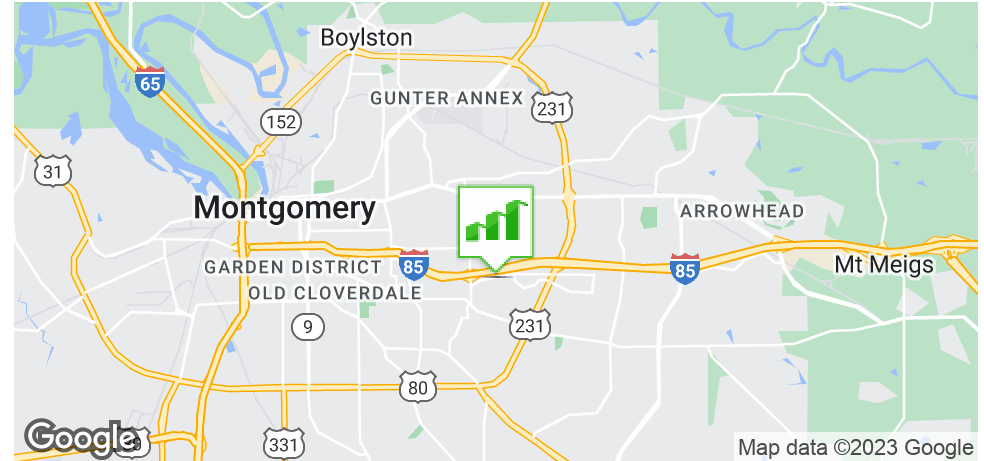


4165 CARMICHAEL RD & 1406 IBS PARKWAY

MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

0.37 Acres

Year Built:

1987

Building Size:

4,079

Zoning:

B-2: Business District
(Single Stores)

PROPERTY HIGHLIGHTS

- Centrally Located Office Space with easy access to I-85
- Professional Offices Setting with On-site Parking for Employees & Customers
- Adjacent to the Cancer Center with Multiple Medical Offices in the area
- Convenient Amenities Include: Hotels, Restaurants, Shopping, and Residential Areas
- Daily Traffic Count Carmichael Rd. 19,130± AADT (Annual Average Daily Traffic)
- Average Daytime Employee Population within a 1-mile radius 8,143±
- 0.5± Mile from Eastern Blvd.
- 0.5± Mils From Interstate 85 (Exit 6)
- 1.2± Miles from Alabama Shakespeare Festival
- 5.2± Miles From Downtown Montgomery
- 7.5 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by 20,000 Annually.

GENE CODY, CCIM

334.386.2441
gcody@mcrrmpm.com

MOORE COMPANY REALTY

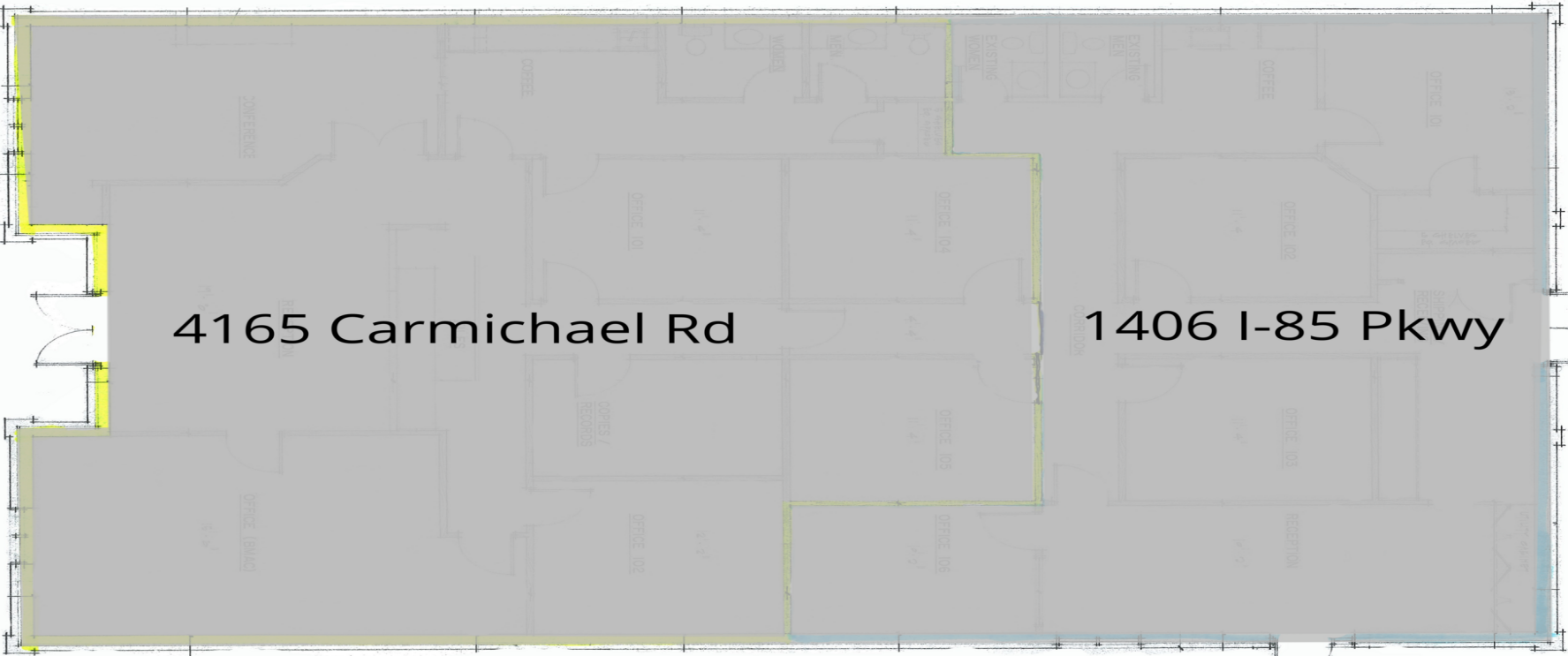
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4165 CARMICHAEL RD & 1406 I85 PARKWAY

MONTGOMERY, AL 36109

Plans



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
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4155 CARMICHAEL RD & 1406 IBS PARKWAY

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Retail Map



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