

FOR LEASE

PROPERTY OVERVIEW

Prime executive office space available in the BB&T Bank Building in the heart of downtown Foley! Located in Alabama's historic business district, one block west of the intersection of Highway 59 and Highway 98, this unique building offers plenty of room for meetings, seminars, and social distancing on both the first floor and the second floor. The available space can be leased as large office suites for extended terms, or the first floor can be leased as small private offices on a short-term basis. A conference room, breakroom/kitchenette, and restrooms exist as common space with a working elevator in place, and there is ample parking with street access.

The smaller offices range in size from approximately 107 SF - 350 SF and have access to all building amenities including conference room, breakroom/kitchenette, and restrooms. Monthly rent for these offices ranges from \$650 - \$1,200 including all utilities and janitorial services.

APPROXIMATE GLA

- 21,366 ± SF

LEASE RATE

- \$13.50 PSF + NNN (Annually)

AVAILABLE

- Suite 150: 6,279 ± SF
- Suite 225: 3,284 ± SF
- Suite 250: 2,351 ± SF
- Suite 275: 847 ± SF



SUMMARY

AERIAL

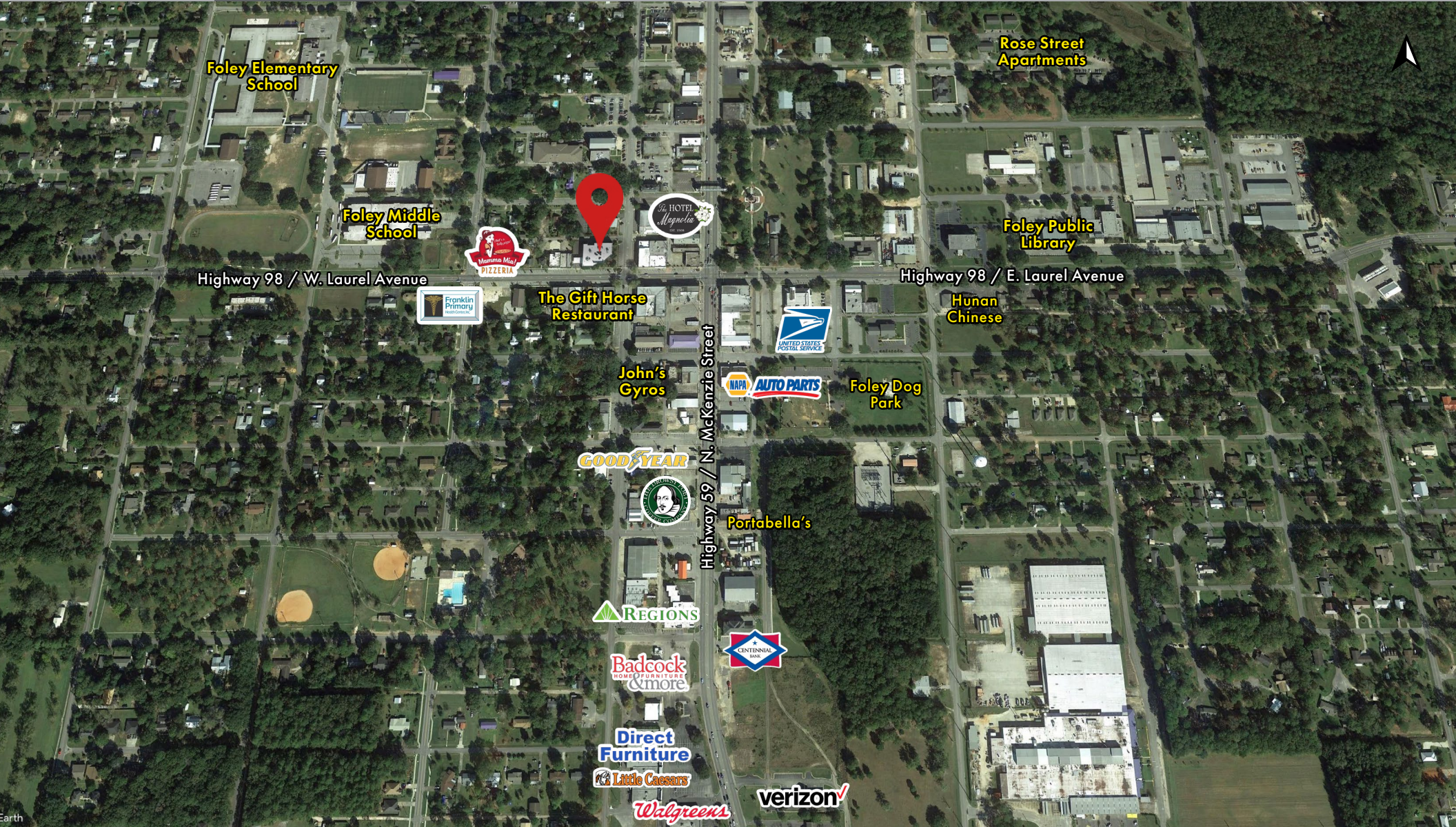
PHOTOS

1ST FLOOR

1ST FLOOR PRIVATE OFFICES

2ND FLOOR

DEMOGRAPHICS



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PHOTOS

1ST FLOOR

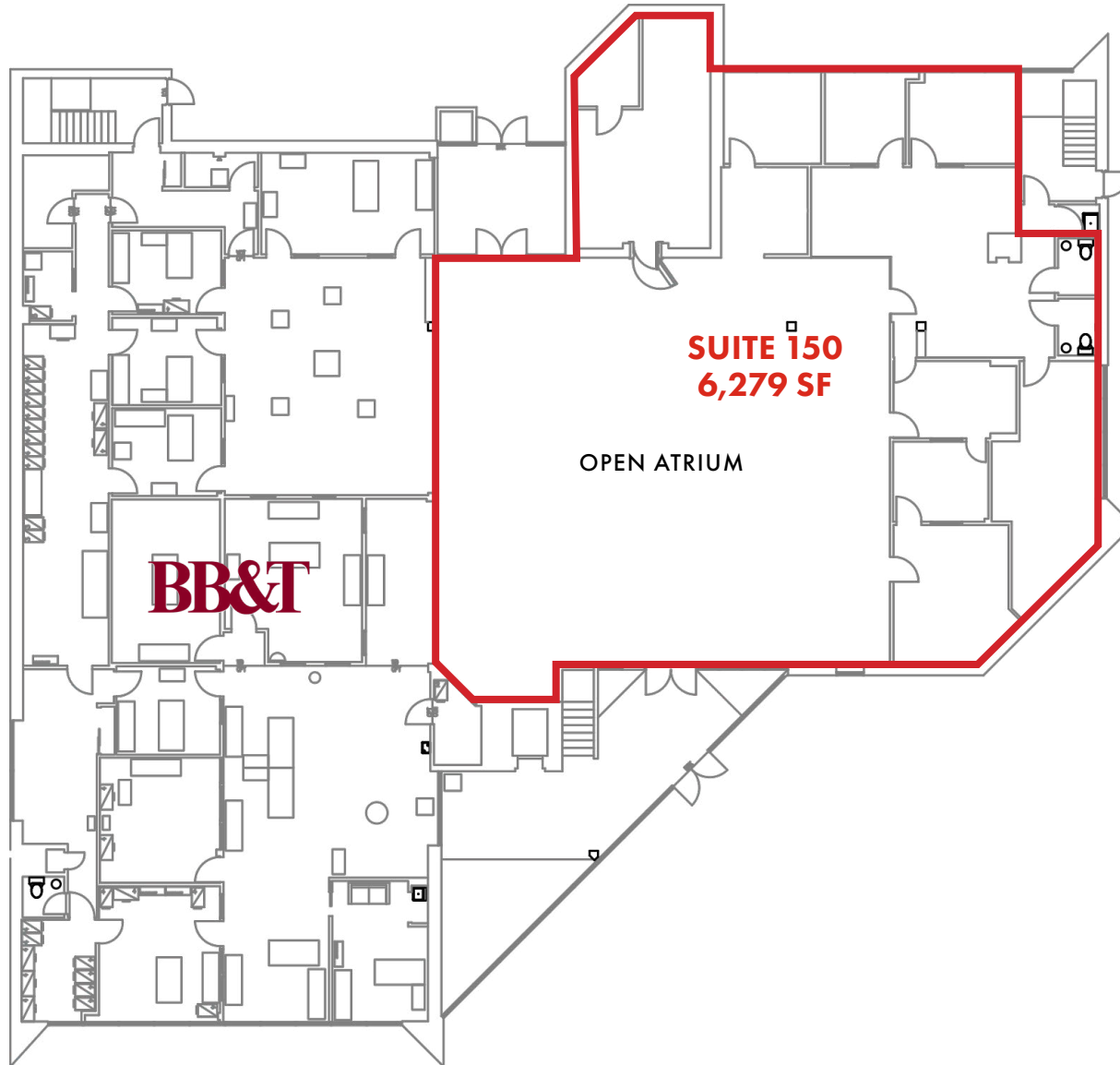
1ST FLOOR PRIVATE OFFICES

2ND FLOOR

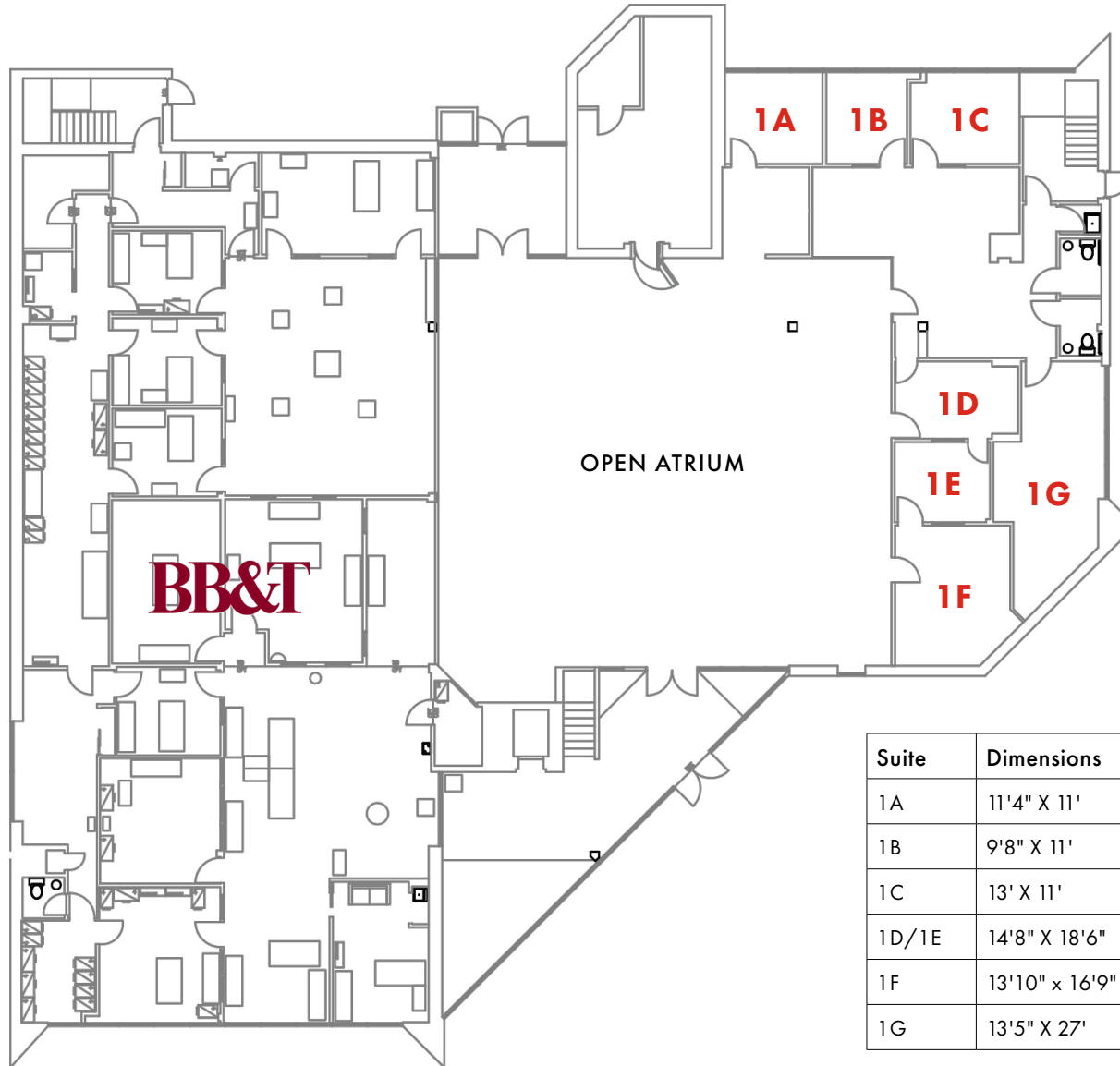
DEMOGRAPHICS



Click image for larger view

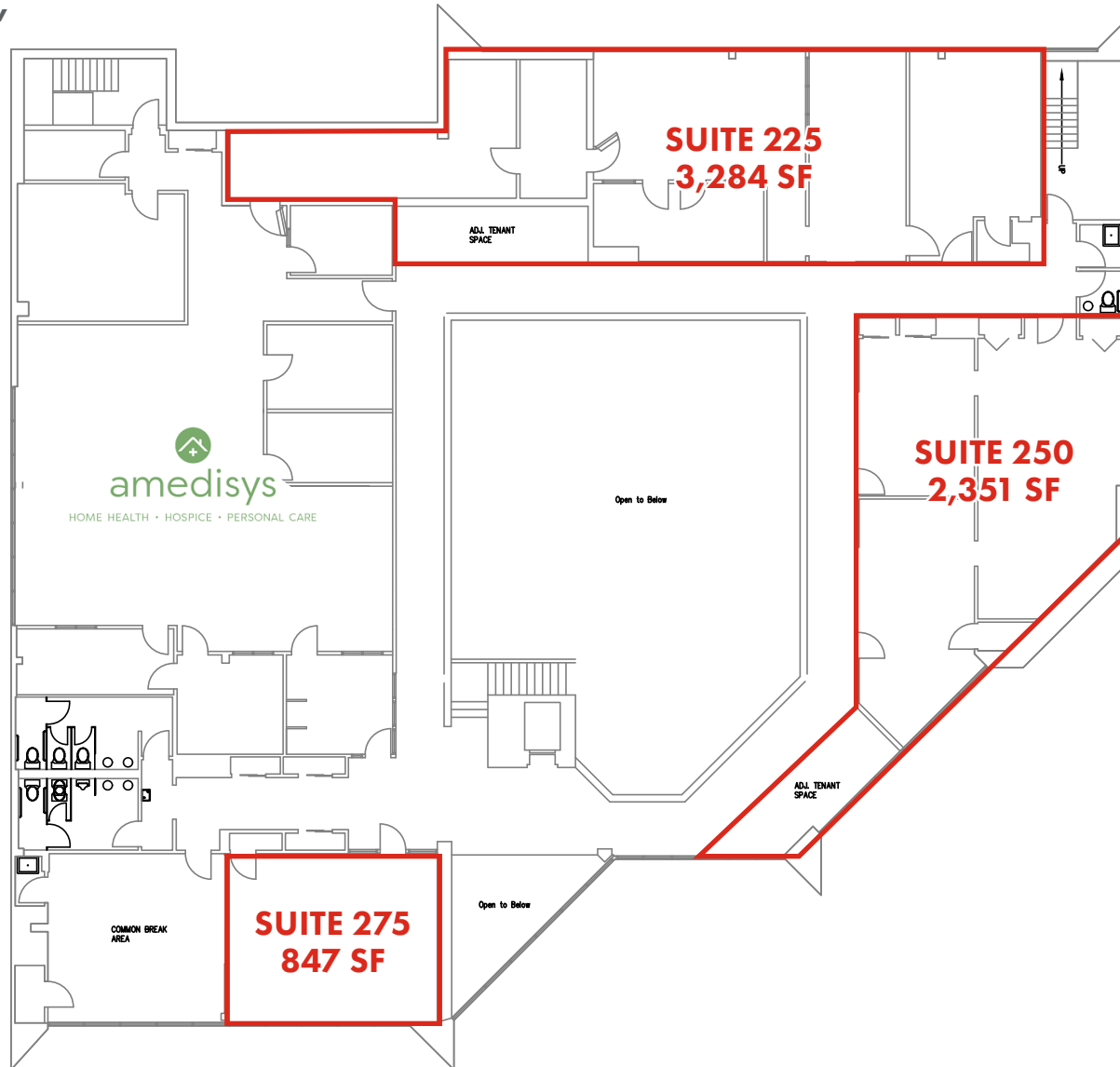


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Suite	Dimensions	Monthly Rate
1A	11'4" X 11'	\$850
1B	9'8" X 11'	\$850
1C	13' X 11'	\$850
1D/1E	14'8" X 18'6"	\$650
1F	13'10" x 16'9"	\$650
1G	13'5" X 27'	\$1,200

Click image for larger view



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1ST FLOOR

1ST FLOOR PRIVATE OFFICES

2ND FLOOR

DEMOGRAPHICS

2020 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



POPULATION

17,203

29,534

66,898



AVG. HH INCOME

\$47,559

\$53,416

\$61,944



HOUSEHOLDS

7,502

12,869

28,722

