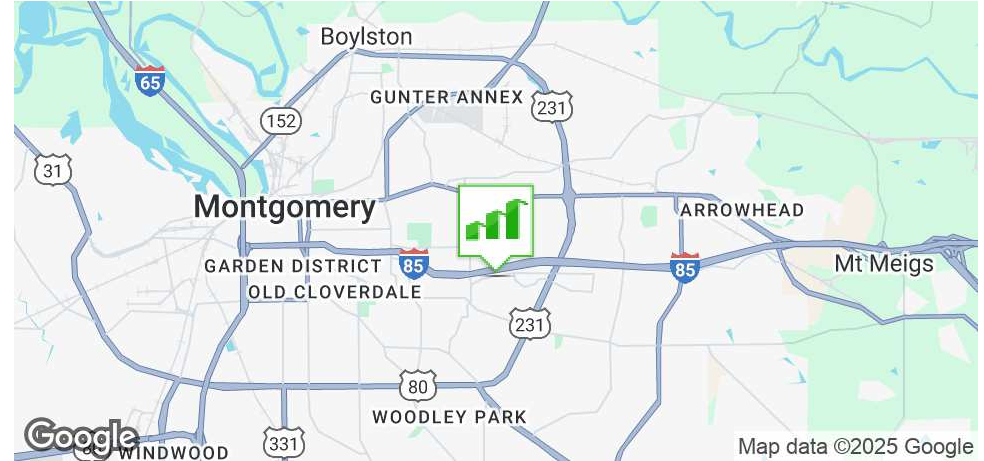


1406 I-85 PARKWAY

4165 CARMICHAEL RD & 1406 I85 PARKWAY, MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$13.00 SF/yr (Net)
Lot Size:	±0.37 Acres
Year Built:	1987
Building Size:	±4,079
Zoning:	B-2: Business District (Single Stores)

PROPERTY HIGHLIGHTS

- Centrally Located Office Space with easy access to I-85
- Professional Offices Setting with On-site Parking for Employees & Customers
- Adjacent to the Cancer Center with Multiple Medical Offices in the area
- Convenient Amenities Include: Hotels, Restaurants, Shopping, and Residential Areas
- Daily Traffic Count Carmichael Rd. 19,130± AADT (Annual Average Daily Traffic)
- Average Daytime Employee Population within a 1-mile radius 8,143±
- 0.5± Mile from Eastern Blvd.
- 0.5± Mils From Interstate 85 (Exit 6)
- 1.2± Miles from Alabama Shakespeare Festival
- 5.2± Miles From Downtown Montgomery
- 7.5 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.

GENE CODY, CCIM, SIOR

334.386.2441
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MOORE COMPANY REALTY

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1406 I-85 PARKWAY

Plans

4165 CARMICHAEL RD & 1406 I85 PARKWAY, MONTGOMERY, AL 36109



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1406 I85 Parkway	Available	1,500 SF	Net	\$13.00 SF/yr

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1406 I-85 PARKWAY

Retail Map

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