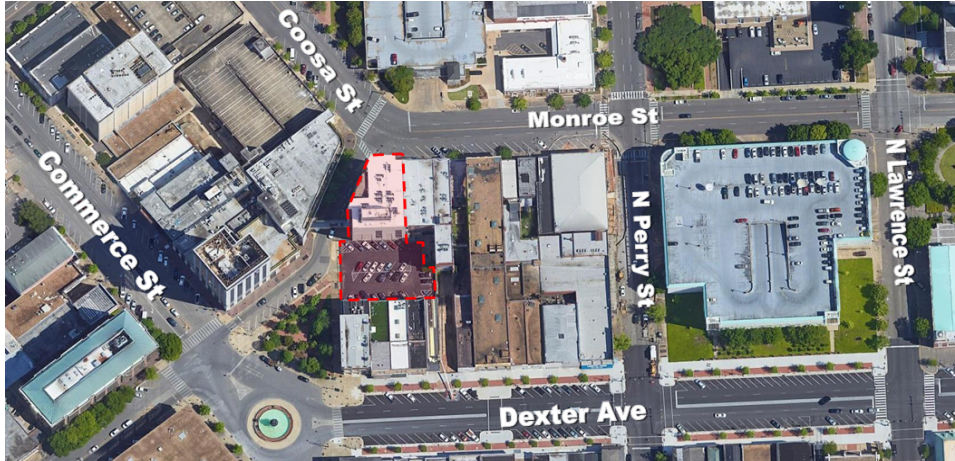


# 44 MARKET PLAZA SUITE 701-801

MONTGOMERY, AL 36104

## Executive Summary



### OFFERING SUMMARY

Available SF:	1,500 - 14,210 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	0.18 Acres
Year Built:	1975
Building Size:	51,608
Renovated:	2017
Zoning:	T5
Market:	Downtown

### PROPERTY HIGHLIGHTS

- The 40 Four Building is a modern high-rise development in the Lower Dexter area. Its Market Plaza address allows easy access to everything downtown.
- The development features Class-A Office Space, luxury residential lofts and a ground-floor commercial opportunity
- Roof top signage available
- Located in Central Business District(CBD)
- 1st Floor Retail Space
- On-site secured parking and ample
- Controlled entry
- Recently renovated
- Conveniently Located
- Signage Space Available
- Walking distance to the Convention Center & MPAC, EJI, hotels retail, offices, entertainment, Wintzell's Oyster House, Central, and many more restaurants
- 35,000 ± Employees in Downtown
- Quick access to I85/I65 interchange
- 4,000 ± Students enrolled at Troy University Montgomery within 4 Blocks
- 2.5 ± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually.

#### GENE CODY, CCIM

334.386.2441  
gcody@mcrmpm.com

#### MOORE COMPANY REALTY

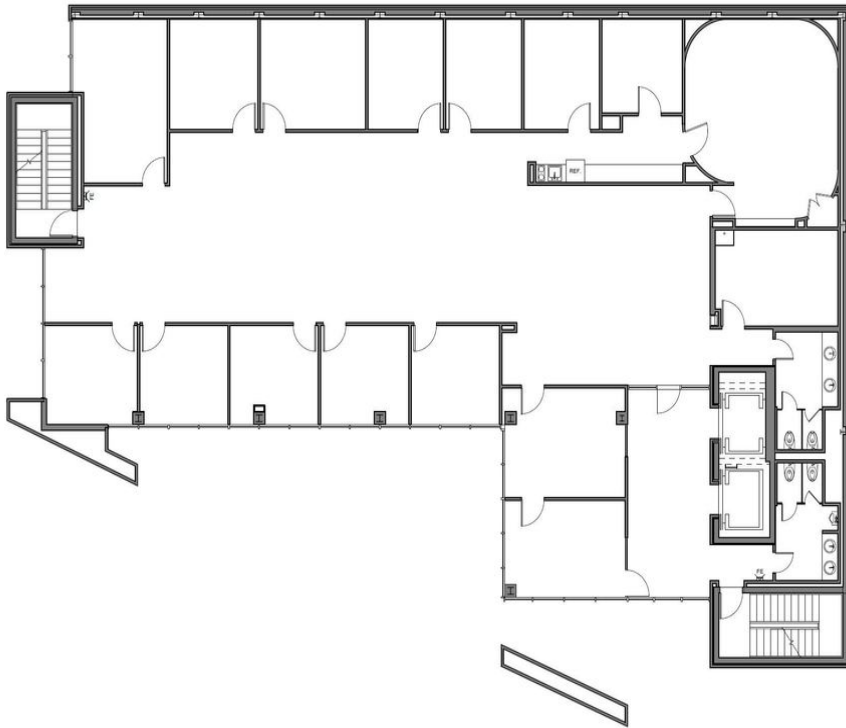
312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



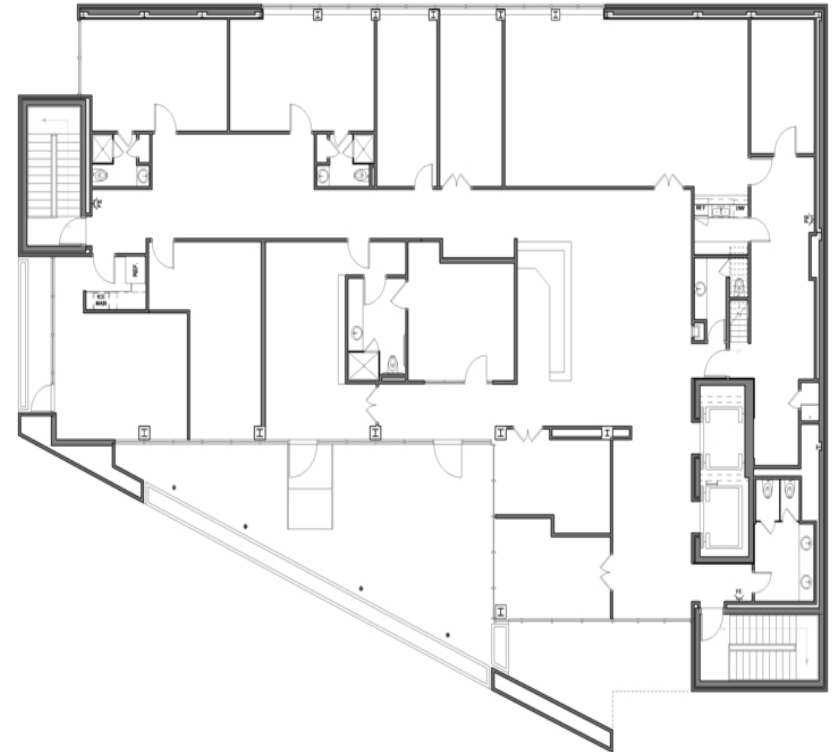
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## Lease Spaces



7th Floor



8th Floor

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 701	Available	5,973 - 14,210 SF	NNN	\$8.00 SF/yr	Class A Office Space
Suite 801	Available	6,737 - 14,210 SF	NNN	\$8.00 SF/yr	Class A Office Space
Suite 101	Available	1,500 SF	NNN	\$8.00 SF/yr	Retail Space

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## Additional Photos



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## Additional Photos



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## Retail Map



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