



MERCHANTS PLAZA

ELEVATED LIVING

MOBILE, AL

STIRLING
PROPERTIES

OFFICE SPACE FOR LEASE

PROPERTY SUMMARY

Located in the heart of historic Mobile, the iconic Merchants Plaza building redefines mixed-use living in Mobile's thriving Central Business District. This transformed, mid-century treasure offers luxury apartment living alongside class-A commercial office and retail space for a true live/work/play experience.

Recently transformed into class-A apartments, office, and retail spaces, Merchants Plaza encompasses an entire city block with walkable access to Bienville Square, Cathedral Square, Government Plaza, the new federal courthouse, the LoDa entertainment district, the St. Louis Street technology corridor, and much more.

Having access from St. Francis and St. Joseph Streets, the former bank lobby provides a large open atrium with adjacent outdoor space perfect for outdoor dining and entertainment. Merchants Plaza Annex, located at the corner of St. Francis and Royal Streets, provides ground floor space perfect for office and retail. The second and seventh floors of the annex provides offices from 2,000 to 9,500 square feet. All space can be divided. All office tenants can use the parking garage on St. Michael Street with access to offices via a skybridge.

TOTAL ANNEX GLA

- 98,340 ± SF

OFFICE AVAILABILITY

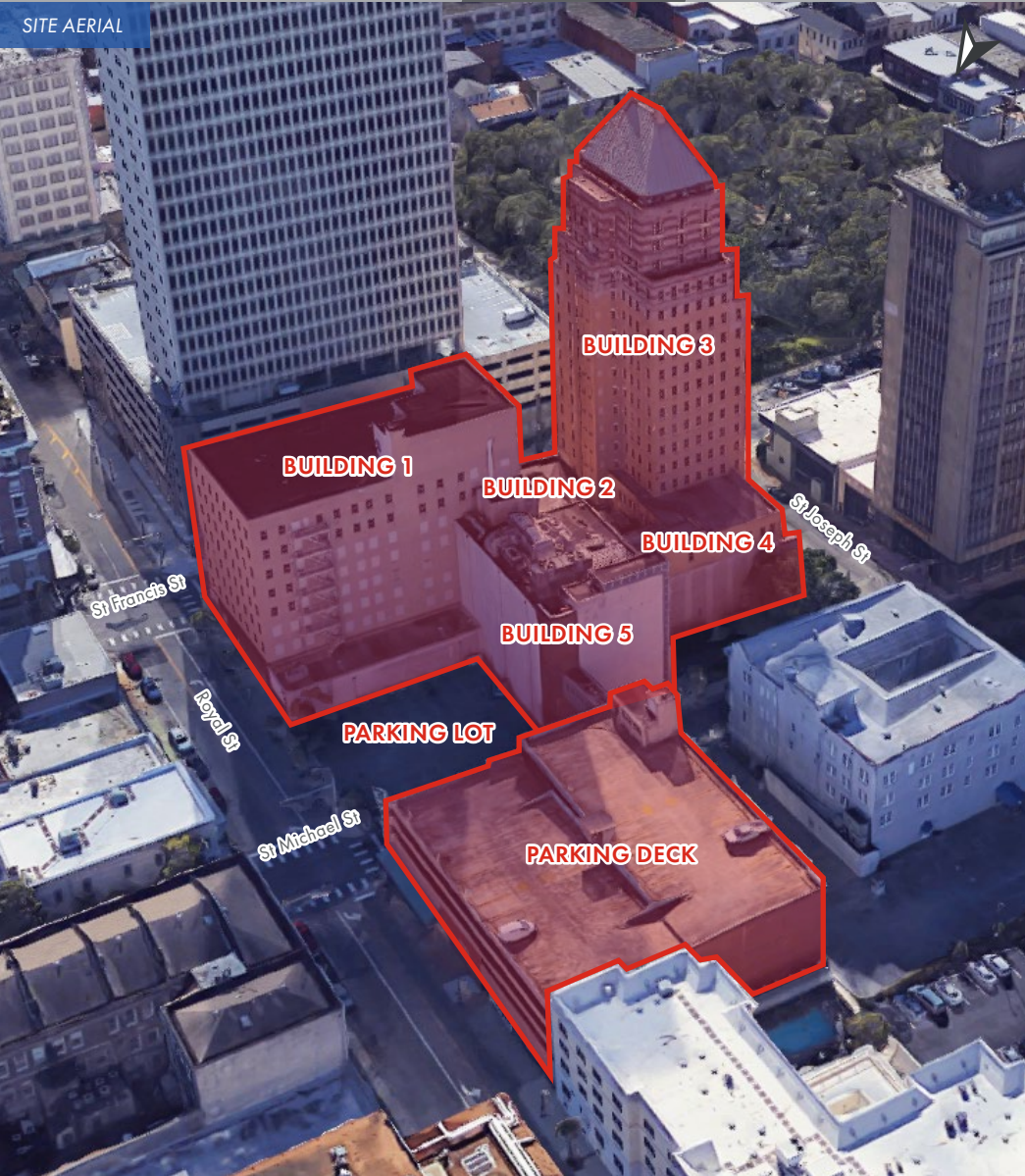
- 103: 3,623 ± SF
- 102: 9,432 ± SF
- 100: 6,994 ± SF
- Mezz: 5,390 ± SF
- 200: 9,517 ± SF
- 700: 9,603 ± SF

PROPERTY HIGHLIGHTS

- Historic landmark transformed into class-A office, retail, restaurant, and apartments
- Rich office finishes that maintain historic charm
- Retail and restaurant space on ground floor with outdoor patio opportunity
- Parking garage
- Walkable to all downtown amenities
- Minutes from the Mobile Downtown Airport
- Easy access to Interstate 10

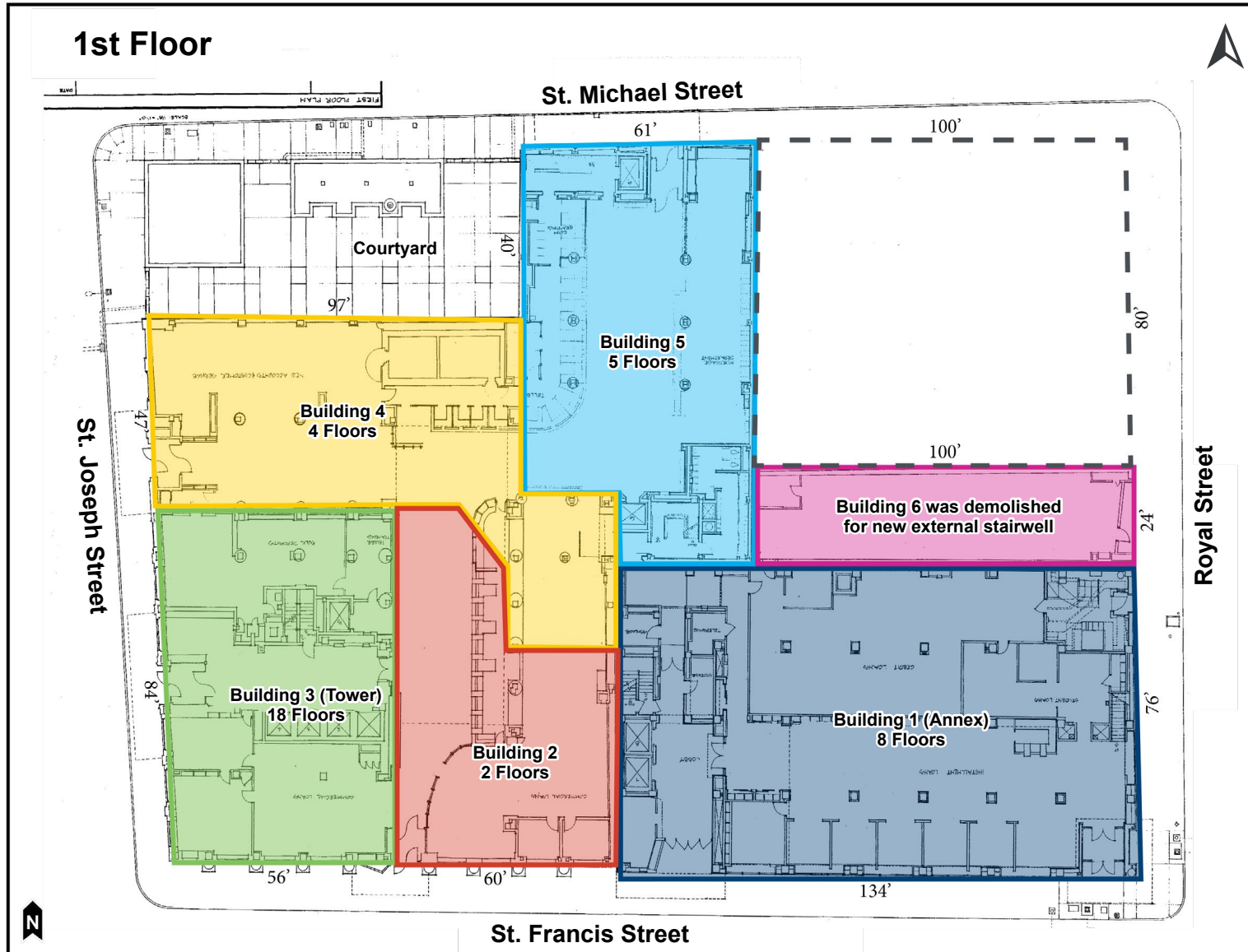


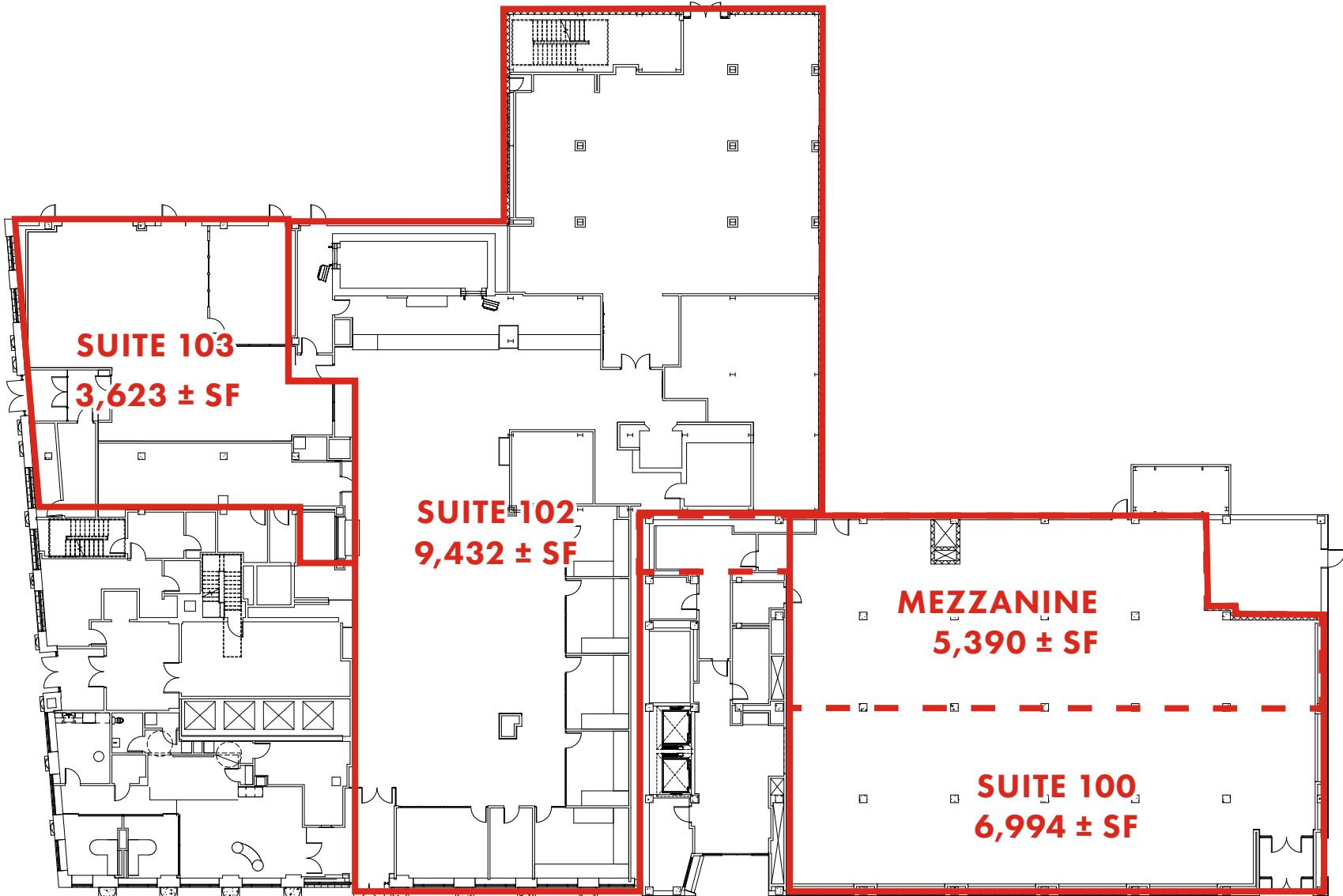
SITE AERIAL

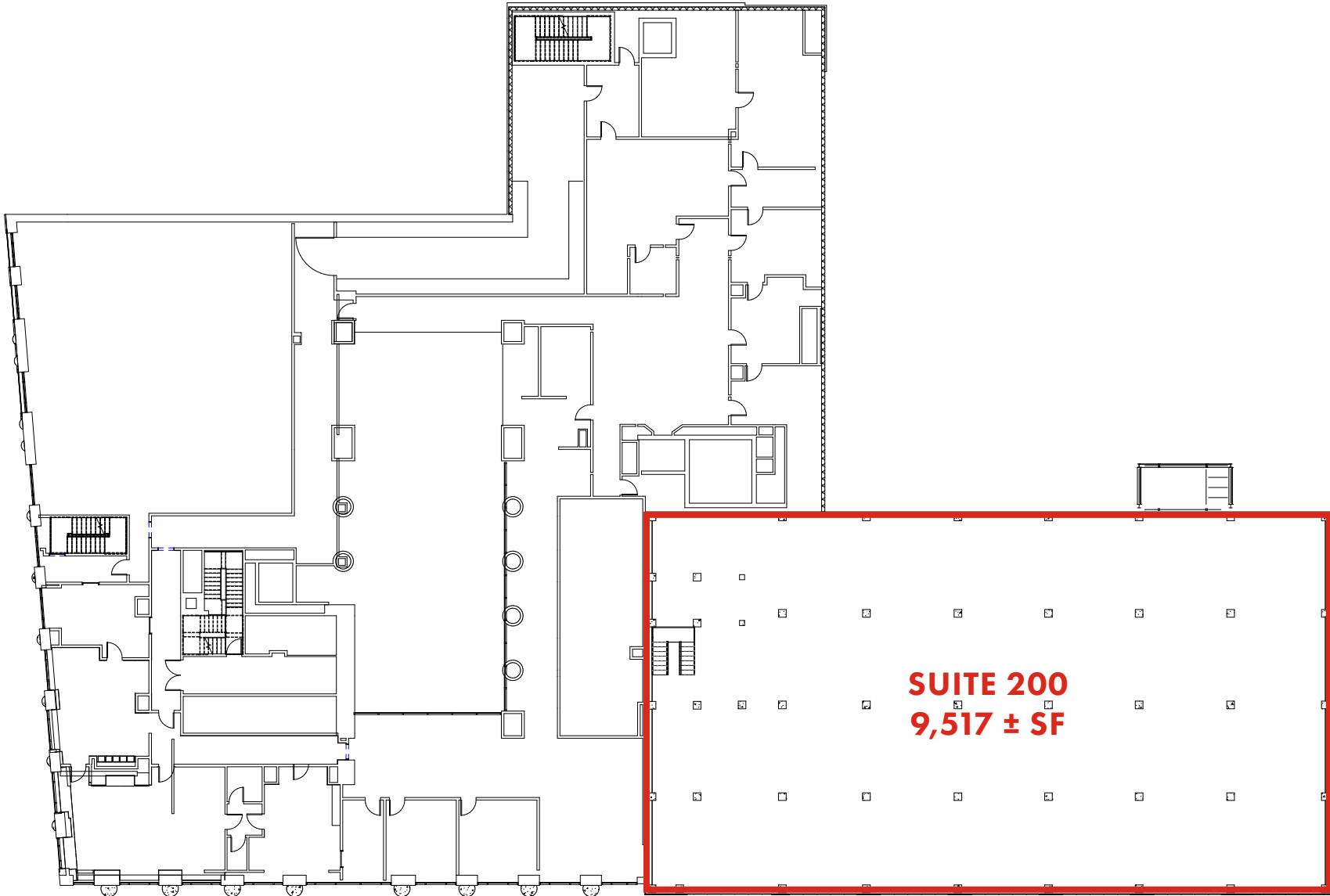


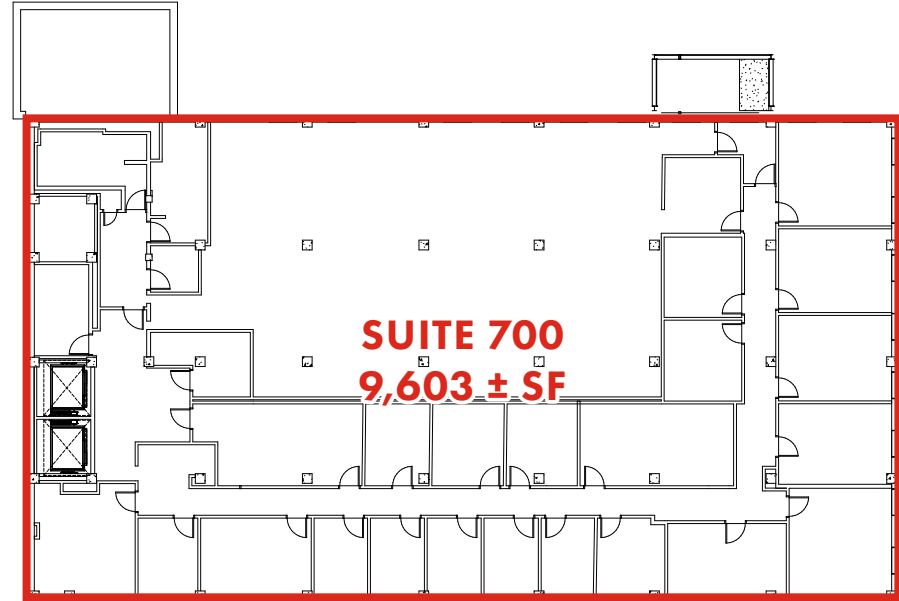
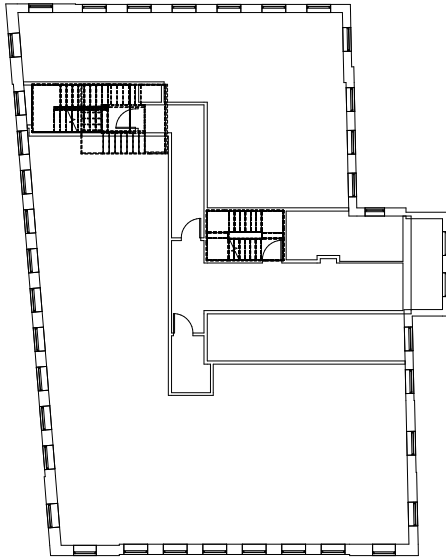
LOCATION AERIAL











MOBILE, AL ECONOMIC HIGHLIGHTS

Mobile, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

Founded in 1702, Mobile is one of the oldest cities in the U.S. Its rich history is matched with a fast-growing, modern community focused on the future.

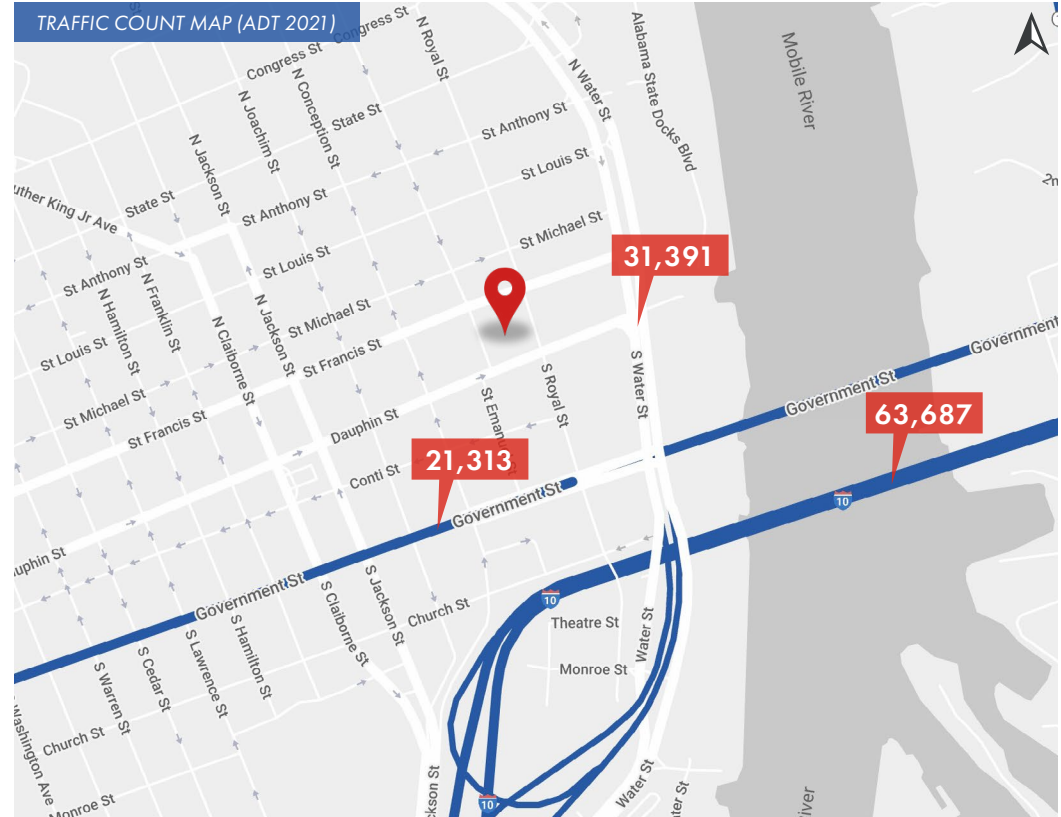
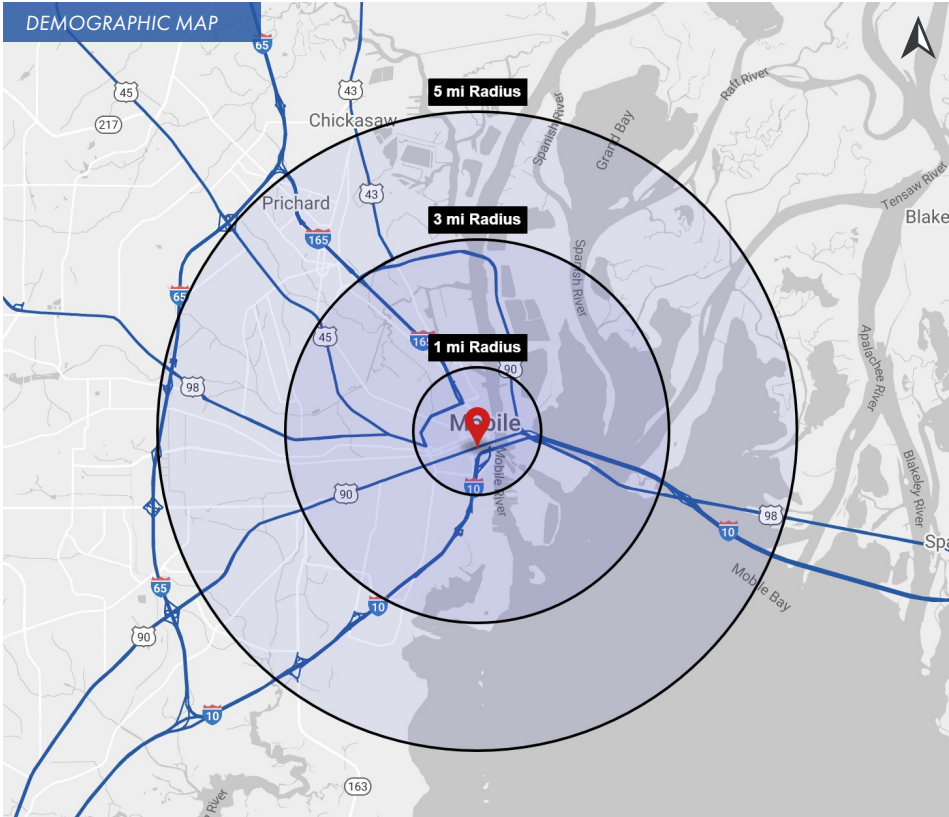
With a population of 429,287, the Mobile Bay region is Alabama's third-largest metro area. Mobile County, the second-largest county in the state, has 413,891 residents. The population for the city of Mobile is 186,225.

Situated in south Alabama at the junction of I-10 and I-65, Mobile has an extensive transportation and logistics infrastructure that links businesses with the nation and the world. With access to 2 airports, more than 15,000 miles of inland waterways, 5 Class-1 railroads, and the Port of Mobile (the 10th largest port by volume in the U.S.), Mobile keeps business on the move.

Between 2018 and 2021, Mobile's economic development efforts garnered \$2.06 billion in capital investment and over 2,000 jobs for new and existing area companies.

Mobile has the most diverse economy in Alabama. Its current industry clusters include aviation/aerospace, chemical, healthcare, information technology, maritime, logistics/distribution, oil and gas, and steel.

Mobile is home to Airbus, FedEx, Amazon, Walmart, Austal USA, & Continental Motors Group, among numerous other major corporations.



2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	3,525	31,072	75,238	EMPLOYEE TOTAL	18,058	41,468	73,076	DAYTIME POP	20,285	54,619	104,660