

# BB&T FINANCIAL PLAZA

MOBILE, ALABAMA

COMBINED 137,000 SF

CLASS A OFFICE BUILDINGS

NOW LEASING PHASE II



LEASING CONTACT

# BUR



OWNER/DEVELOPER

# BPG

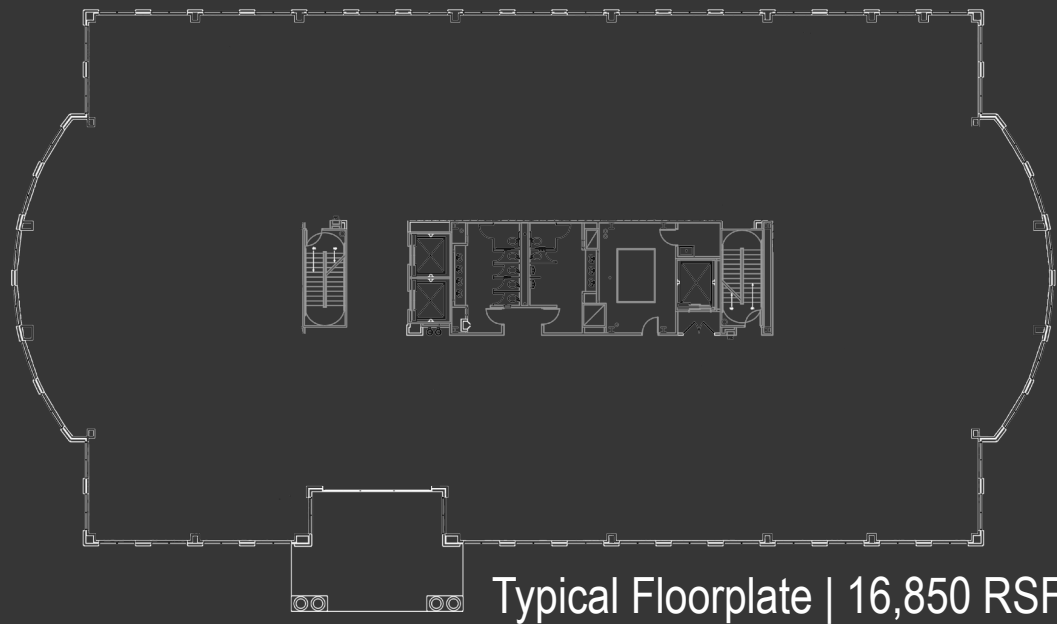
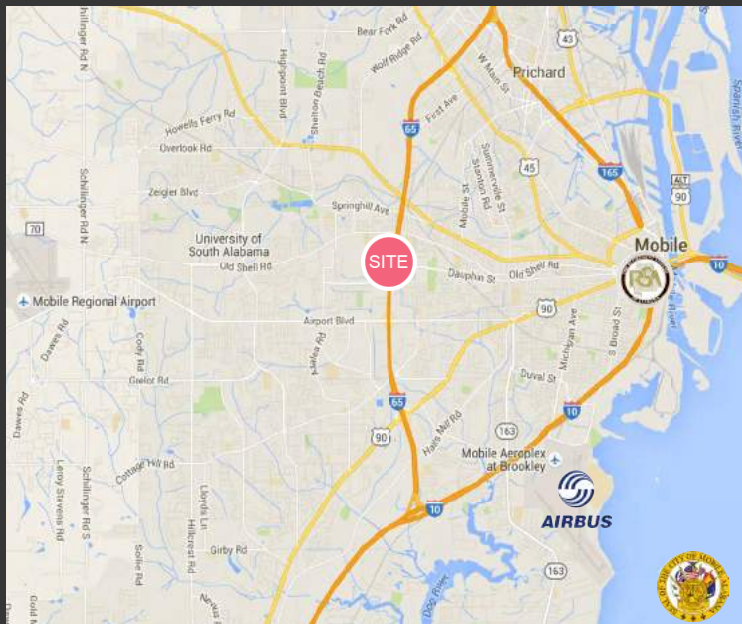
## Phase I Office Building Highlights

4 Level | 75,950 SF Class A Office Building

- Easily accessible from I-65
- 299 Parking Spaces providing 4.7spaces / 1,000 SF
- After-Hours Key Card Access
- On-Site Management & Leasing Team
- On-Site Restaurant and Bank
- Full-Service Security System, Courtesy Officer, Utilities and Janitorial
- Dry-Cleaning services
- Main Offices for BB&T, Wells Fargo, Burton Property Group and BUR Commercial



41 W I-65 Service Road North | Mobile, Alabama



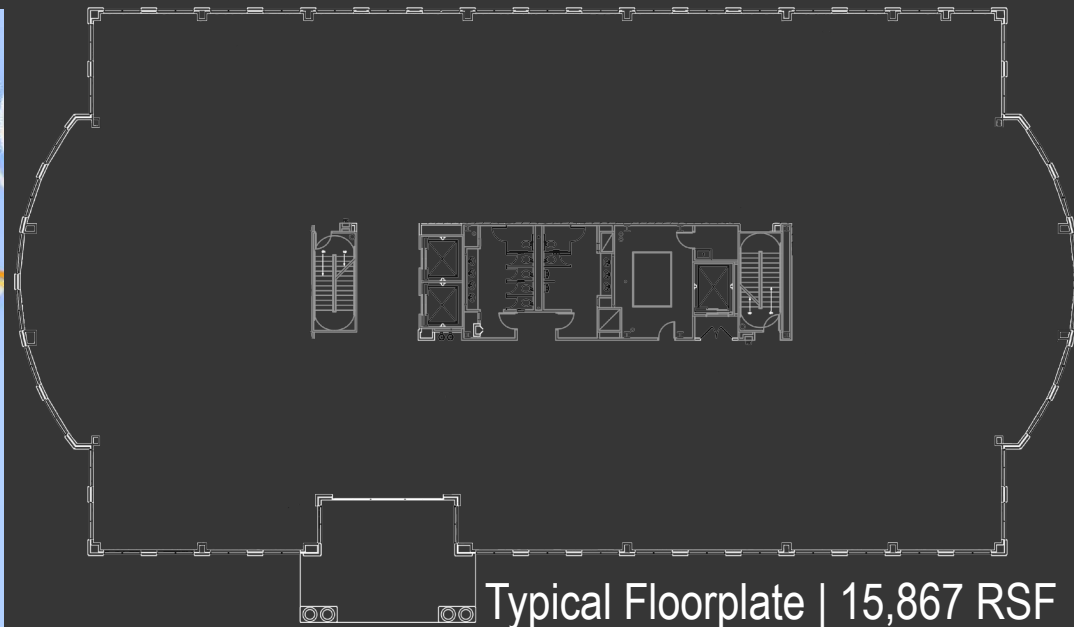
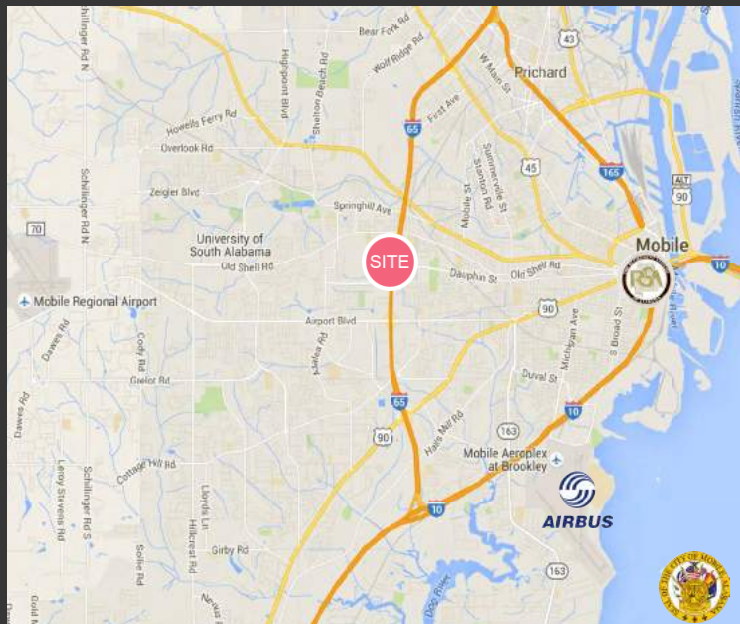
## Phase II Office Building Highlights

3 Level | 61,126 SF Class A Office Building

- Full and Partial Floor Lease Opportunities Available
- Easily accessible from I-65
- On-Site Management and Leasing Teams
- After-Hours Key Card Access
- On-Site Restaurant and Bank
- Dry-Cleaning services
- Full-Service Security System, Courtesy Officer, Utilities and Janitorial
- 263 Covered Parking Spaces and 210 2nd Level Spaces allowing for 4.3 Parking Spaces/ 1,000 SF



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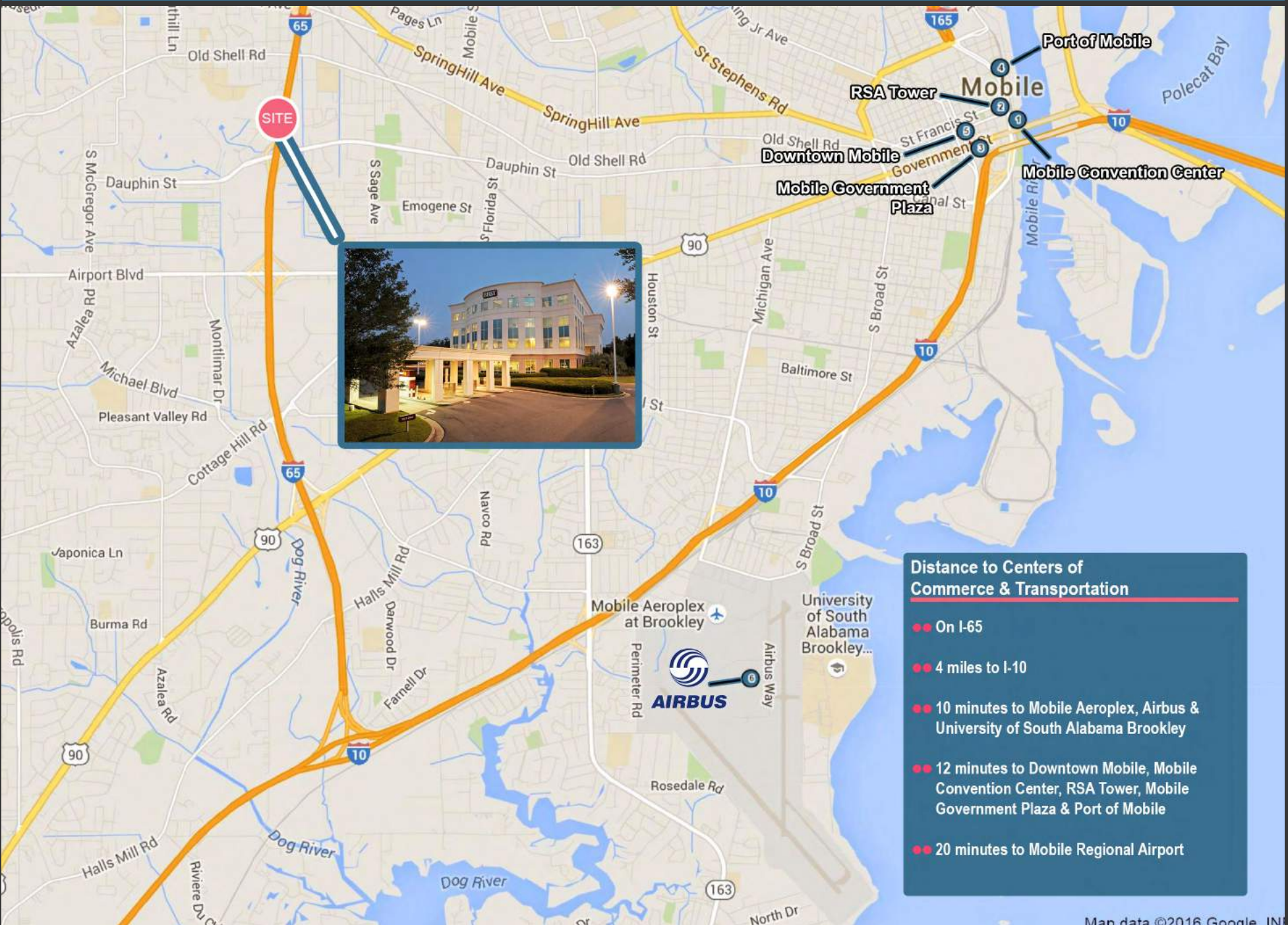
Typical Floorplate | 15,867 RSF

## Ground Level Plan



## Typical Level Plan

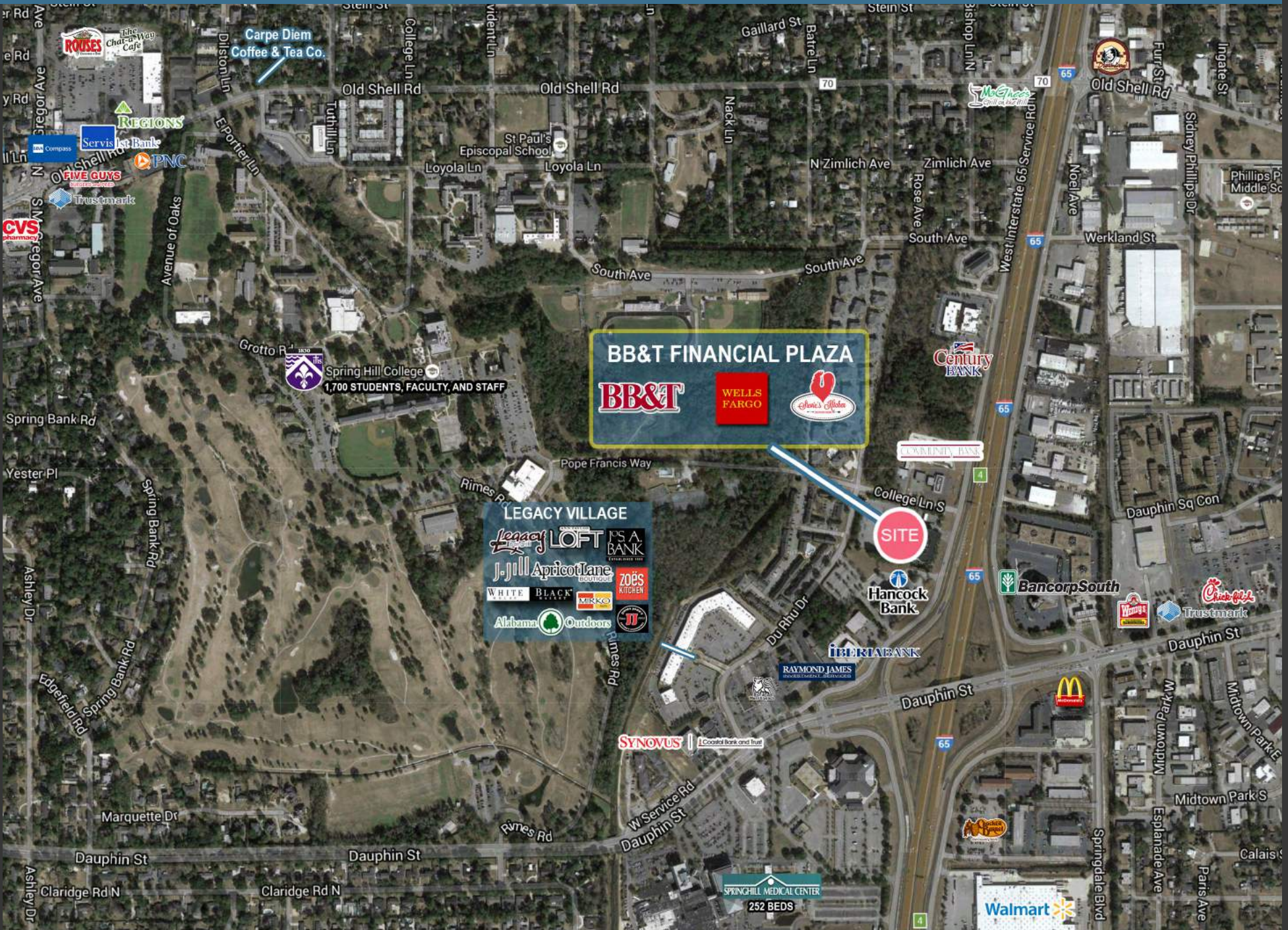




**Distance to Centers of Commerce & Transportation**

- On I-65
- 4 miles to I-10
- 10 minutes to Mobile Aeroplex, Airbus & University of South Alabama Brookley
- 12 minutes to Downtown Mobile, Mobile Convention Center, RSA Tower, Mobile Government Plaza & Port of Mobile
- 20 minutes to Mobile Regional Airport

Map data ©2016 Google, IN





## Mobile Market Profile

Founded in 1702, Mobile is one of the oldest cities in the United States. Mobile is the largest city on the Gulf Coast between New Orleans and Tampa. There are currently over 614,000 people in the Mobile MSA making it the 3rd largest metro area in the state. Mobile ranks as one of the nation's top growing metro areas and best places to live thanks to its low cost of living, diverse business base, and the availability of professional and skilled jobs.

Mobile has demonstrated sustained and consistent population growth with increases of 2% over the last 5 years and 4% since 2000. The city has also received recognition for its ability to attract foreign investment. Airbus completed in 2015 a \$600M, 166-acre manufacturing facility at the Mobile AeroPlex to build A320 and A321 planes. Forecasts show 1,000 direct jobs and up to 4,000 indirect jobs from suppliers that will locate nearby.

The Port of Mobile is the nation's 12th largest port based on tonnage handled and served by more than 100 shipping lines. The Port also feeds into one of the largest waterway systems with 15,000 navigable miles connecting 23 states. The Mobile-Tensaw River Delta is the 2nd largest in the U.S.

Mobile is the birthplace of Mardi Gras and is known as the Azalea City. Six different flags have flown over Mobile: French, Spanish, British, Republic of Alabama, Confederacy and United States. Mobile is home to the GoDaddy Bowl, Reese's Senior Bowl, Alabama Deep Sea Fishing Rodeo and regional golf includes over 25 courses.

Mobile has several four-year colleges including the University of South Alabama with 25,000 students, faculty and staff.

Largest Employers:	
University of South Alabama	5,180
Mobile Infirmary Medical Center	5,100
Austal	4,275
Wal-Mart Stores, Inc.	2,960
AM/NS Calvert	1,600
Providence Hospital	1,520
AltaPointe	1,300
VT MAE	1,250



## Experienced Developer/Owner

*Burton Property Group*

Located in Mobile AL, Burton Property Group is a commercial real estate development firm with a portfolio that exceeds 1M SF.

The firm's track record dates back to 1991 with its first investment into a small vacant strip center in Destin Florida. Over several years this center was transformed into Silver Sands Outlet Mall, a Major Retail Destination consisting of 450,000sf spanning 50-acres.

Leveraging the success of this investment, the firm developed and managed a \$250,000,000 real estate portfolio; investing in single-family residential, resort condominium developments, warehousing, raw land, retail shopping centers, and office buildings along the Gulf Coast.

In 2012, the company was sold to Simon Property Group, the world's largest publicly traded REIT. Redeploying the capital generated from the sale to Simon Property Group, the Burton Family decided to start a new company, Burton Property Group. Since 2012 BPG has acquired and developed over \$160,000,000 in commercial real estate.

BB&T Financial Plaza is home to the BPG management office reflecting a financial and vested interest in the future of the asset.



# BB&T

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137,000 SF CLASS A OFFICE BUILDINGS

### CONTACT

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