



# INCOME PRODUCING OFFICE BUILDING AVAILABLE

LISTED BY VESSEL VENTURES

Investment Property

1,617 SQFT +/- 100% Occupied



*134 HIGH STREET  
MONTGOMERY, AL 36104  
(DOWNTOWN MONTGOMERY)*



VESSEL  
VENTURES

# COMPANY PROFILE



Ethan Tisdale is the founder of Vessel Ventures, LLC. As the managing director Ethan is focused on the day to day operations and services of Vessel Ventures. In addition, Ethan oversees business development utilizing his experience in facilitating real estate transactions.

# Executive Summary



## Property Overview

Income Producing Office Building Available - 100% Occupied. Located in Downtown Montgomery. This building totals 1,617 SQFT+/-.

## Tenant Overview

PeopleReady - A True Blue Company (NYSE: TBI)  
PeopleReady connects businesses to thousands of qualified and motivated local temporary workers.  
-600+ Local Markets Served Across North America  
-1M Active Workers in Network  
-23K Workers Placed Every Week

Lease Term: Executed 5-Year lease extension March 2023 and runs through February 29, 2028.

2% Yearly Increases

Please request additional information.



# Property Details

## Property Specifications

Total Size: 1,617 SQFT

Fully Renovated Office Space

Foundation: Concrete Slab

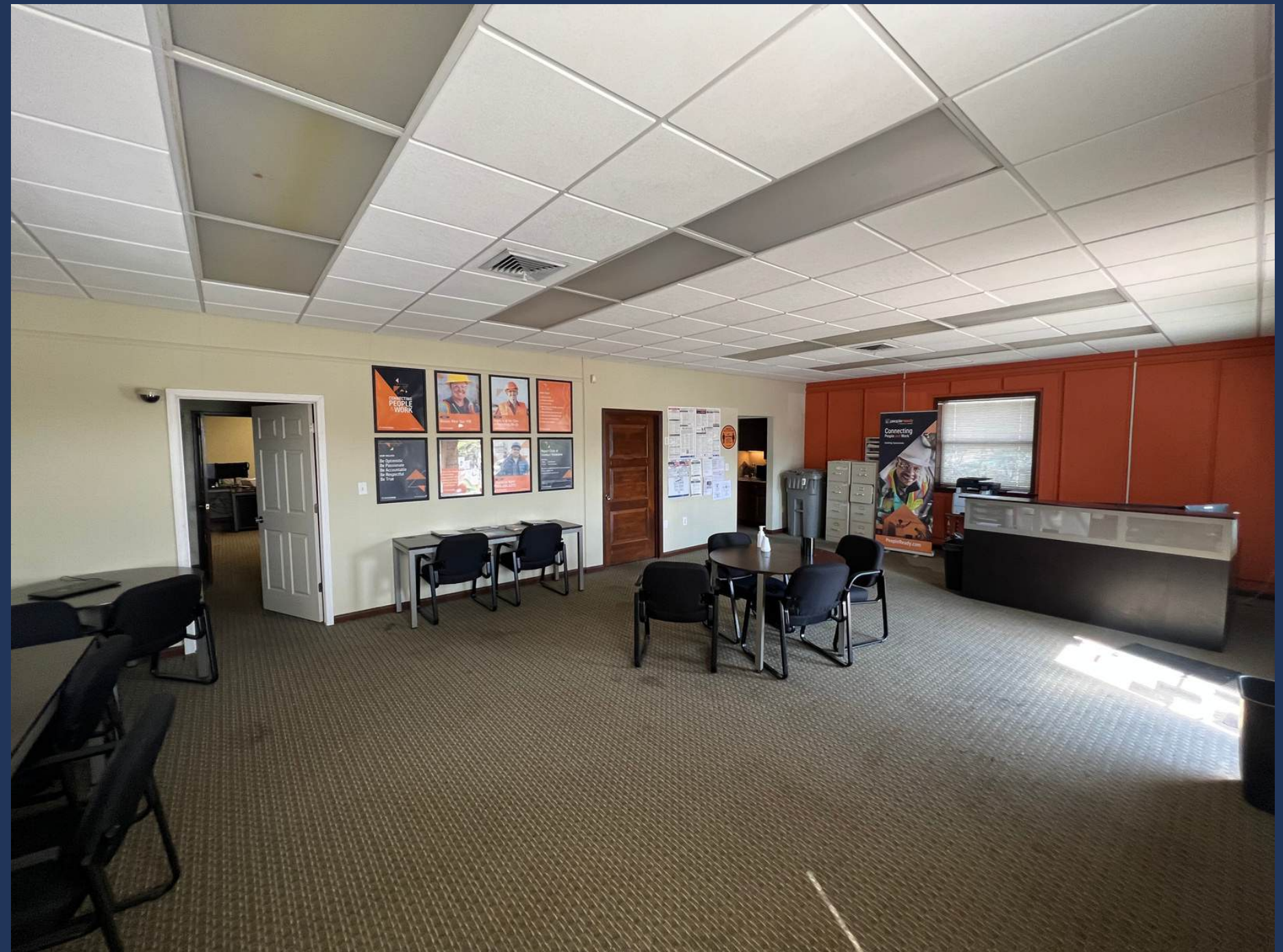
Roof: Fibered Aluminum Roof Coating and Modified Roll Installed September 2022

HVAC: Replaced September 2024

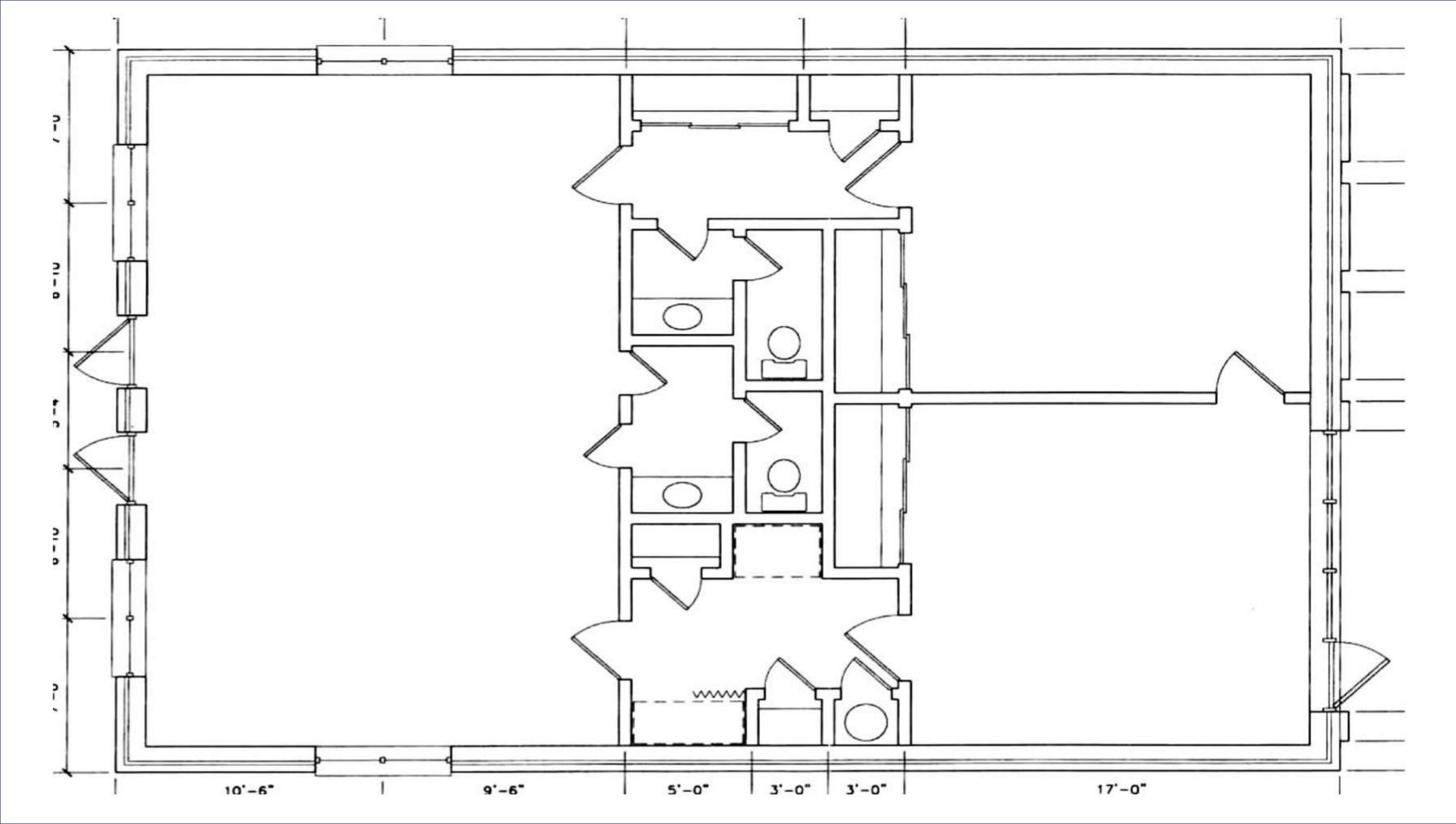
Parking: On-Site Employee & Customer Parking

Easy and Direct Access to I-85

Lot Size - 50' x 100'



# Floorplan



# Low-Level Aerial



# High-Level Aerial





**OFFICE**



4001 Carmichael Road, STE 250  
Montgomery, AL 36106



479-225-0056



[www.VesselVenturesLLC.com](http://www.VesselVenturesLLC.com)

*We look forward to working with you. Please don't  
hesitate to reach out with additional questions.*

