



Office Space

For Lease

\$19.38 SF/yr (MG) or \$10,500 per month (MG)

Downtown Athens

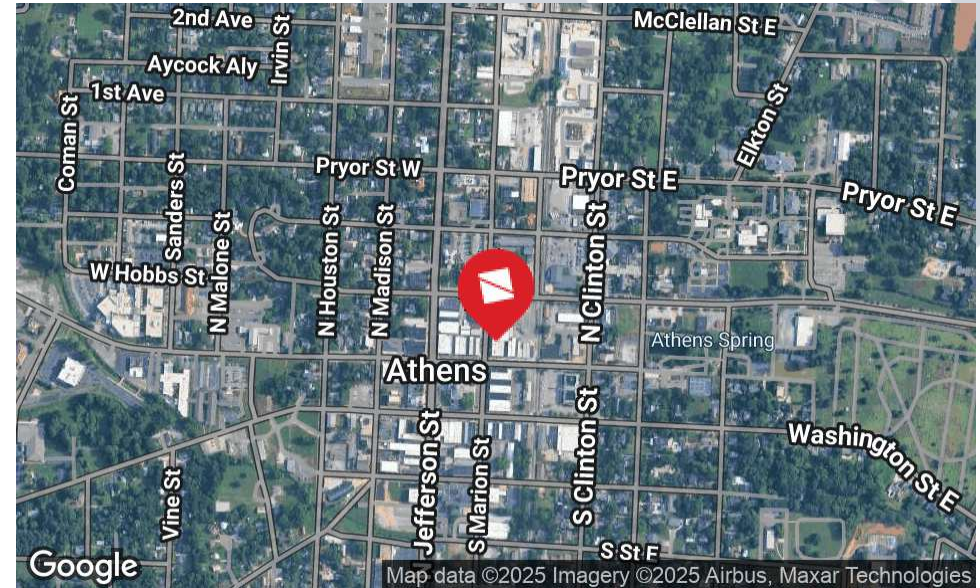
122 W Market Street, Athens, AL 35611

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Property Description

Second-floor, single-tenant office space in a high-visibility location at 122 West Market Street — a key corner in the fast-growing downtown Athens area. The space gets great natural light from west-facing windows and includes access to a shared flat parking lot just behind the building. Easy walking distance to local restaurants, Big Spring Park, the Limestone County Courthouse, Athens City Hall, and other downtown spots.

Property Highlights

- Prime downtown Athens location in the historic district, directly across from the Limestone County Courthouse
- Modern upgrades: brand-new 2025 windows & recently replaced roof
- Fully furnished, turnkey space with AT&T Fiber internet available
- Secure & accessible: card access entry, 3 haul zones, and on-site parking
- Bright & inviting with ample natural light throughout
- Owner/Executive Suite with adjoining conference room

Offering Summary

Lease Rate:	\$19.38/sf/yr or \$10,500 per month (MG)
Available SF:	± 6,500 SF
Building Size:	± 13,268 SF
Zoning:	Downtown District

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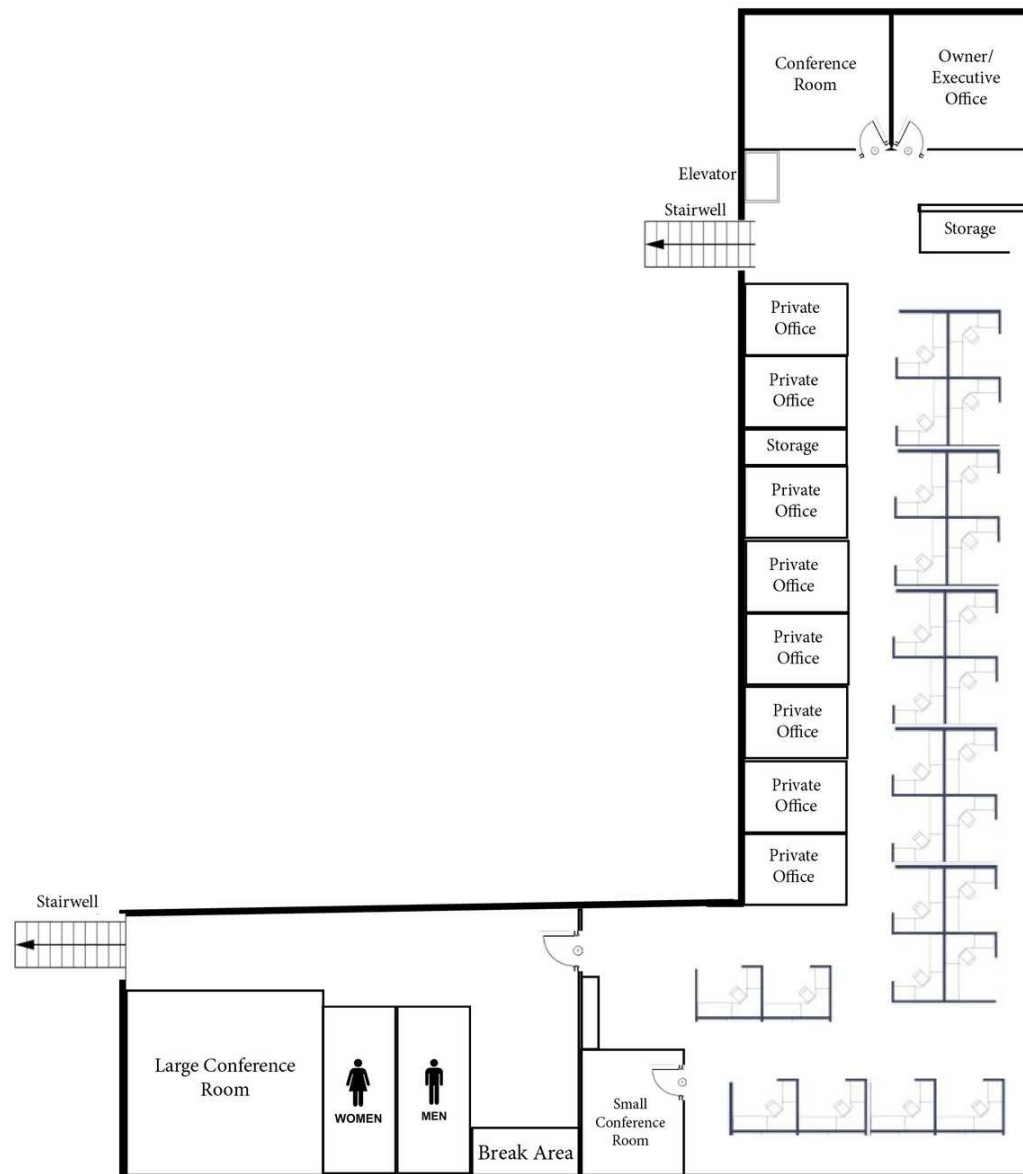


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