

322 CATOMA ST

MONTGOMERY, AL 36104

# Executive Summary



## OFFERING SUMMARY

Available SF: 1,450 SF - 3,200 SF

Lease Rate: Contact Agent

Lot Size: 0.31 Acres

Year Built: 2021

Building Size: 3,200

Zoning: T5- Smart Code

Market: CBD

## PROPERTY HIGHLIGHTS

- OPPORTUNITY ZONE in Prime Downtown Location
- Downtown office retail with parking and large meeting room available
- With in walking distance of the Renaissance Hotel and Convention Center, the Heights, the 79 Commerce & the River Front.
- 4,000+ Students enrolled at Troy University Montgomery within 2 blocks
- 1.2±Miles from the State Capital
- 1.1±Miles from I-85/I-65 Interchange
- 2.0± 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.



JON MASTERS, CCIM

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jmasters@mcrmpm.com

GENE CODY, CCIM

334.386.2441  
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MOORE COMPANY REALTY

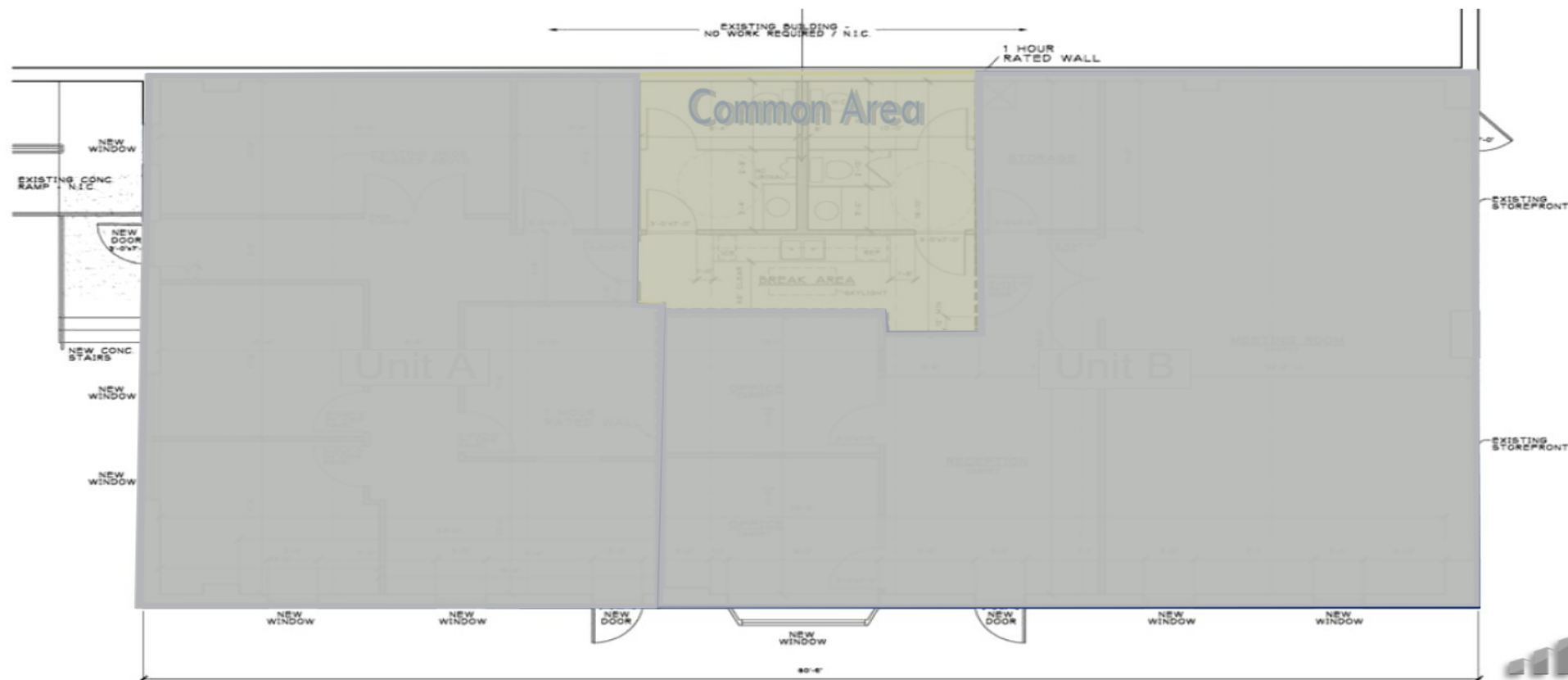
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**Lease Spaces**



## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite 1	-	1,450 SF	Modified Net	Contact Agent
Suite 2	-	1,609 SF	Modified Net	Contact Agent
Suite 3	-	3,200 SF	Modified Net	Contact Agent

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# Retail Map



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