

PRE-CONSTRUCTION · FOR LEASE · GULF SHORES, AL

207 Professional Court

Class A Medical & Wellness Office Space

207 PROFESSIONAL COURT · GULF SHORES, AL 36542



3,120

TOTAL SF

1,560

MIN SUITE SF

\$34

STARTING RATE / SF /
YR

NNN

LEASE TYPE

Property Overview

207 Professional Court is a newly designed, coastal-inspired Class A office building positioned next to the Gulf Shores Museum and across from the public library. Plans are approved and the developer is ready to break ground following early tenant lease execution, giving tenants the rare opportunity to direct their own interior build-out from day one.

PROPERTY ADDRESS	207 Professional Court, Gulf Shores, AL 36542	BUILDING FEATURES <ul style="list-style-type: none">✓ Plans approved — ready to break ground upon lease execution✓ Coastal-inspired Class A architecture by Children's Design Group✓ Impact-rated windows and doors throughout✓ 16 dedicated ADA-accessible parking spaces✓ Prominent tenant signage on both street frontages✓ Build-to-suit interior customization for each tenant✓ Modern MEP systems designed from day one✓ Corner lot with high visibility at Professional Court & W 19th Ave✓ Fiberglass shingle roofing with seamless aluminum gutters✓ Mitered lap siding (SW7757 High Reflective White)✓ White vinyl impact windows throughout✓ Wood deck and 4-ft slatted fence on east/west elevations
CROSS STREETS	Corner of Professional Court & West 19th Avenue	
BUILDING TYPE	Class A Single-Story Office Building	
TOTAL BUILDING SF	3,120 SF	
CONSTRUCTION STATUS	Pre-Construction (Plans Approved)	
ESTIMATED DELIVERY	2027	
ZONING	BG — General Business District	
LOT SIZE	0.26 Acres (Lot 1)	
PARKING	16 Dedicated Spaces (ADA Accessible)	
LEASE TYPE	NNN (Triple Net)	
DEVELOPER / OWNER	A Cactus Wearing a Mustache LLC	
LISTING BROKER	Lydia Franz Thomsen, CCIM · Crye-Leike Gulf Coast	

Pre-Construction Advantage: Tenants who commit now can direct their interior build-out — specifying plumbing rough-ins, exam room count, reception layout, ADA-compliant restrooms, and HVAC zoning — all designed around their clinical workflow from the ground up. This level of customization is not available in existing commercial space.

Available Suites

Lease the entire building as a single flagship practice, or divide into two complementary suites. Both options offer NNN lease structures with full build-to-suit interior customization.

SUITE A — FULL BUILDING

3,120

SQUARE FEET

\$34/SF/YR

LEASE RATE

NNN

LEASE TYPE

Annual Base Rent: \$106,080

Monthly Base Rent: ~\$8,840

Build-Out: Custom (tenant-directed)

Availability: Upon Lease Execution

- ✓ Entire 3,120 SF single-story footprint
- ✓ All 16 dedicated parking spaces
- ✓ Dual street frontage signage
- ✓ Complete interior design flexibility
- ✓ Ideal for larger medical practices or multi-specialty groups

SUITE B — DIVISIBLE

1,560

SQUARE FEET

\$36/SF/YR

LEASE RATE

NNN

LEASE TYPE

Annual Base Rent: \$56,160

Monthly Base Rent: ~\$4,680

Build-Out: Custom (tenant-directed)

Availability: Upon Lease Execution

- ✓ Half-building configuration (1,560 SF)
- ✓ Shared parking (8 spaces allocated)
- ✓ Individual tenant signage on building
- ✓ Ideal for boutique practices, med spas, therapy offices
- ✓ Can be paired with a complementary wellness practice

NNN LEASE STRUCTURE — TENANT RESPONSIBILITIES

Base Rent

Fixed annual rate per SF as listed above.
Suite A: \$34/SF. Suite B: \$36/SF.
Payable monthly.

Operating Expenses

Tenant pays pro-rata share of property taxes, insurance, and common area maintenance (CAM).

Utilities


Tenant responsible for all utilities serving their suite. MEP systems installed new at construction.


Location & Market


Gulf Shores sits at the center of one of the fastest-growing counties in the nation. Baldwin County's \$13.4B GDP, combined with strong household incomes and 25+ Baldwin Health locations across the county, creates unprecedented demand for specialized wellness professionals.


<p>\$13.4B</p> <p>BALDWIN COUNTY GDP</p> <p>Up 20% in two years</p>	<p>33,354</p> <p>RESIDENTS WITHIN 5 MI</p> <p>Year-round population base</p>	<p>53.7</p> <p>MEDIAN AGE</p> <p>Prime wellness demographic</p>	<p>\$79,369</p> <p>MEDIAN HH INCOME</p> <p>Supports wellness spending</p>
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LOCATION HIGHLIGHTS

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Corner of Professional Court & West 19th Avenue — primary arterial connecting Gulf Shores Pkwy (Hwy 59) to the beachfront, generating thousands of daily vehicle passes.
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Adjacent to Gulf Shores Museum — civic anchor neighbor driving consistent daily foot traffic from year-round residents.
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Across from Gulf Shores Public Library — another civic destination reinforcing the professional, community-oriented character of the address.
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16 Dedicated ADA-Accessible Parking Spaces — zero shared lots, eliminating friction that reduces patient satisfaction at retail-adjacent offices.
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Easy Access from Gulf Shores Pkwy (Hwy 59) — the primary north-south corridor serving all of Gulf Shores and Orange Beach.

MARKET INDICATORS

25+ BALDWIN HEALTH LOCATIONS	Across Baldwin County, confirming institutional investment in regional healthcare
FASTEST-GROWING COUNTY	Baldwin County is Alabama's fastest-growing county by population and GDP
\$7.7B WELLNESS MARKET	Projected global wellness market size by 2025; Gulf Shores underserved relative to demand
TOURISM ECONOMY	6+ million annual visitors supplement year-round resident patient base
NO MEDICAL OFFICE PARK NEARBY	First-mover advantage — no established wellness cluster on Professional Court corridor
DRIVE TIMES	Patients currently drive 10–20 min for routine wellness visits in this zip code

Why This Location Works for Health & Wellness Providers

207 Professional Court sits at the intersection of Gulf Shores' fastest-growing residential corridors and its civic core — a rare combination that drives consistent patient traffic for wellness practices.

No Competing Medical Cluster Nearby

The Professional Court corridor lacks an established medical office park, meaning early tenants capture first-mover advantage before the market fills. Patients in this zip code currently drive 10–20 minutes for routine wellness visits — an opportunity for a well-located practice to capture that unmet demand immediately.

16 Dedicated Parking Spaces — Zero Shared Lots

Medical and wellness patients need reliable, stress-free parking. This building's 16 exclusive ADA-accessible spaces eliminate the friction of shared retail parking — a critical factor in patient satisfaction scores, Google reviews, and repeat visits that directly impact practice revenue.

Civic Anchor Neighbors Drive Foot Traffic

Positioned next to the Gulf Shores Museum and directly across from the public library, this address benefits from daily civic foot traffic — residents already in the habit of visiting this block for community activities, making organic practice discovery more likely.

Corner Lot Visibility on West 19th Avenue

West 19th Avenue is a primary arterial connecting Gulf Shores Pkwy (Hwy 59) to the beachfront. Corner lot placement means prominent signage exposure to thousands of daily vehicle passes — delivering organic brand awareness for any practice without additional marketing spend.

Build-to-Suit Interior — Design Your Ideal Clinical Space

Pre-construction timing is the single biggest advantage for medical tenants. You direct the interior build-out: exam room count, plumbing rough-ins, reception layout, ADA-compliant restrooms, and HVAC zoning — all designed around your workflow from day one, not retrofitted to someone else's floor plan.

Baldwin County Is Alabama's Fastest-Growing County

With a \$13.4B GDP (up 20% in two years), 25+ Baldwin Health locations, and a projected \$7.7B global wellness market by 2025, this region is actively under-served in outpatient wellness. Signing now locks in pre-construction lease rates before demand drives pricing higher.

Demographic Sweet Spot: A median age of 53.7 and median household income of \$79,369 within 5 miles creates the ideal patient profile for high-margin wellness services — including medical aesthetics, preventive care, mental health therapy, chiropractic, and dental. This demographic actively seeks and pays out-of-pocket for quality wellness experiences.

Engineered for Wellness Professionals

The building's ADA accessibility, dedicated parking, and prominent signage directly serve these six high-demand wellness practice categories. The build-to-suit opportunity makes this property uniquely suited to each.

Medical Practice

Primary care, urgent care, or specialty medicine serving the growing residential base. Plumbing rough-ins, exam room layout, and MEP systems can be designed from scratch to meet clinical requirements.

Med Spa & Aesthetics

High-income coastal demographic with strong demand for aesthetic treatments. Corner visibility and prominent signage support the brand-forward nature of aesthetics practices.

Mental Health & Therapy

Counseling, psychology, and behavioral health in a private, accessible setting. Dedicated parking and a professional address support the discreet, accessible environment patients require.

Dental & Oral Health

Established dental needs in Gulf Shores with high residential density. Build-to-suit allows full dental operatory installation with plumbing and cabinetry from the ground up.

Chiropractic & Physical Therapy

Active, aging population with high demand for musculoskeletal care. Open floor plan flexibility supports treatment tables, rehabilitation equipment, and private consultation rooms.

Fitness & Yoga Studio

Coastal lifestyle drives demand for boutique fitness. Flexible floor plans support studios, changing rooms, and retail areas. Parking and signage support class-based scheduling.

WHY WELLNESS TENANTS PREFER PRE-CONSTRUCTION

Custom Clinical Layout

Design your reception, treatment rooms, and support spaces exactly as your workflow requires — not around a previous tenant's needs.

Code-Compliant from Day One

New construction meets all current ADA, fire, and healthcare facility codes — avoiding costly retrofits required in older buildings.

Lock Pre-Construction Rates

Lease rates are set at pre-construction pricing. As Baldwin County demand grows, these rates represent significant long-term value relative to future market rents.

Connect With Your Leasing Advisor

Lydia Franz Thomsen is your dedicated advisor for this listing. Reach out to request floor plans, schedule a site visit, or discuss lease terms.

LISTING AGENT

Lydia Franz Thomsen, CCIM

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Fastest response method

PROPERTY ADDRESS

207 Professional Court
Gulf Shores, AL 36542

AVAILABLE SUITES

Suite A: 3,120 SF @ \$34/SF/YR NNN
Suite B: 1,560 SF @ \$36/SF/YR NNN

ESTIMATED DELIVERY

2027
Plans Approved · Ready to Break Ground

CONFIDENTIALITY & DISCLAIMER

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