

FOR SUBLEASE

PROPERTY SUMMARY

Fully improved office/pharmacy space available for sublease in Gateway Center West, a quality flex space development in Mobile, AL. Features include reception area, private offices, open work space, conference room, break area, 4 restrooms, clean room, ambulatory infusion suite, exam room, pharmacy prep area, and warehouse space. Some existing FF&E may convey, subject to a separate agreement with the tenant.

AVAILABLE

- Suite 900: 7,923 ± SF
- \$16.50 PSF, with 3% annual increases
- Base Year Expense Stop
- Sublease available through 9/30/2026

HIGHLIGHTS

- Fully Improved - FF&E Negotiable
- Clean Room, Infusion Suite, Offices, Conference Room, Storage Space
- Great Location in Gateway Center West

NEARBY BUSINESSES

- The Home Depot
- Briquettes Steakhouse
- TownePlace Suites by Marriott
- Homewood Suites by Hilton
- Mobile Festival Centre: Academy Sports + Outdoors, JOANN, American Family Care, and more

2022 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	67,266	166,274	297,151
Avg. HH Income	\$75,199	\$69,345	\$68,444
Median Age	36.3	37.4	37.4



