

1 COURT SQUARE

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Available SF: ±1,500-49,526 SF

Lease Rate: Contact Agent

Lot Size: 1.12 Acres

Building Size: ± 153,384 SF

Zoning: T4-0

PROPERTY HIGHLIGHTS

- Prime location in the heart of downtown Montgomery- Walking distance to the Convention Center & MPAC, EJI, Prime Historical Tourist Destinations, Riverfront Park, hotels, restaurants, retail, offices, and entertainment.
- 35,826± Employees in Downtown Montgomery
- 4,000± Students enrolled at Troy University Montgomery within 4 Blocks
- Office space & retail space available
- 1.5± 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 over 20,000 annually
- Parking onsite

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2344	47787	102740
Total Population	4219	99576	220132
Average HH Income	\$30,437	\$48,813	\$58,382

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

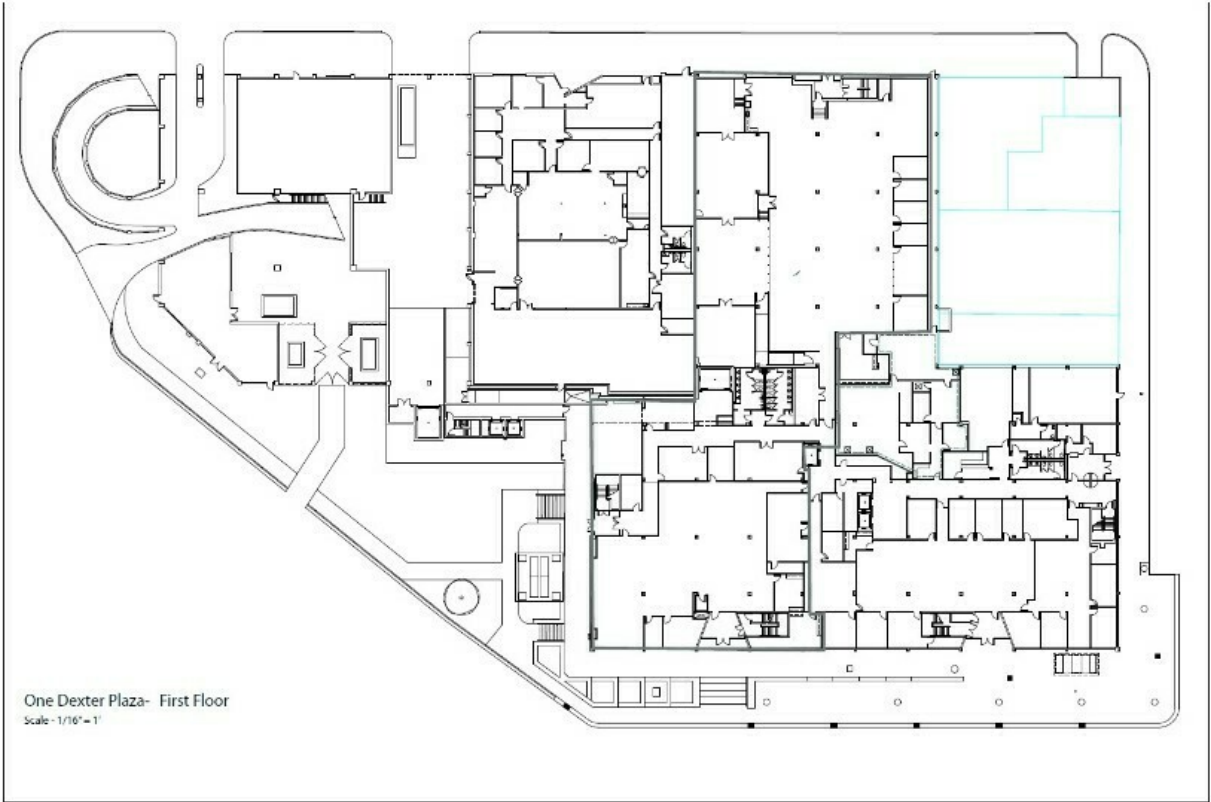
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1 COURT SQUARE

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First Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1 Court Square Retail- 1st Floor	Available	1,500 - 23,000 SF	Modified Gross	Contact Agent

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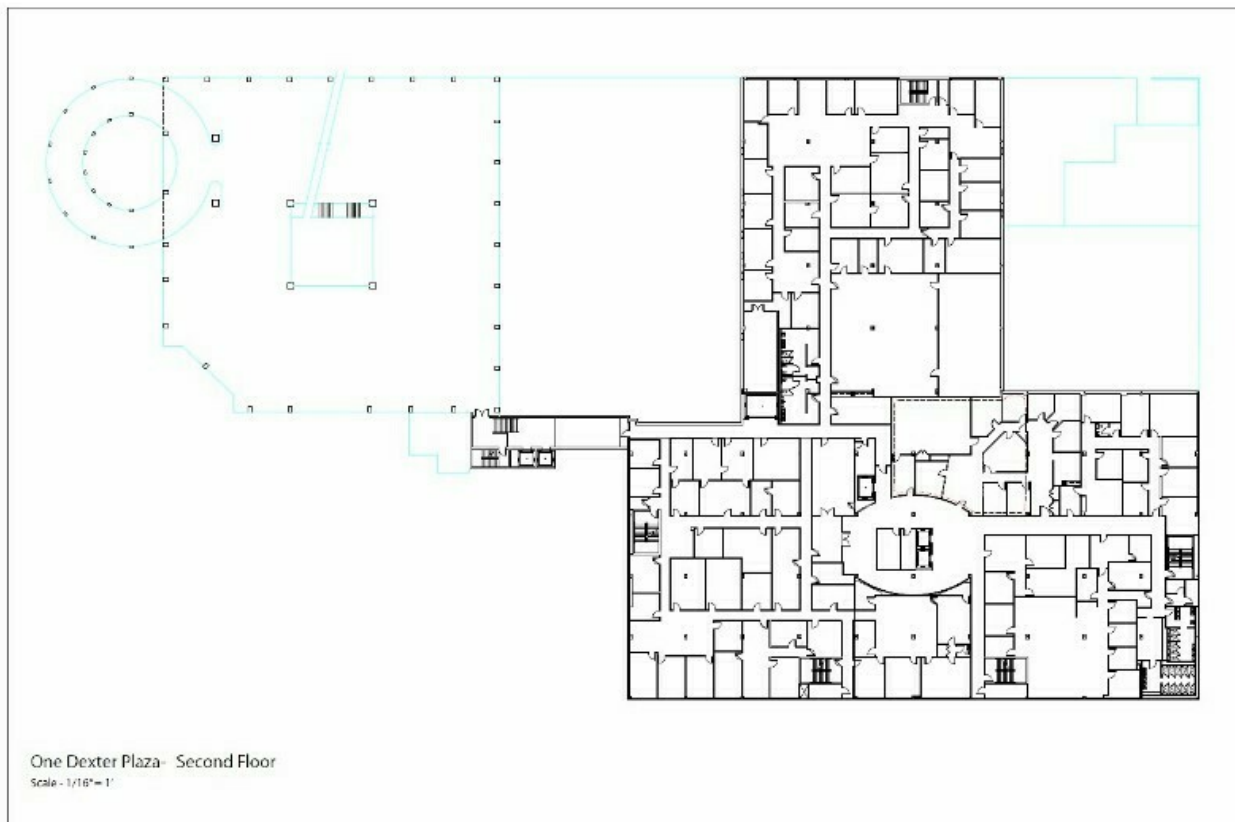
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Second Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1 Court Square Offices-2nd Floor	Available	49,526 SF	Modified Gross	Contact Agent

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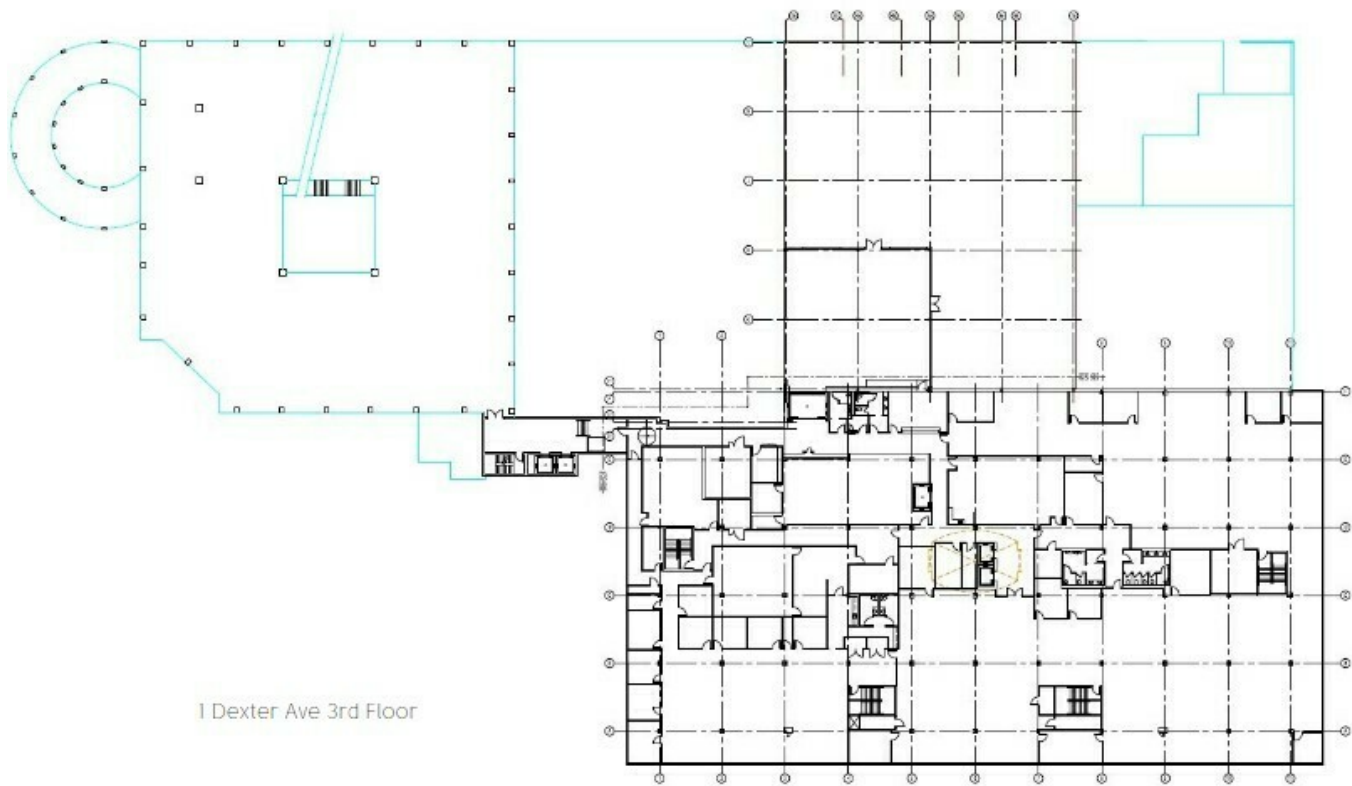
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Third Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1 Court Square Offices- 3rd Floor	Available	1,000 - 28,000 SF	Modified Gross	Contact Agent

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Aerial



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Retail Map



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