



PROPERTY BROCHURE

*762 DOWNTOWNER LOOP W
MOBILE, AL*

Prepared By: **Mike Reid**
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PROPERTY INFORMATION

Address: 762 Downtowner Loop W
Market: Mobile County
Suite: 500 – 5,000 SF
Stories: 3
Total Bldg: 15,000 sq ft
Renovated: 2016
Parking: 3.64 spaces per 1,000 SF leased
Zoning: B -3
Utilities: All utilities are available

Roads/Major Intersections:

This property is located 0.3 miles from busy Airport Blvd
Close proximity to restaurants, retail, banks, etc,
DTC on Airport Blvd = 46,209

Possible Uses:

Ideal for contractor; Professionals, Medical Professionals; Consulting; Law; Retail; Title Companies; and Accounting Offices. This space is well-suited for a variety of uses in a thriving market.

This solid concrete building features flexible suite options,

Detailed Property Description:

Endless Possibilities! Owner will remodel to combine spaces!

Available Space - First Floor

- 500 SF to 1,500 SF
- Suite "A" = 240 SF; Suite "B" = 217 SF; Suite "C" = 176 SF; Suite "D" = 176 SF; Suite "E" = 223 SF & Suite "F" = 409 SF
- 7 private offices, common reception area, common kitchen, 2 common restrooms

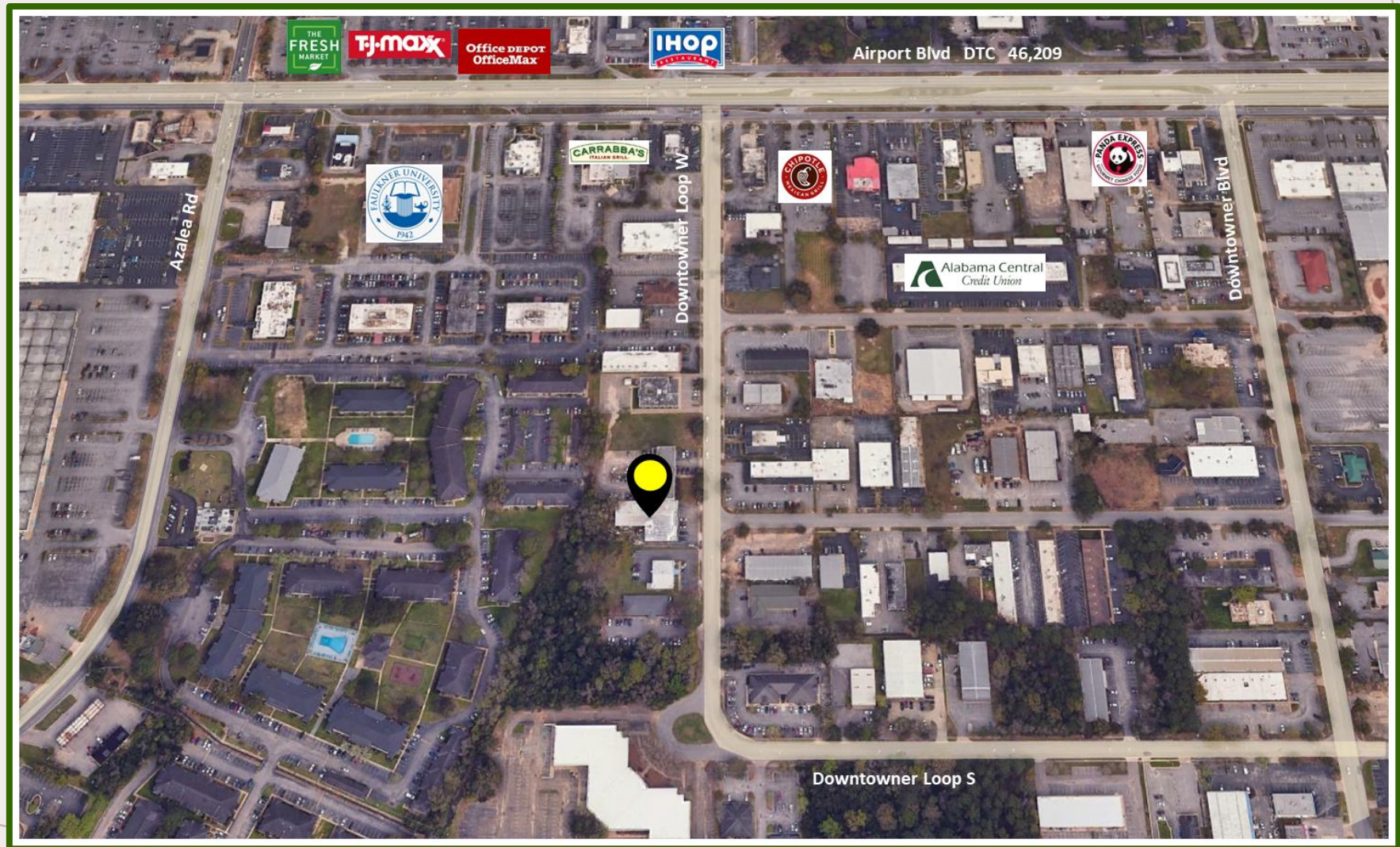
Property Features

- Very clean well-maintained property & grounds
- Ample on-site parking
- Prominent pylon signage
- Solid concrete construction
- Shared reception area
- Shared conference room
- Shared kitchen access
- 2 Common restrooms

***For Lease: \$12.50 PSF (annual)
Full Service / Modified Gross***



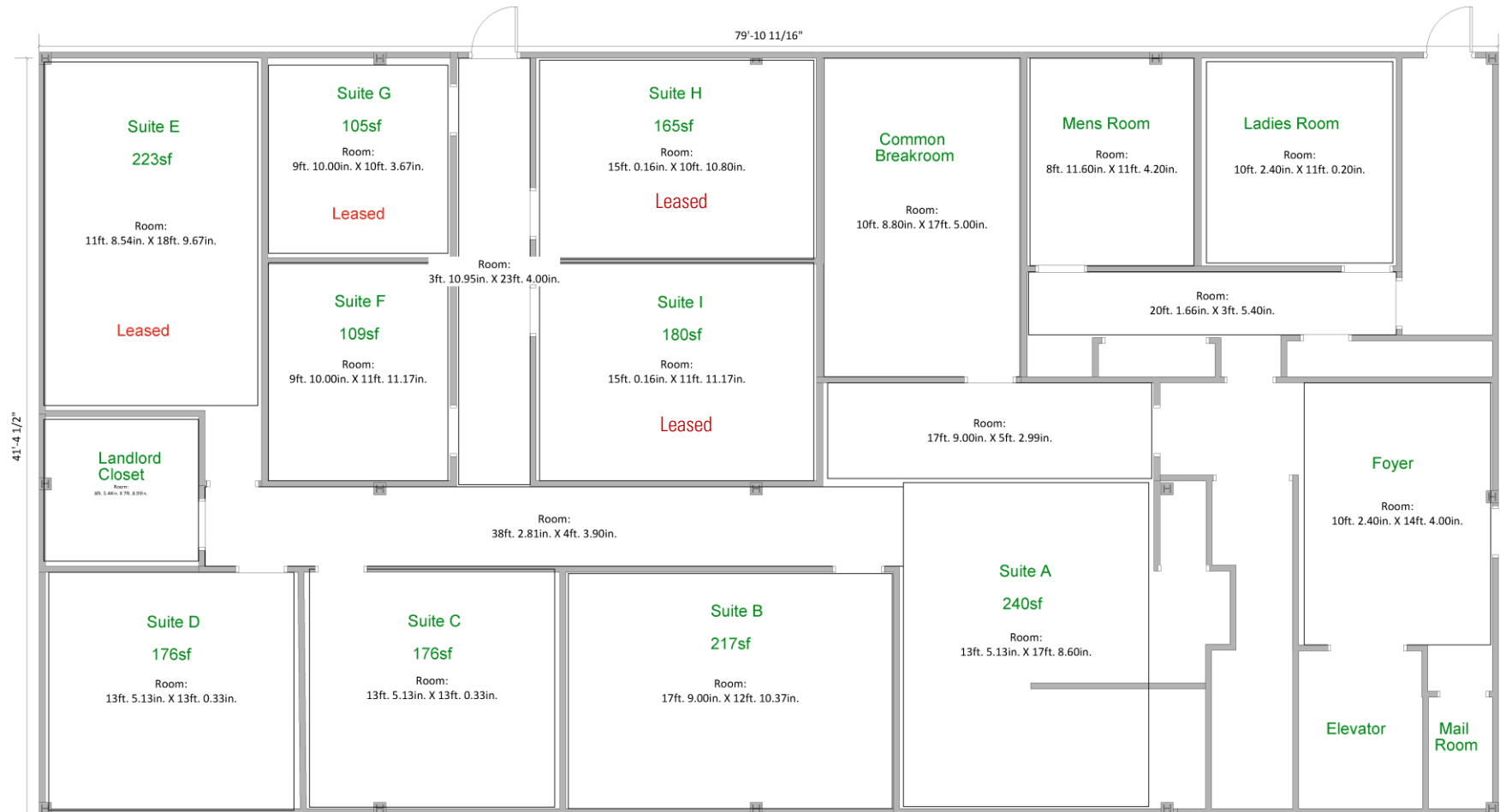
VICINITY MAP



EXTERIOR & INTERIOR



FLOOR PLAN



MOBILE COUNTY MARKET OVERVIEW

We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.





CONTACT INFORMATION



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