

ARONOV

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**FEDERAL GOVERNMENT ANCHORED
OFFICE INVESTMENT
FEATURING GSA (ICE) & UNITED STATES
MARINE CORPS**

2350 Fairlane Drive, Montgomery, AL 36116

INVESTMENT PROPERTY FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM

July 24, 2026

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PARK PLACE

2350 Fairlane Drive, Montgomery, AL 36116

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SECTION 1

PROPERTY INFORMATION

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Property Summary

Federal Government Anchored Office Investment Featuring GSA (ICE) & United States Marine Corps

2350 Fairlane Drive, Montgomery, AL 36116



PROPERTY DESCRIPTION

Park Place presents the opportunity to acquire a well-maintained, institutional-quality office building anchored by long-term federal government tenancy. The property is home to the U.S. General Services Administration (Immigration and Customs Enforcement-ICE) and the United States Marine Corps, providing investors with exceptional credit tenancy and stable cash flow.

Located in Midtown Montgomery's premier office corridor, Park Place offers approximately 27,030 square feet within one of the city's most established professional office environments. Recent capital improvements, an attractive physical presence, and a diversified tenant roster position the property as a stable, income-producing investment with future leasing upside.

Government agencies occupy a significant portion of the building, creating an investment profile that is difficult to replicate in today's office market. Federal tenancy typically provides reliable rent collections, strong tenant retention, and reduced credit risk compared to traditional office users.

The property also offers upside through the lease-up of existing vacant space while benefiting from Montgomery's expanding government, defense, cybersecurity, healthcare, and technology sectors.

PROPERTY HIGHLIGHTS

- Anchored by the U.S. General Services Administration (ICE).
- United States Marine Corps Tenant.
- Diversified multi-tenant office investment.
- Strong federal credit tenancy.
- Recent building improvements.
- Approximately 27,030 square feet.
- Attractive Midtown Montgomery location.
- Opportunity to increase occupancy and NOI.
- Excellent visibility with convenient access to Eastern Boulevard.
- Ample parking and professional campus environment.

OFFERING SUMMARY

Purchase Price:	\$2,974,240
Cap Rate:	10.0%
NOI:	\$297,424
Occupancy:	80.69%

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Complete Highlights

PARK PLACE

2350 Fairlane Drive, Montgomery, AL 36116



LOCATION INFORMATION

Building Name	Park Place
Street Address	2350 Fairlane Drive
City, State, Zip	Montgomery, AL 36116
County	Montgomery
Zoning	O-1
Intersection	Fairlane Dr at Park Blvd
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Eastern Boulevard
Nearest Airport	Montgomery Regional

BUILDING INFORMATION

NOI	\$297,424.00
Cap Rate	10.0%
Building Class	B
Occupancy %	80.69%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Building Size	27,030 SF
Average Floor Size	13,515 SF
Year Built	1987
Year Last Renovated	2026
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Lot Size	1.58 Acres
Parking	Surface
# of Spaces	Approx 135, 30 Secured

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Additional Photos

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Additional Photos

PARK PLACE

2350 Fairlane Drive, Montgomery, AL 36116



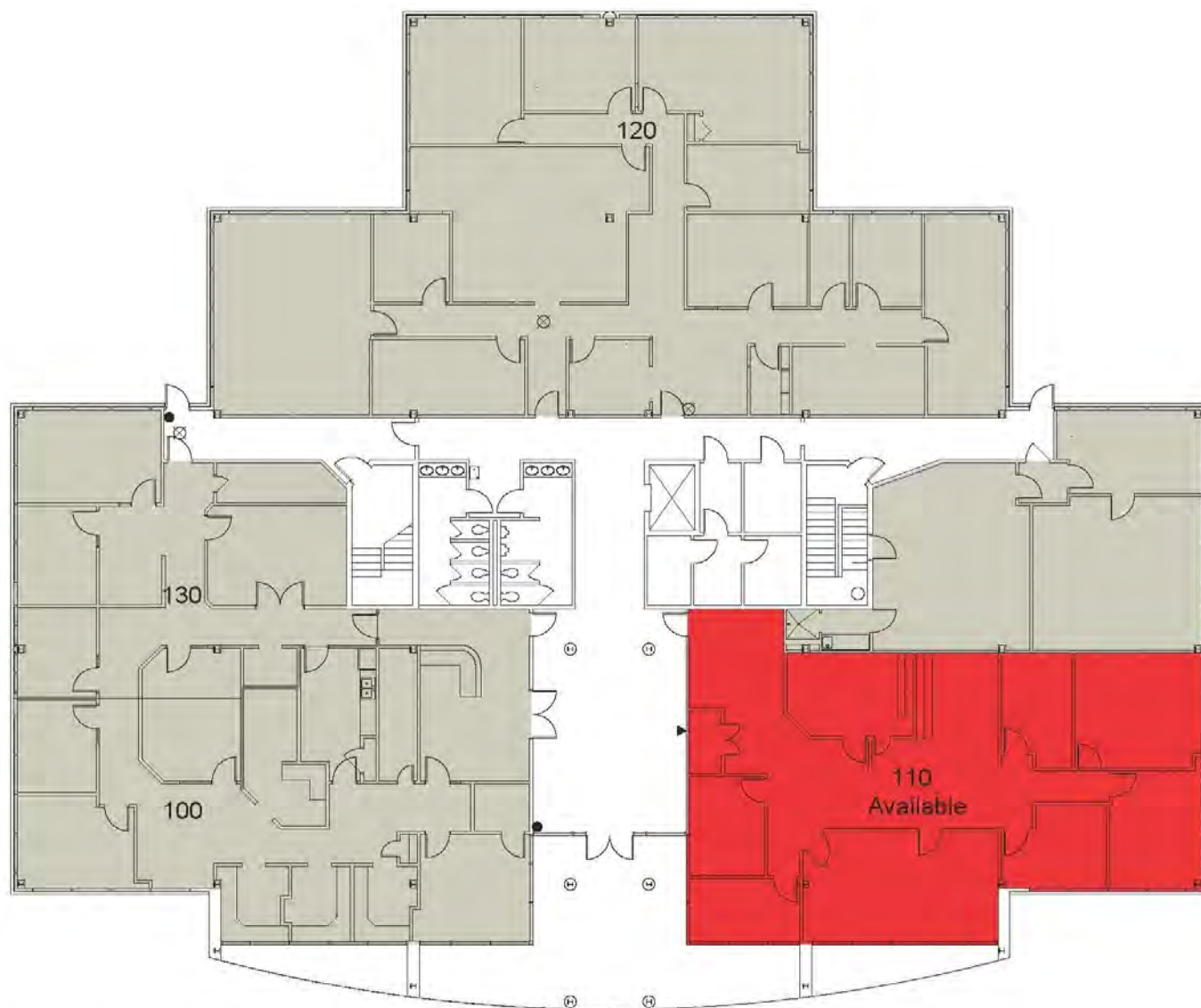
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1ST FLOOR



Park Place

Lease Plan
Montgomery, Alabama 36106

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Floor 1

Prepared By PlanData Systems Corp.

0 10 20 30 40

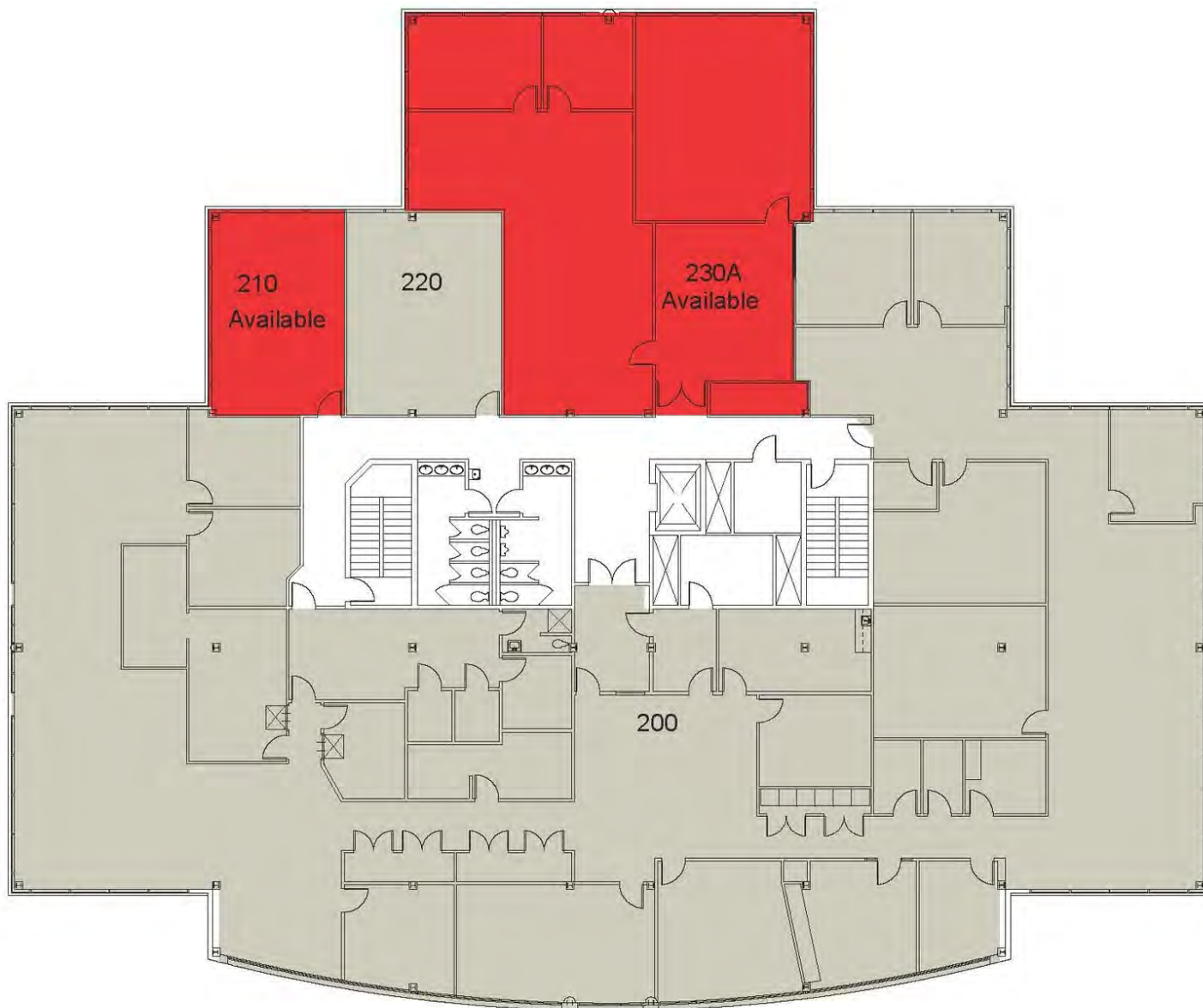
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2ND FLOOR



Park Place

Lease Plan
Montgomery, Alabama 36106

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Floor 2

GRAPHIC SCALE

Prepared By PlanData Systems Corp.

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SECTION 2

FINANCIAL ANALYSIS

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Income & Expenses

PARK PLACE

2350 Fairlane Drive, Montgomery, AL 36116

INCOME SUMMARY

GROSS RENTAL INCOME	\$476,652
VACANCY COST	\$0
NET RENTAL INCOME	\$476,652

EXPENSES SUMMARY

Management Fees	\$14,300
Common Area Maintenance	\$129,186
Real Estate Taxes	\$15,756
Insurance	\$14,580
Structural Reserve (\$0.20)	\$5,406
OPERATING EXPENSES	\$179,228
NET OPERATING INCOME	\$297,424

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SECTION 3

LOCATION INFORMATION

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SECTION 4

CITY INFORMATION

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LOCAL ECONOMY

2350 Fairlane Drive, Montgomery, AL 36116



ECONOMIC OVERVIEW

Strategically located at the intersection of Interstate 65 and Interstate 85, Montgomery is the Capital of Alabama, the county seat of Montgomery County and the second largest city in the state. Montgomery is experiencing an economic surge in 2026, ranking 5th nationally for employment growth. It is the primary city in the Montgomery Metropolitan Statistical Area with a growing population of 389,294 and a trade area population of more than 660,000. The city is well known for its central role in the American Civil Rights Movement, but also boasts a strong economic base and cultural amenities which have spurred economic investment and migration into the region such as Amazon's new 650,000 square foot Inbound Cross Dock Facility. It is home to state and regional governments that include over 10,300 employees, as well as Maxwell-Gunter Air Force Base, an extensive service industry, wholesale and retail trade and an industrial base, all providing a well-balanced economic environment. In the past decade, 10,000 jobs were created and \$1.9 billion was spent in capital expenditures, proving Montgomery is one of the most pro-business cities in Alabama.

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MEDICAL

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MEDICAL

Montgomery and the River Region provide first-class medical care with physician offices, walk-in urgent care facilities, specialists and hospitals. Baptist Health is the region's largest healthcare facility, operating the 492-bed Baptist Medical Center South which features Central Alabama's only level I Trauma Center. A second campus, Baptist Medical Center East, is licensed for 176 beds and is a full-service acute care hospital. Baptist Health employs over 6,000 team members across Central Alabama and is the largest non-governmental employer in the Montgomery area. Jackson Hospital is another critical anchor in the area, providing emergency care, specialist medicine, and access to care for several River Region counties and employs around 2,000 people in the Montgomery area. Beyond available services, Montgomery is uniquely positioned to anticipate the future needs of a growing and aging population.

TECH INDUSTRY



TECH INDUSTRY

Montgomery, Alabama's tech industry is on the rise and thrives on defense technology, cybersecurity, and massive data center investments. Key projects include Meta's \$1.5 billion AI-optimized data center consisting of a 1.3 million square foot campus which will create hundreds of high-paying IT roles and the Montgomery Internet Exchange (MGMix) which is a 100Gig capacity open Internet Exchange located at the RSA Datacenter which provides top-tier secure data connectivity. TechMGM leads the collaboration between local military, government, and educational entities while the Montgomery TechLab runs a Summer Defense Accelerator to support startups innovating in artificial intelligence, robotics, and cyber defense. The city also hosts the annual DAFITC (Department of the Air Force Information Technology & Cyberpower) training event which draws thousands of tech professionals each year.

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MILITARY

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MILITARY/DOD

In Montgomery, the military community contributes an estimated \$2.6 billion to the local economy every year and represents nearly 20% of the population. This number includes active duty military, students at Air University, Air Force Reserve, National Guard, DOD Civilians, military contractors, military retirees and all their family members in the River Region. Montgomery's Maxwell-Gunter Air Force Base is the educational center of the U.S. Air Force and has more than 12,500 military, civil service and contracted personnel. Maxwell is home to the prestigious Air University which graduates over 50,000 resident and 120,000 non-resident students annually across its various PME schools. Maxwell is also home to the International Officers School and nearly 30 professional schools. For over 50 years the International Officers School has attracted military leadership from around the world. Maxwell AFB, the City of Montgomery, and the Montgomery County Commission all work together in the Smart City/Smart Base initiative. Maxwell is the only military base in the nation to be designated a Smart Base in a pilot program with AT&T.

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INDUSTRIAL

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INDUSTRIAL

Montgomery and the River Region are home to a diverse group of manufacturing companies from small operations to national and international corporations. Rheem Water Heaters, Sabel Steel, Steris, and Neptune Technologies have been leaders in the community for years. Other companies, like Coca Cola Bottling Company UNITED have recently expanded operations in the area. In 2005 the manufacturing landscape of Montgomery and the River Region changed when Hyundai Motor Manufacturing Alabama (HMMA) announced it would build its first U.S. manufacturing plant in Montgomery. It brought with it a network of automotive parts suppliers providing additional economic investment and employment opportunities for the tri-county area. In 2011, the HMMA engine plant expanded, creating 214 new jobs and \$173 million investment. In 2015, HMMA celebrated its 10-year anniversary with a \$2.4 billion impact in Montgomery County and a statewide impact of \$4.82 billion. HMMA has been named the most efficient and highest productivity auto OEM in North America. In 2013 Denso, one of the world's largest automotive suppliers and the first Japanese supplier in Montgomery, announced 41 new jobs and \$2.2 million capital investment. In 2015, Hyundai and Kia supplier Das North America opened its 360,000 square foot plant increasing its workforce to 440 people. In 2016, Montgomery was selected as the location of the first North American facility for Gerhardt Kuntstotechnik. The German automotive supplier will invest \$37.9 million and employ 235 workers. Montgomery is now home to four of the top 10 global automotive suppliers - Denso, Mobis, Faurecia and Lear. The most recent projects include the \$415 million, 360,000 square foot Diageo Montgomery manufacturing facility and a \$52 million Hyundai Mobis Automotive Distribution Center, as well as a \$77.6 million expansion by DAS North America.

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SECTION 5

DEMOGRAPHICS

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Demographics Map & Report

PARK PLACE

2350 Fairlane Drive, Montgomery, AL 36116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,698	64,877	140,831
Average Age	33.6	36.1	36.7
Average Age (Male)	32.6	33.6	34.5
Average Age (Female)	35.1	38.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,583	27,648	57,662
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$57,372	\$75,266	\$76,898
Average House Value	\$199,626	\$191,475	\$191,267
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	5.2%	3.0%	5.2%
RACE	1 MILE	3 MILES	5 MILES

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Total Population - White	1,256	15,068	41,479
% White	13.0%	23.2%	29.5%
Total Population - Black	7,881	45,703	86,815
% Black	81.3%	70.4%	61.6%
Total Population - Asian	20	1,181	3,483
% Asian	0.2%	1.8%	2.5%
Total Population - Hawaiian	6	12	13
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	0	83	239
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	175	832	2,369
% Other	1.8%	1.3%	1.7%

2023 American Community Survey (ACS)

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SECTION 6

ADVISOR BIOS

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PARK PLACE

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SCOTT HARRIS

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PROFESSIONAL BACKGROUND

Tenant and Buyer Representation,
Office and Industrial Leasing & Development,
Commercial Brokerage,
Investment Sales,
Build to Suit Development,
Property and Asset Management,
Resort and Association Management and Sales,
Multi-Family Management and Sales

EDUCATION

B.S., Marketing, University of Alabama, 1986

MEMBERSHIPS

Member, Institute of Real Estate Management
Certified Property Manager (CPM)
Candidate, Certified Commercial Investment Member (CCIM), Alabama Chapter
Member, Montgomery Board of Realtors
Member, Builders Owners and Managers Association
Member, National Association of Realtors
Member, Montgomery Area Chamber of Commerce
Member and Board of Directors, Temple Beth Or
Member and Board of Directors, Family Guidance Center of Alabama
Member and Past President, Jewish Federation of Central Alabama
Member, Past Board of Directors, University of Alabama Zeta Beta Tau Fraternity
Member, University of Alabama Alumni Association

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