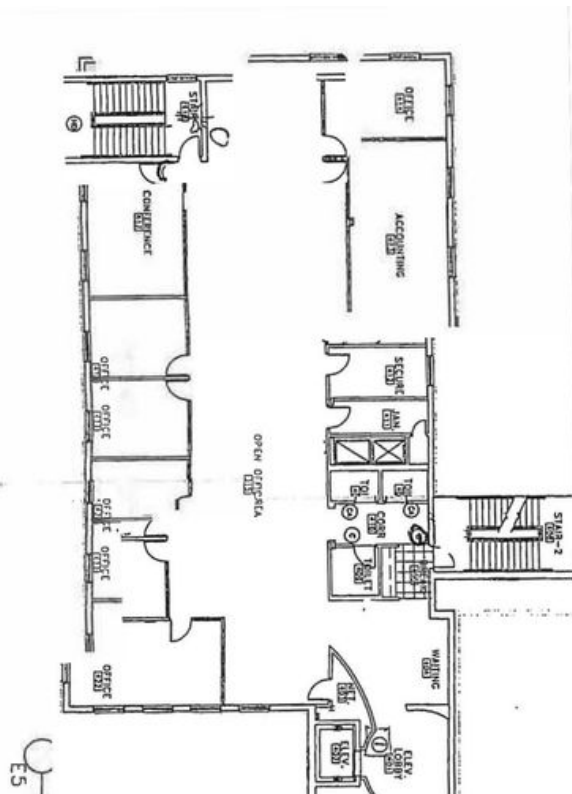
1 Listing | 4,944 SF | \$20.37 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	office	-	4,944 SF	\$20.37 Annual/SF NNN	Now

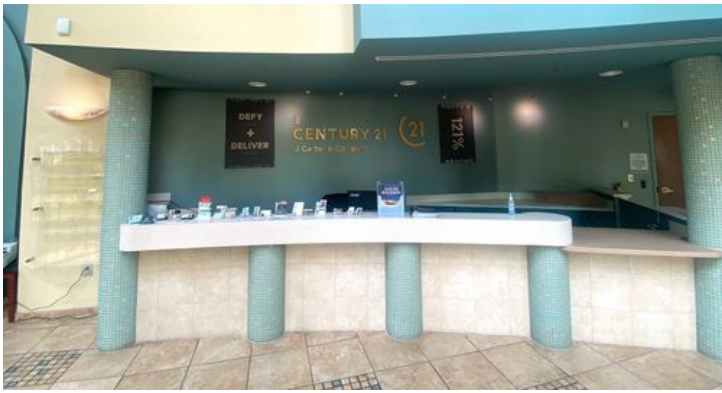
Additional Photos











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