

FOR LEASE

UP TO 40,000 SF BUILD-TO-SUIT OFFICE SPACE
600 St. Louis Street | Downtown Mobile



EXTERIOR ELEVATION OF MAIN ENTRY (SOUTH EAST CORNER)
CONCEPTUAL RENDERING

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AVAILABLE SPACE

Up to 40,000± SF build-to-suit



ZONING

Downtown Development District
SD-WH: Special District - Warehousing



PRIME LOCATION

Located on an entire block of St. Louis Street, which is part of a \$17M revitalization project.



PARKING

Ample on-site parking
(80+ proposed spaces)



RENOVATION

Renovation of a historic property



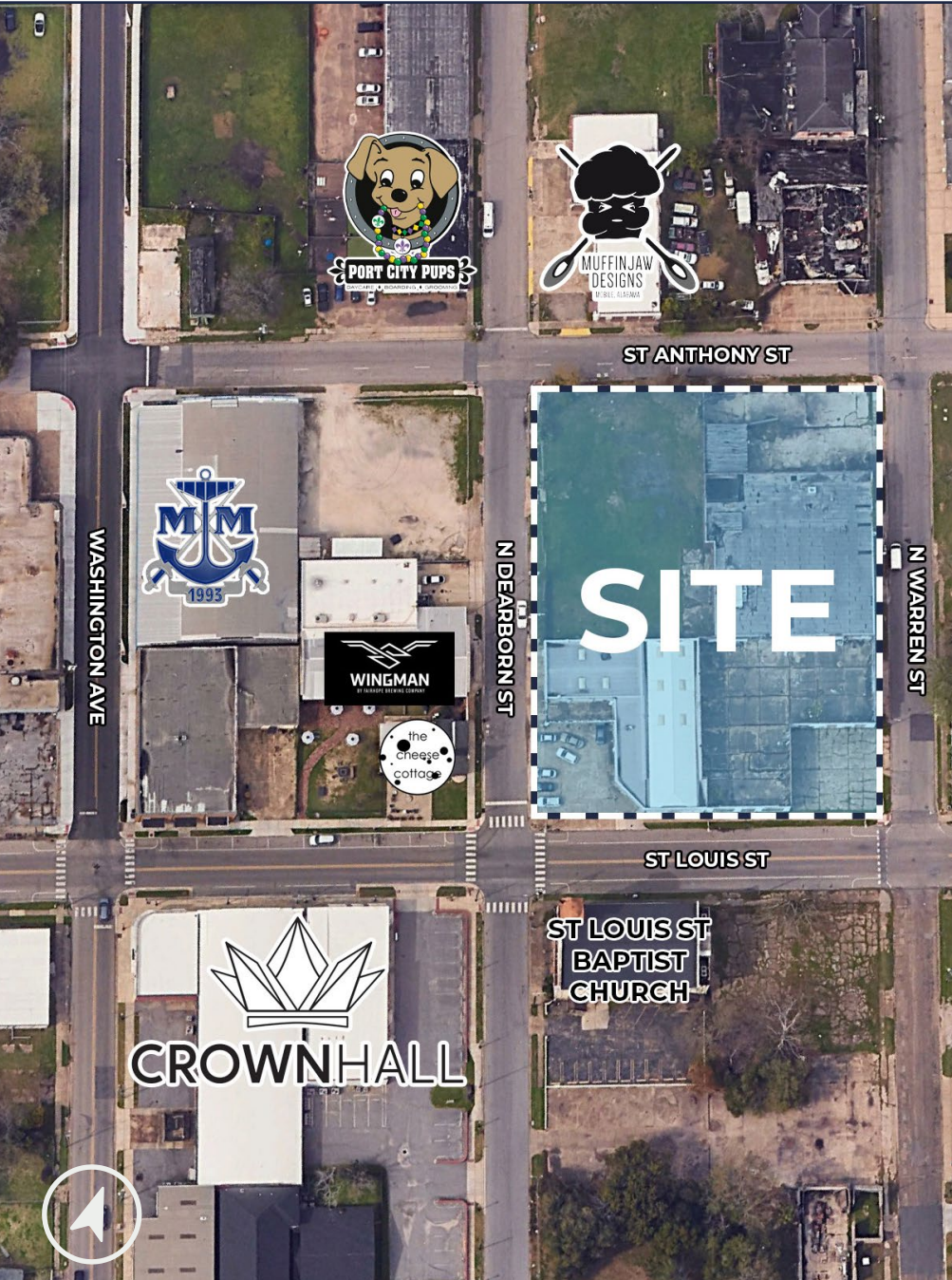
THRIVING AREA

Surrounded by retail, offices and multi-family properties



LEASE RATE

Contact agents for pricing information



Conveniently Located

Easy access to I-10, I-165, Dauphin St. & Government Blvd.



Revitalization Project

\$17M project that will improve roadway resurfacing, modern curbs, gutters, new sidewalks, ADA-compliant pedestrian ramps and deep underground infrastructure.



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SURROUNDING
DEMOGRAPHICS

2026 (WALK TIME)	5 MIN	10 MIN	15 MIN
# OF EMPLOYEES	1,703	9,954	19,626
# OF BUSINESSES	109	562	1,061
DAYTIME POP	1,821	6,978	15,374

Source: ESRI, 2026

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