

Court Street District

Presented By:



Vista Holdings

Partnered With:

KNOWLES & SULLIVAN
LLC

ATTORNEYS AT LAW



INTRODUCTION

On behalf of Vista Holdings and the Knowles & Sullivan Law Firm we would like to present the Court Street District building for your consideration.



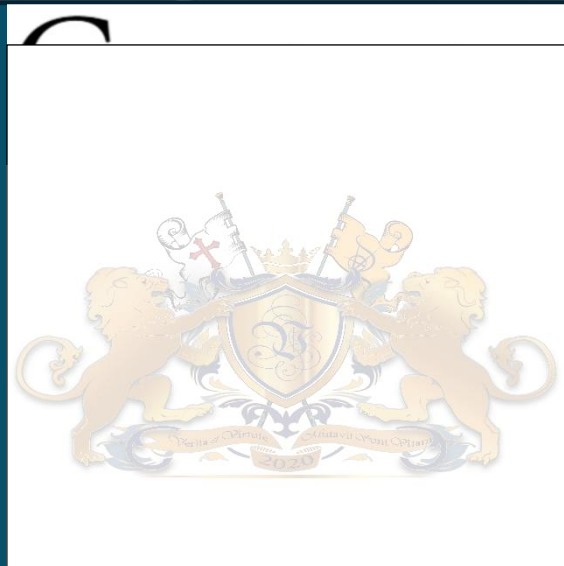


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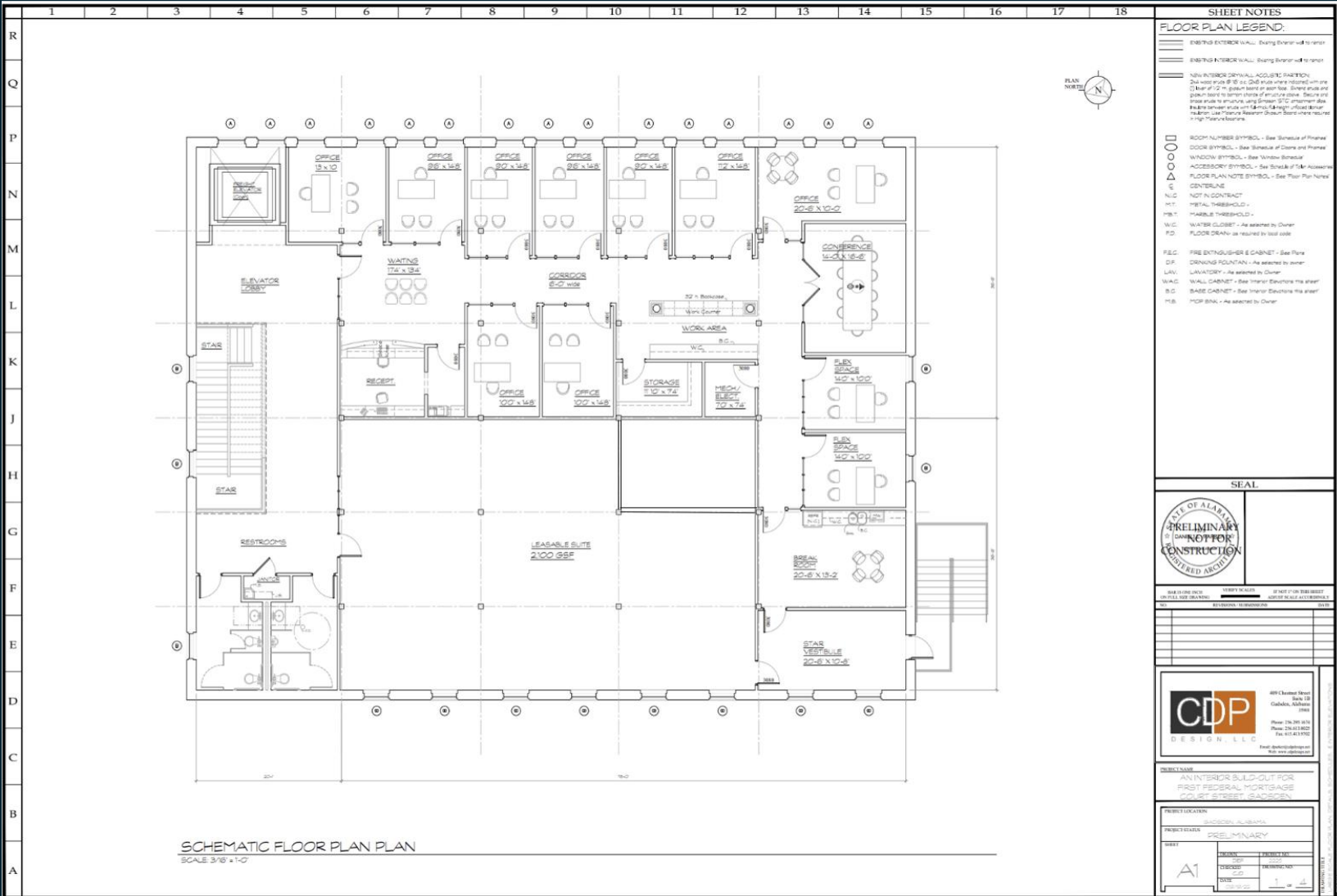




AVAILABILITY

The Court Street District building offers premier space available for build-out across all three floors, with the upper two floors each providing approximately 7,000 square feet and the ground floor offering roughly 1,000 square feet.



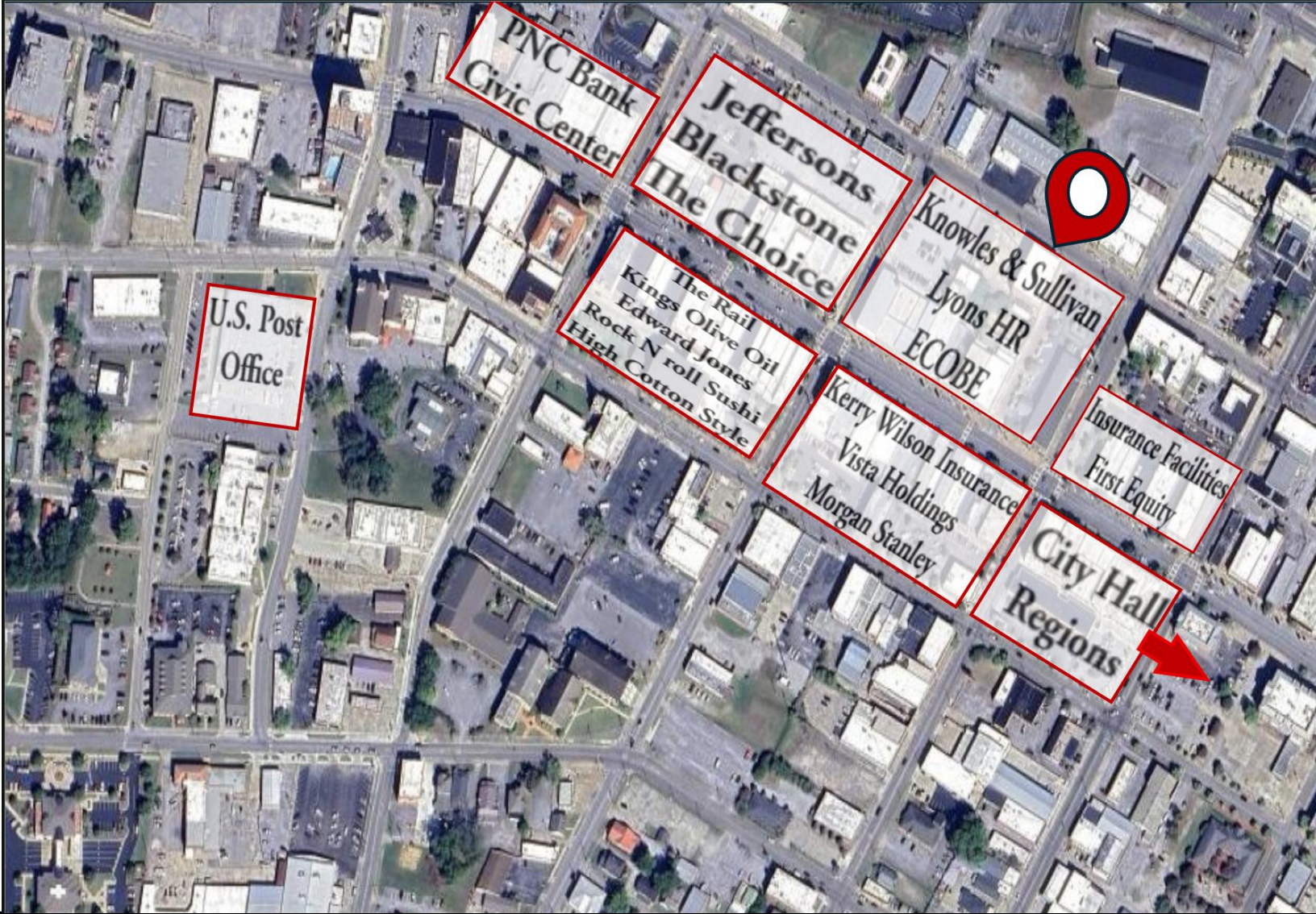


Floor Plan

Office Space	Dimensions
Room 1	13' X 10'
Room 2	9'6" X 14'8"
Room 3	9' X 14'8"
Room 4	9'6" X 14'8"
Room 5	9' X 14'8"
Room 6	11'2" X 14'8"
Room 7	20'6" X 10'
Room 8	14' X 10'
Room 9	14' X 10'
Room 10	14'8" X 10'
Room 11	14'8" X 10'
Conference Room 1	14' X 16'6"
Conference Room 2	18'10" X 10'
Breakroom	20'6" X 13'2"
Storage	
Reception	
Bathroom	

FLOOR PLAN

The floor plan shown above is pre-designed, however can be built to suit for specific needs.



LOCATION

The strategic positioning of the Court Street District building will allow you and your firm to take full advantage of the best that downtown Gadsden has to offer. You will be able to enjoy amenities such as First Friday, Kiwanian's Christmas parade, and other downtown activities without the stressors of traffic and over crowded or blocked parking. While enjoying the seclusion of being located just off broad street, this prime location would place your company within a five-minute walk to over 10 different food options within the heart of the financial business district.





BUILDING DEVELOPMENT

With the partnering of Vista Holdings and the Knowles & Sullivan Law Firm, Court Street District will change the way Gadsden views commercial real estate. From state-of-the-art offices that will highlight the beauty of our building's early 20th century architecture, to a professional lunch setting for potential clients, you will find the CSD is not just a space for lease, but a home for business. With over 21,000 sq ft of working space, we will be able to meet the needs of any company no matter their stage of growth. Through relentless marketing and outreach amongst local news and business groups we will strive to create a hub that will attract more like-minded tenants bringing in a wealth of possibilities for you and your firm.

