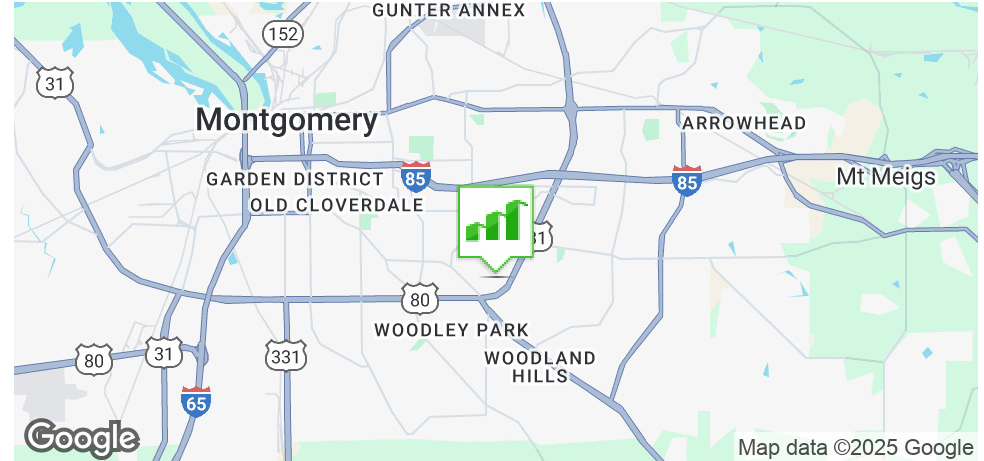


# CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

## Executive Summary



### OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Available SF:  | 12,025- 66,225 RSF     |
| Lease Rate:    | \$11.00 SF/yr<br>(NNN) |
| Lot Size:      | ± 4.77 Acres           |
| Year Built:    | 1984                   |
| Building Size: | ± 66,225               |
| Zoning:        | O-1: Office District   |

### PROPERTY HIGHLIGHTS

- ALSO FOR SALE! Offered at \$2.975M (recent \$1M price drop!)
- Class "A" Office Building located in East Montgomery
- Conveniently located near shopping, dining, hotels and services
- Professional space planning services included with flexible floor plan
- Exquisite granite lobby/receiving area
- Parking Ratio 5/100
- Building amenities include Book Store, Convenient store, fitness room, loading dock, & much more
- Beautifully manicured setting
- Fiber optic cable installed for fast internet connections
- 2.2± Miles from I-85

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,891    | 27,457   | 60,246   |
| Total Population  | 9,497    | 66,487   | 150,809  |
| Average HH Income | \$59,587 | \$64,055 | \$62,772 |

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**MOORE COMPANY REALTY**

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334.262.1958 | moorecompanyrealty.com



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## Additional Photos



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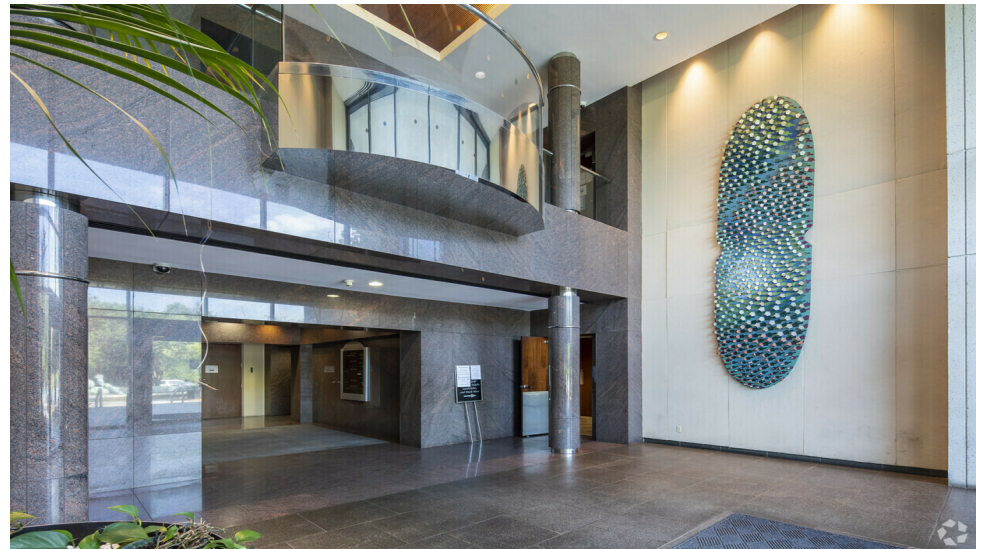
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## Lease Spaces



### LEASE INFORMATION

|              |                    |
|--------------|--------------------|
| Lease Type:  | NNN                |
| Total Space: | 12,025 - 66,225 SF |

|             |               |
|-------------|---------------|
| Lease Term: | Negotiable    |
| Lease Rate: | \$11.00 SF/yr |

### AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF)          | LEASE TYPE | LEASE RATE    | DESCRIPTION  |
|-------|-----------|--------------------|------------|---------------|--------------|
| 100   | Available | 12,025 - 66,225 SF | NNN        | \$11.00 SF/yr | First Floor  |
| 200   | Available | 13,715 - 66,225 SF | NNN        | \$11.00 SF/yr | Second Floor |
| 300   | Available | 14,025 - 66,225 SF | NNN        | \$11.00 SF/yr | Third Floor  |
| 400   | Available | 14,025 - 66,225 SF | NNN        | \$11.00 SF/yr | Fourth Floor |
| 500   | Available | 12,435 - 66,225 SF | NNN        | \$11.00 SF/yr | Fifth Floor  |

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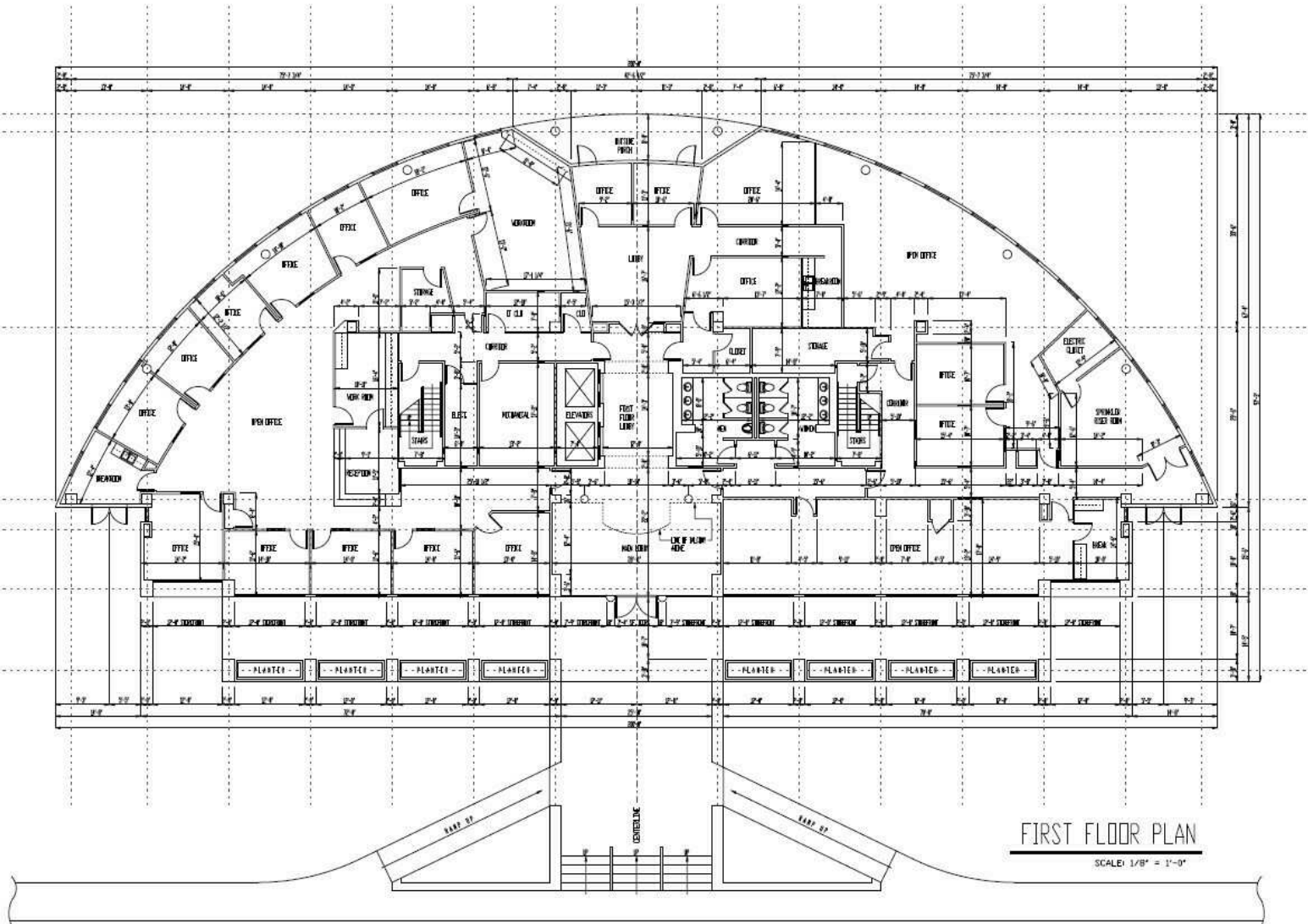
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# CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

# First Floor Plans



2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

|                   |                  |
|-------------------|------------------|
| FILE NUMBER       | 201              |
| PROJECT NUMBER    | 001              |
| DATE              | 01/15/2014       |
| SCALE             | 1/8" = 1'-0"     |
| BEST TITLE        | FIRST FLOOR PLAN |
| DATE REVISION     |                  |
| FIRST FLOOR S.F.  | 12,825 SF        |
| SECOND FLOOR S.F. | 13,775 SF        |
| THIRD FLOOR S.F.  | 14,825 SF        |
| FOURTH FLOOR S.F. | 14,825 SF        |
| FIFTH FLOOR S.F.  | 12,450 SF        |
| TOTAL SQ. FT.     | 68,700 SF        |

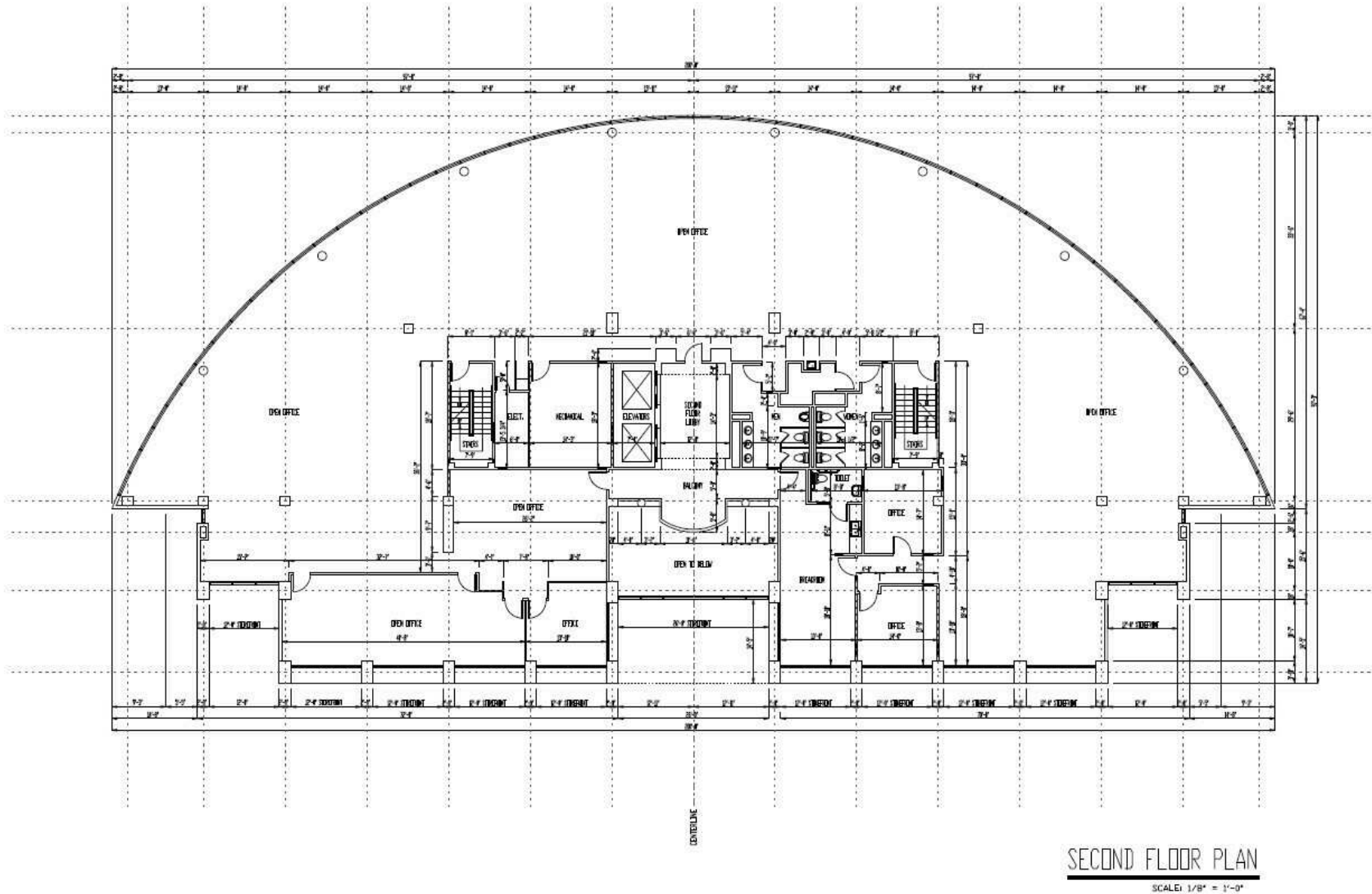
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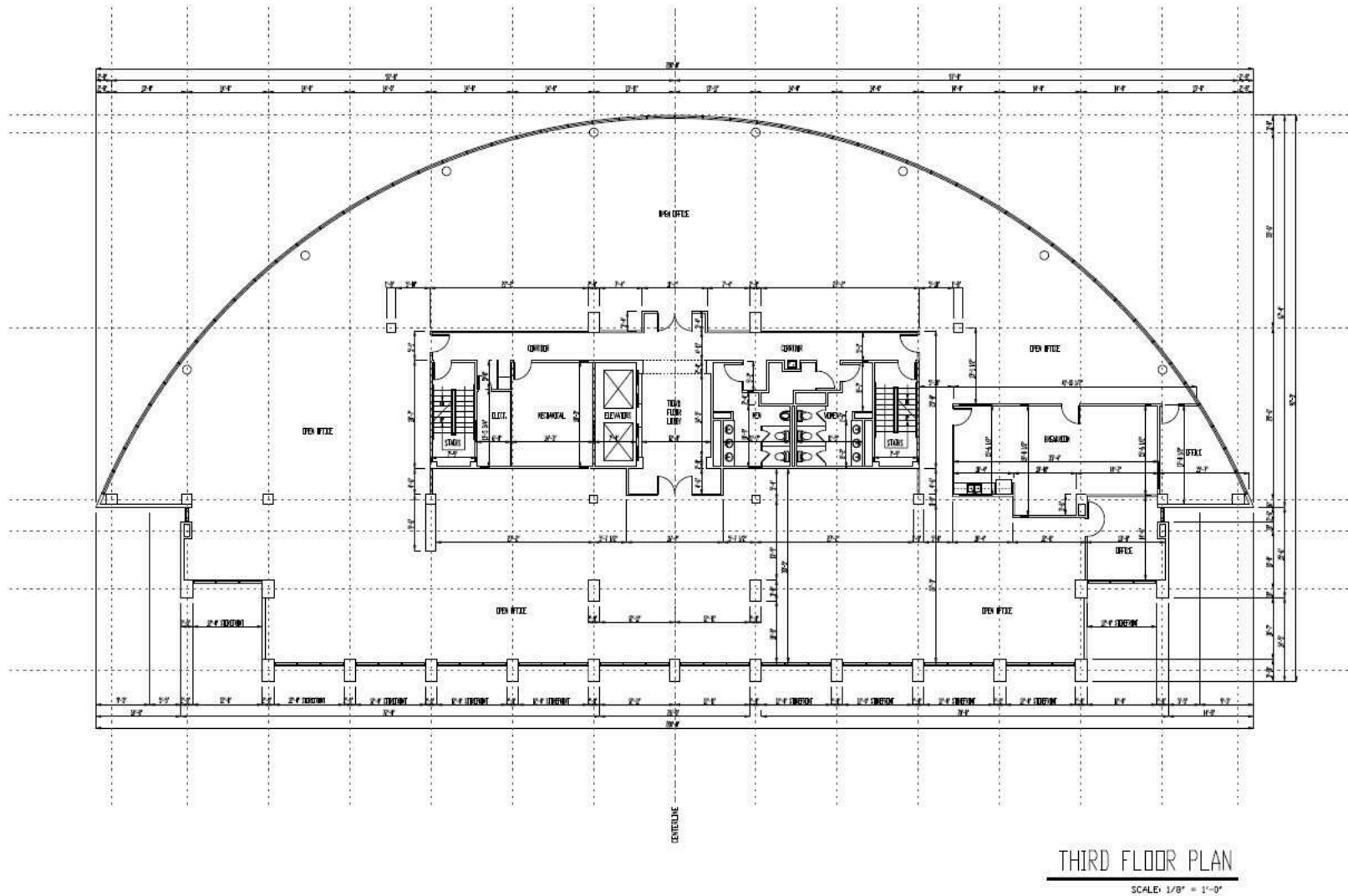
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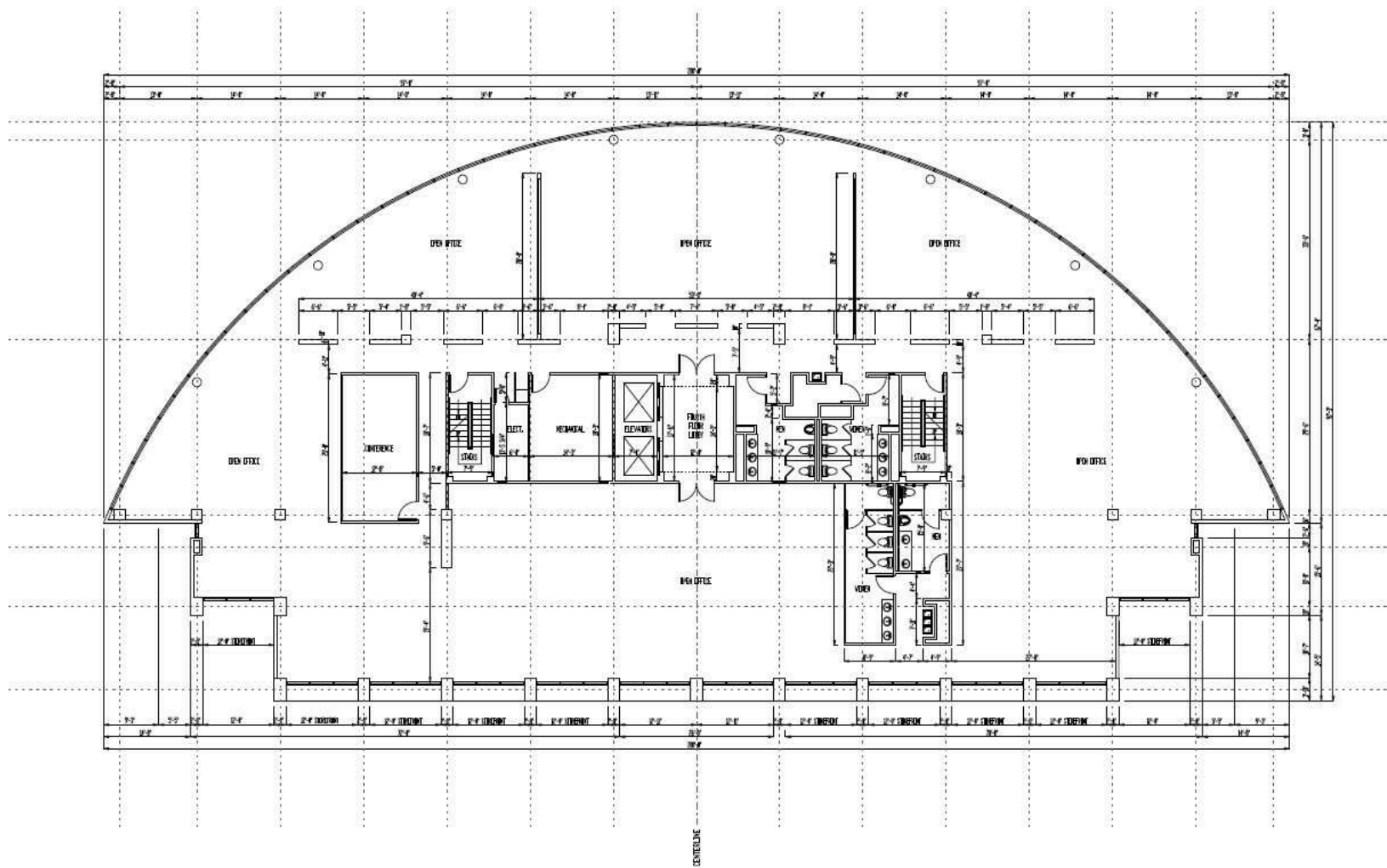
2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

|                   |                   |
|-------------------|-------------------|
| FILE NUMBER       | 23                |
| PROJECT NUMBER    | 08                |
| DATE              | 01.10.2014        |
| WARD              | 01-1-1            |
| SHEET TITLE       | SECOND FLOOR PLAN |
| DATE REVISION     |                   |
| FIRST FLOOR S.F.  | 32,265 SF         |
| SECOND FLOOR S.F. | 33,755 SF         |
| THIRD FLOOR S.F.  | 34,265 SF         |
| FOURTH FLOOR S.F. | 34,265 SF         |
| FIFTH FLOOR S.F.  | 32,435 SF         |
| TOTAL SQ. FT.     | 66,225 SF         |



2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

|                             |            |
|-----------------------------|------------|
| FILE NUMBER                 | 201        |
| PROJECT NUMBER              | 011        |
| DATE                        | 01.12.2014 |
| SHEET TITLE                 |            |
| THIRD FLOOR PLAN            |            |
| SHEET REVISION              |            |
| FIRST FLOOR S.F. 12,825 SF  |            |
| SECOND FLOOR S.F. 13,725 SF |            |
| THIRD FLOOR S.F. 14,825 SF  |            |
| FOURTH FLOOR S.F. 14,825 SF |            |
| FIFTH FLOOR S.F. 12,435 SF  |            |
| TOTAL SQ. FT. 66,225 SF     |            |

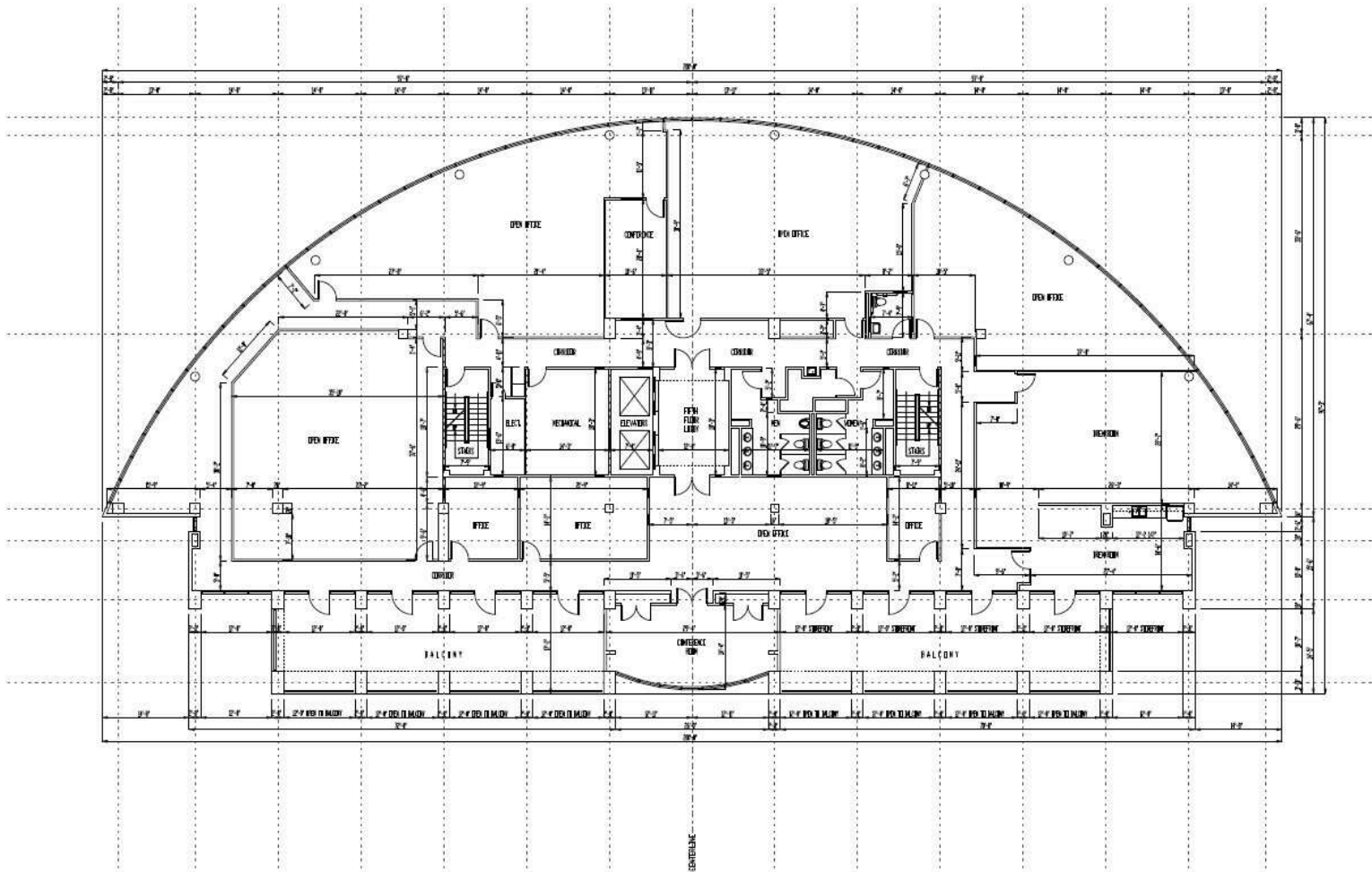


**FOURTH FLOOR PLAN**

SCALE: 1/8" = 1'-0"

2400 PRESIDENTS DRIVE  
 MONTGOMERY, ALABAMA

|                  |                   |
|------------------|-------------------|
| FILE NUMBER      | 20                |
| PROJECT NUMBER   | 04                |
| DATE             | 07.12.2014        |
| SCALE            | 1/8" = 1'-0"      |
| DESK TITLE       | FOURTH FLOOR PLAN |
| DATE PLOTTED     |                   |
| FIRST FLOOR SF.  | 32,245 SF         |
| SECOND FLOOR SF. | 33,725 SF         |
| THIRD FLOOR SF.  | 34,825 SF         |
| FOURTH FLOOR SF. | 34,825 SF         |
| FIFTH FLOOR SF.  | 32,435 SF         |
| TOTAL SQ. FT.    | 66,225 SF         |



FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

|                   |                  |
|-------------------|------------------|
| FILE NUMBER       | 203              |
| PROJECT NUMBER    | CR               |
| DATE              | 07.12.2014       |
| STANDARD          | 1-14             |
| SHEET TITLE       | FIFTH FLOOR PLAN |
| DATE REVISION     |                  |
| FIRST FLOOR S.F.  | 20,825 SF        |
| SECOND FLOOR S.F. | 13,775 SF        |
| THIRD FLOOR S.F.  | 14,825 SF        |
| FOURTH FLOOR S.F. | 14,825 SF        |
| FIFTH FLOOR S.F.  | 20,425 SF        |
| TOTAL SQ. FT.     | 66,225 SF        |

SHEET NUMBER  
A5.0

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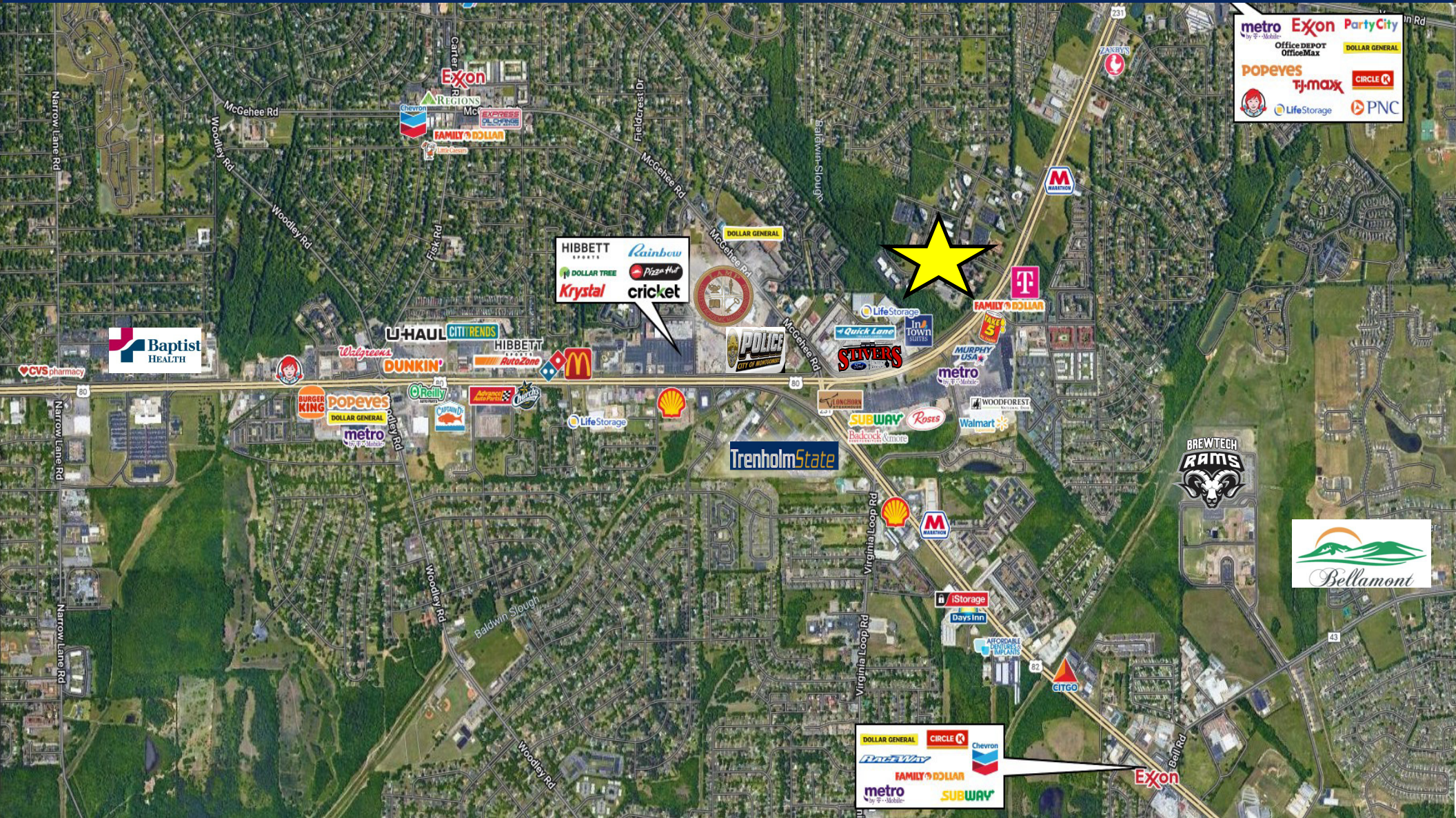
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## Retail Map



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