

#### JEFF BARNES, CCIM

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#### STEADMAN BETHEA

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#### **FOR LEASE**

#### **SUMMARY**

The Wharf is a premier mixed-use development located at the gateway to Orange Beach, AL, and the acclaimed Gulf of Mexico beaches of Coastal Alabama. Positioned on 222 acres of waterfront property along the Intracoastal Waterway, The Wharf offers a multitude of shopping, dining and entertainment options for visitors and local residents alike. Professional work space, residential condominiums, hotel, and a full-service marina add to the appeal of The Wharf. Contact Stirling or visit www.alwharf.com for additional information.

#### **HIGHLIGHTS**

- 222-Acre Site
- 413,000+ SF of Commercial Space
- 10,000-Seat Amphitheater
- 170-Slip Marina
- 132-Room Springhill Suites by Marriott
- 198 Residential Condominiums
- Orange Beach Event Center
- Heron Pointe Reception & Meeting Facility
- **Cumberland Farms**
- Culver's
- The Wharf Storage
- Margaritaville Resort *Under Construction*
- · Available Sites for Future Development







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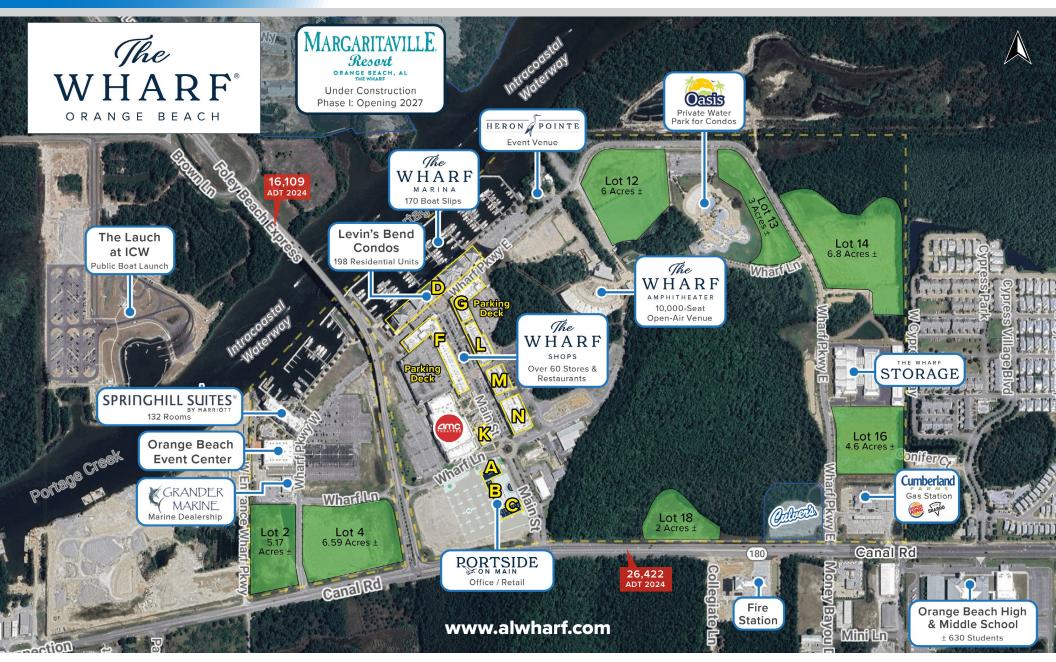
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Des Moines, and Nashville.

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23101 Canal Road, Orange Beach, AL

The WHARF



**Dining & Shopping** Discover unique shops and boutiques, with an impressive mix of local and national retailers. Enjoy an array of dining options at The Wharf and Portside on Main; whether it's breakfast, a casual lunch, or fine waterfront dining- our eateries offer something for everyone. Liquid libations and live music are offered nightly at various locations in The Wharf Entertainment District.

Work Space Office and professional space at The Wharf offers the perfect address for your business. From an individual office to a custom designed private suite, join over 80 existing businesses currently occupying the 100.000 + SF of the second floor.

Meeting & Event Space Multiple options for event and meeting space at The Wharf exist, including the waterfront Heron Pointe and the 20,000+ SF Orange Beach Event Center. Catering services can be arranged, adding to the convenience of hosting a party, wedding, business meeting, or reception at The Wharf.

The Wharf Marina Centrally located on The Intracoastal Waterway, The Wharf Marina is equally convenient by yacht, airplane, or car from anywhere in the Gulf South Region. With a 170-boat slip capacity, The Marina is able to hold boats up to 150 feet in length, is home to multiple excursion businesses, as well as the host of the Blue Marlin Grand Championship and The Wharf Boat & Yacht Show.

The Wharf Amphitheater If it's big you want, look no further than The Wharf Amphitheater. With big acts, sound and experience, our 10,000-tiered-seat facility ensures each concert attendee has a great view.

Entertainment & Special Events In addition to the numerous dining and shopping options, visitors can experience special events and attractions throughout the year; including a trip around one of the Southeast's largest Ferris wheels, a train ride down Main Street, car shows, boat shows, parades, New Year's Eve celebration, boating excursions, ice skating during Winter at The Wharf, live music and family activities on the common lawn of Portside on Main, and free, nightly SPECTRA Laser Light Experience show - the options are ever-changing and endless.

Hotel & Condominiums Accommodations at The Wharf include SpringHill Suites by Marriott, a 132-suite hotel with resort-style pool and on-site restaurant with poolside dining. The Wharf also offers nine floors of beautiful 1-4 bedroom luxury condominiums overlooking the Intracoastal Waterway and the marina. While a guest at the condominiums, enjoy an exclusive water park featuring a lazy river and slides in a relaxing family environment.

















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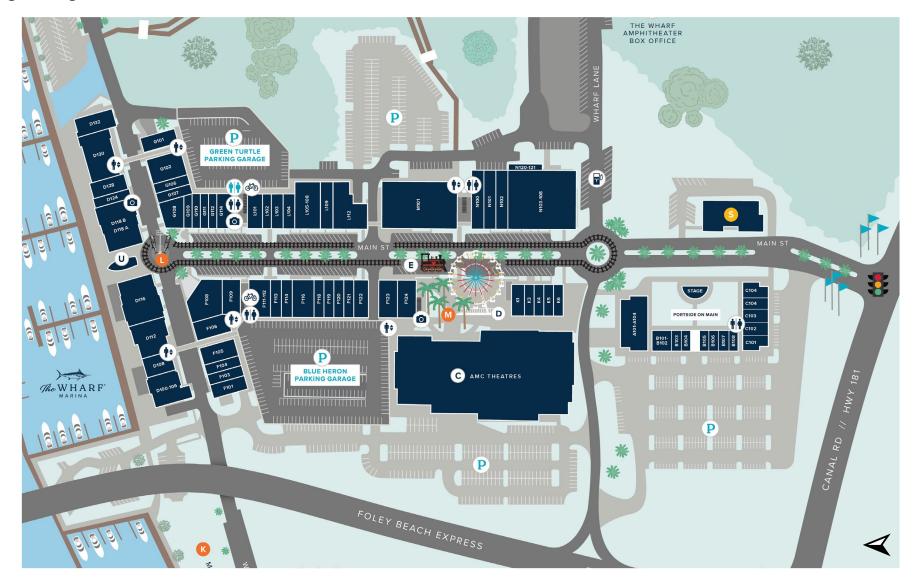
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#### **GROUND FLOOR SITE PLAN**

Click image for larger view





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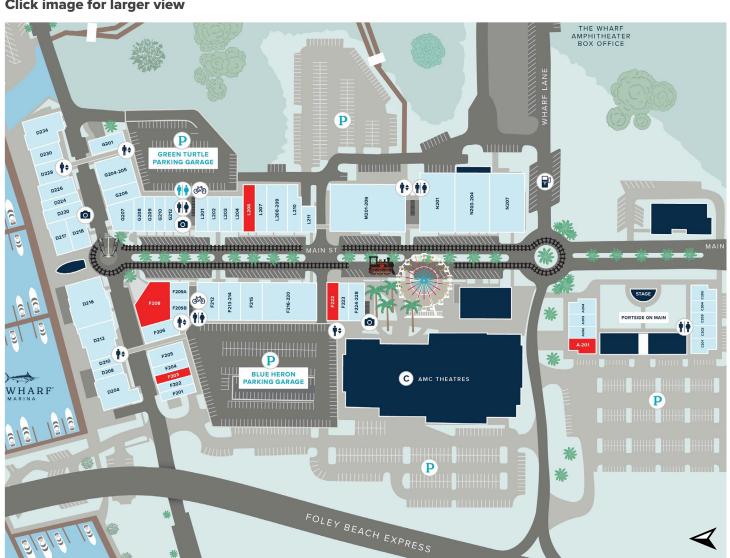
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#### 2ND FLOOR SITE PLAN

Click image for larger view



#### **AVAILABLE SPACES**

SUITE	SF	DESCRIPTION		
A-201	1,973	Portside on Main Fully improved office space		
F-203	1,400	Open space with 20' of storefront, facing Wharf Pkwy		
F-208B	157	The Palms Office Suites		
F-208D	141	The Palms Office Suites		
F-208F	118	The Palms Office Suites		
F-208L	77	The Palms Office Suites		
F-208P	92	The Palms Office Suites		
F-222	1,400	Improved office space adjacent to parking garage entrance		
L-206	2,800	Open space with 40' of storefront, facing Main St.		

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Portside on Main, the newest addition to The Wharf, consists of approximately 33,000 square feet of exciting new retail and office space strategically located at the Main Street entrance to the mixed-use development in Orange Beach, AL. The 1st floor retail space is 100% leased, and the 2nd floor office suites are 86% leased.

As of September 2025, Suite A-201 is available for immediate occupancy. Suite A-201 is 1,973 RSF and consists of a reception area, conference room, 5 private offices, and a break area. Finishes include high-grade commercial carpet, solid-core doors, LED lighting, and glass wall accents. Other features include, restricted elevator access, common restrooms, and balcony access overlooking the expansive green space of Portside on Main.

A floor plans of the available suite is included herein. Please contact Jeff Barnes or Steadman Bethea for additional information, or to schedule a tour.

#### **AVAILABLE SUITES**

A-201: 1,973 RSF

#### **BASE RATE**

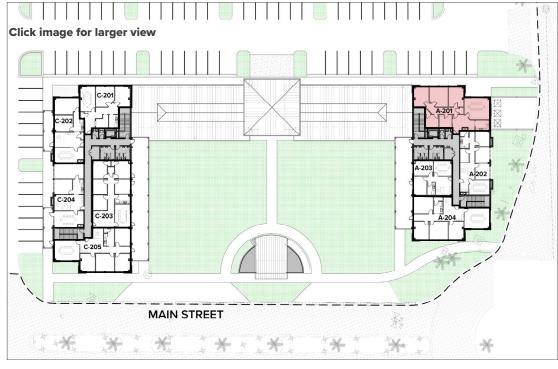
- \$35.00 / RSF, increasing 3% / year
- · CAM, Insurance, & Property Taxes by Landlord

#### ADDITIONAL TENANT CHARGES

STIRLINGPROPERTIES.COM / f > 0

- Power estimated at \$3.00 / RSF
- Janitorial







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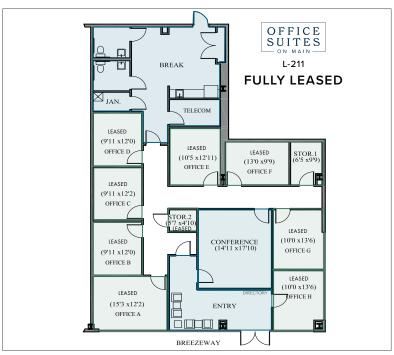
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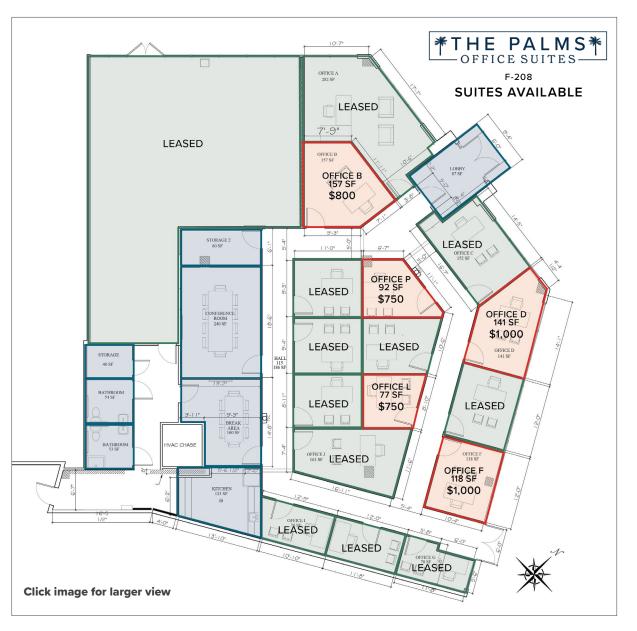
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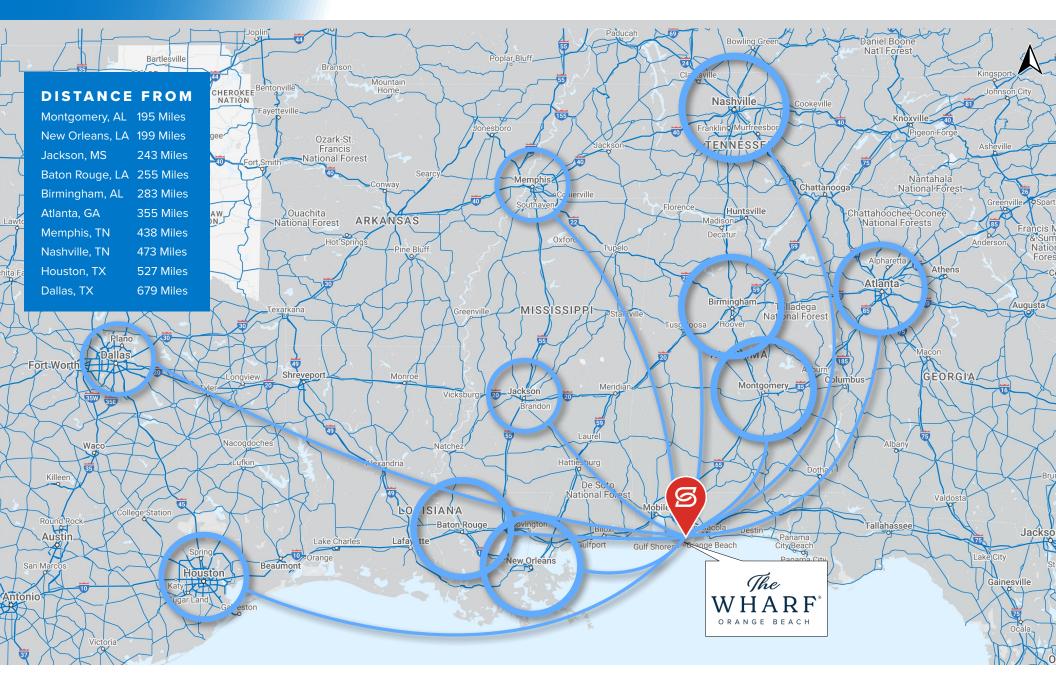
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#### THE WHARF 2024 STATS



3.5M VISITS

### BALDWIN COUNTY, ALABAMA TOURISM 2024 STATS



8.4M VISITORS

21.9% INCREASE OVER 2019



\$7.9B VISITOR SPENDING

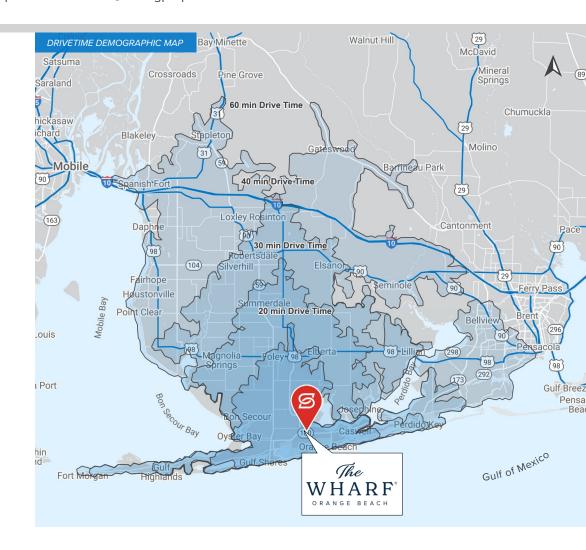
52.0% INCREASE OVER 2019



\$40M LODGING REVENUE

**52.1% INCREASE OVER 2019** 

\*Sources: Placer.ai, Alabama Tourism Industry Economic Impact Report 2024



2025 DEMOGRAPHICS	20 MIN	30 MIN	40 MIN	60 MIN
Population	74,177	96,729	139,080	354,838
Proj. Ann. Growth	2.6%	2.5%	2.4%	1.7%
Avg. HH Income	\$104,771	\$108,504	\$110,194	\$106,580