

FOR LEASE

PROPERTY OVERVIEW

Located in Mobile's CBD, One St. Louis Centre offers professional office space in a Class A, multi-tenant office building. Positioned at the intersection of Water Street and St. Louis Street, the building provides for great access and visibility. Amenities include: available on-site parking, modern finishes, and abundant options for restaurants, hotels, fitness facilities, and public parks within walking distance.

Current availability consists of two improved suites. Call for details.

BUILDING INFORMATION

- Office Class: A
- Gross Building Area: 97,723 RSF
- Ceiling Height: 9'
- Number of Stories: 5
- Exterior: Brick
- Interior: Lobby is finished with granite and marble. Custom finishes exist throughout.
- Air Conditioning: Engineered System

RENTAL RATE

- \$17.50/RSF - Full Service, Increasing 2% Per Year
- Parking: \$80.00/Month

AVAILABLE SUITES

- | | | | |
|-------------|------------|----------|---------------------------------------|
| • 2nd Floor | Suite 2000 | 4,980 SF | Available Now / Abundant Open Space |
| • 4th Floor | Suite 4010 | 5,055 SF | Water Views / Elevator Lobby exposure |



SUMMARY

LOCATION MAP

2ND FLOOR PLAN

4TH FLOOR PLAN

PHOTOS



ONE ST. LOUIS CENTRE
1 ST. LOUIS STREET, MOBILE, AL

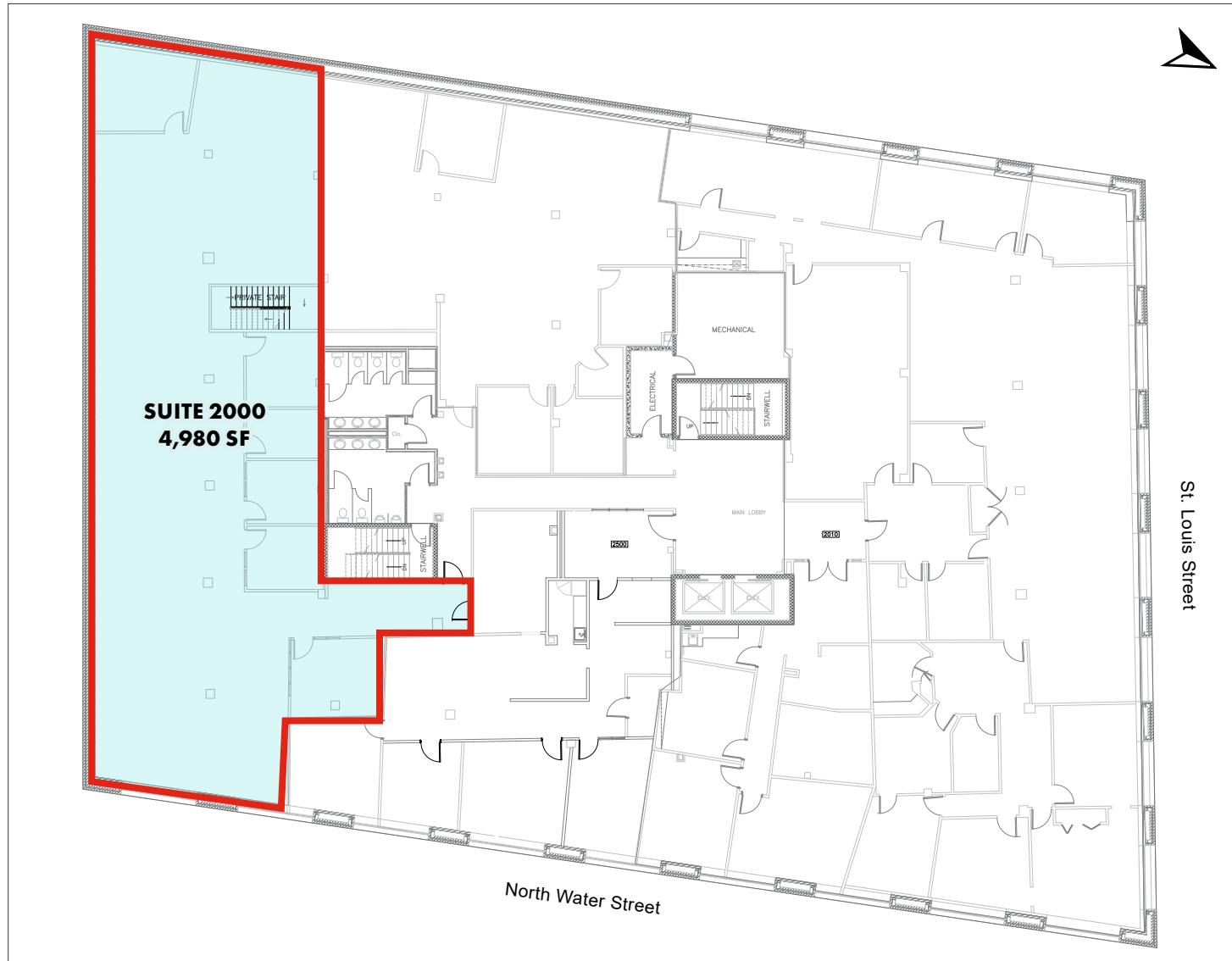
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MAIN LOBBY



3RD FLOOR LOBBY



SUITE 4010 OFFICE



MAIN LOBBY