



CLASS A Office For Lease
\$13.50 PSF NNN
500 St. Michael Street, Mobile, Alabama 36602
+ -8300 Sq Ft



Disclaimer

Although Herrington Realty, Inc. has obtained information in this Offering Memorandum and any attachments to this Offering Memorandum regarding the property from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, expressed or implied, are made as to the accuracy of such information. Any information referencing to measurements or age are approximate only. The recipient bears the sole responsibility for the verification of the accuracy of any information in this document or attachments and bears all the risk of such inaccuracies. Herrington Realty, Inc. shall have no liability or responsibility to any party for any loss or damage arising from the reliance by any party on the information in this Offering Memorandum or any attachments.

Investment Sales Contacts

Colby Herrington
(251) 490-6995
Colby@herringtonrealty.net



PROPERTY SUMMARY

The subject property offers +-8,300 square feet of office space available for lease on 0.21 acres in the heart of Downtown Mobile, with direct frontage on St. Michael Street and located two blocks north of Greer's St. Louis Market, the neighborhood grocery anchor serving downtown and midtown residents. The building's large-format floor plan and flexible footprint accommodate a wide range of tenant uses formerly an engineering firm with an open heated and cooled warehouse/storage section in the back that could be retro-fitted for different uses.

The property sits at the center of a historic wave of investment in Downtown Mobile. Its own corridor is being fully rebuilt under the roughly \$17 million St. Louis Street Complete Streets project, repaving all 17 blocks with new sidewalks, drainage, lighting, landscaping, and rebuilt utilities — enhancing access and curb appeal for tenants and their customers. Surrounding catalysts include over \$490 million in Port of Mobile expansion (now the deepest container port in the U.S. Gulf), the \$300 million Regions Arena downtown (opening Mardi Gras 2027), the River Walk Plaza waterfront mixed-use development, and the new Mobile International Airport terminal at Brookley. For a tenant or user, 361 St. Louis Street offers a rare combination of scale, flexibility, and location — a large, adaptable space directly on a fully reinvested downtown corridor, positioned to benefit as the urban core continues to add residents and demand for office, flex, and industrial space.

LEASING OVERVIEW

List Price:	\$13.50psf NNN
Property Address:	500 St. Michael St Mobile AL
Number of Buildings:	1
Year Built/Remodeled	1983/2016
Total Building Sq Ft:	+-8300 Sq Ft
Lot Size:	0.21 Acres
Zoning:	T-5.1
Frontage:	St. Michael
Offices	20+
Roll Up Door	1
County:	Mobile County

INVESTMENT HIGHLIGHTS

- **Location:** +- 8300 sq ft former engineering office in the heart of Downtown Mobile, with direct frontage on St. Michael, one block north of Greer's St. Louis
- **Class A Office Space:** Large floor plan adaptable to many different type of office, flex, or service uses for a single tenant.
- **Historic Downtown Investment:**
 - A full 17-block rebuild with new sidewalks, drainage, lighting, and utilities
 - Over \$490 Million in Port of Mobile expansion (deepest container port in the U.S. Gulf)
 - \$300 Million Regions Arena Currently Under Construction
 - New Mobile International Airport at Brookley – New River Walk Plaza near by

Property Photos



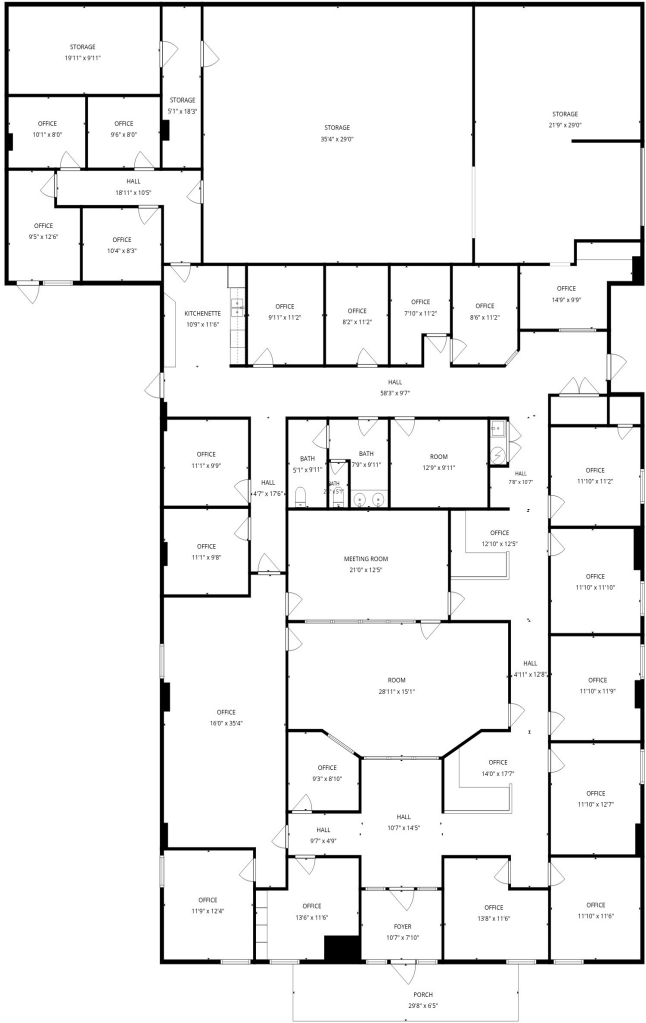
Property Photos



Property Photos



Property Photos







Why Downtown Mobile?

Port of Mobile Modernization Projects

A \$490 million dollar project to deepen and widen the Mobile Ship Channel to 50 feet is set to complete by May 2025, making it the deepest container terminal on the Gulf Coast and accommodating the world's largest container ships

New Construction Regions Arena

The new Regions Arena, a \$300 million state of the art venue, is set to transform downtown Mobile by replacing the outdated Civic Center, with completion slated for Mardi Gras 2027. This new project will feature retail spaces, luxury suites, and seating for up to 10,000, hosting concerts, sports like hockey, and Mardi Gras events. Expected to draw over 4000,000 visitors yearly, it's a cornerstone of Mobile's economic and cultural resurgence

Riverwalk Plaza

A groundbreaking mixed-use waterfront project is planned for 2025 along the Mobile River, featuring a luxury hotel, condos, Class-A office space, retail, dining and entertainment.

Mobile International Airport at Brookley Aeroplex

The new airport in downtown Mobile is set to open in 2026, relocating all commercial flights to this new location. This \$381 million dollar project, featuring a five-gate terminal expandable to 12, plus 1,250-space parking garage, will enhance accessibility and draw travelers from across the region, boosting downtown's economic momentum

Innovating St. Louis Street

The "Innovating St. Louis Street" project, will transform 17 blocks of downtown Mobile starting after Mardi Gras 2025. This multi-million-dollar initiative brings repaved roads, new sidewalks, parking upgrades, landscaping, and vital water and sewer replacements to St. Louis Street.

St. Louis Street

St. Michael

SITE

Downtown Mobile Retail Map

