

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106



OFFERING SUMMARY

Available SF:	11,400 +/- SF
Floors:	1st & 2nd Floors
Lease Rate:	Call Agent for Pricing
Lease Type:	NN
Building Size:	11,400 +/- SF
Year Built:	2007
Lot Size:	0.66 +/- Acres
Zoning:	B2
Traffic Count:	23,028

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

PROPERTY OVERVIEW

This office building is the perfect home for your business. Beautiful Class A Office Building with over 11,400 sf of area on two floors with an elevator. This property is in excellent condition. Abundant surface level on-site parking with 42 available spaces. Very efficient floor plan design with exterior offices and conference facilities. This office building is a must see if you require 11,400 sf of office space with easy access to I-85.

LOCATION OVERVIEW

Located in one of Montgomery's most desirable business corridors, 3140 Zelda Court provides unmatched convenience with easy access to I-85 and major thoroughfares ensuring seamless connectivity within the region. A variety of nearby restaurants, retail, and services makes it an enticing option once again highlighting the convenience of the area for businesses and employees alike. Don't pass up the chance to establish your presence in this dynamic and burgeoning market.

PROPERTY HIGHLIGHTS

- Professional Office Building w/Beautiful Finishes
- Manicured Grounds with Abundant Parking
- Excellent Midtown Montgomery Location
- Easy Accessibility Throughout the City Via I-85

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	5,700 SF	Modified Net	Call Agent for Pricing	1st Floor Space - Immediate Availability
Suite 2	Available	5,700 SF	Modified Net	Call Agent for Pricing	2nd Floor Space - Immediate Availability

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

Additional Photos

ARONOV

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

334.462.2608

scott.harris@aronov.com

aronovcommercial.com

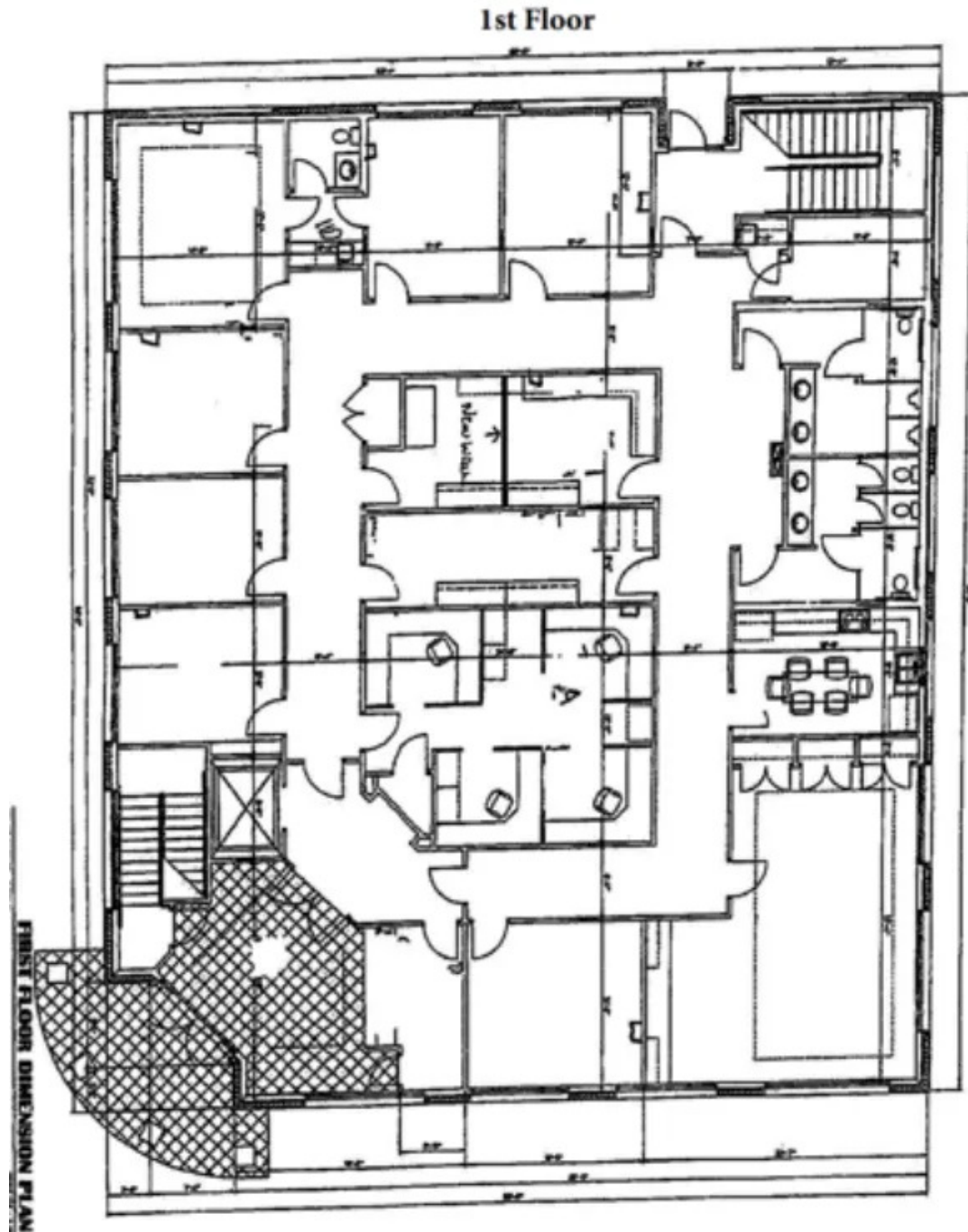
3500 Eastern Boulevard

Montgomery, AL 36116

This information is from sources deemed reliable, but agent makes no representation or warranty as to the accuracy of the information. Package is subject to prior sale, price change, correction and withdrawal.

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

334.462.2608

scott.harris@aronov.com

aronovcommercial.com

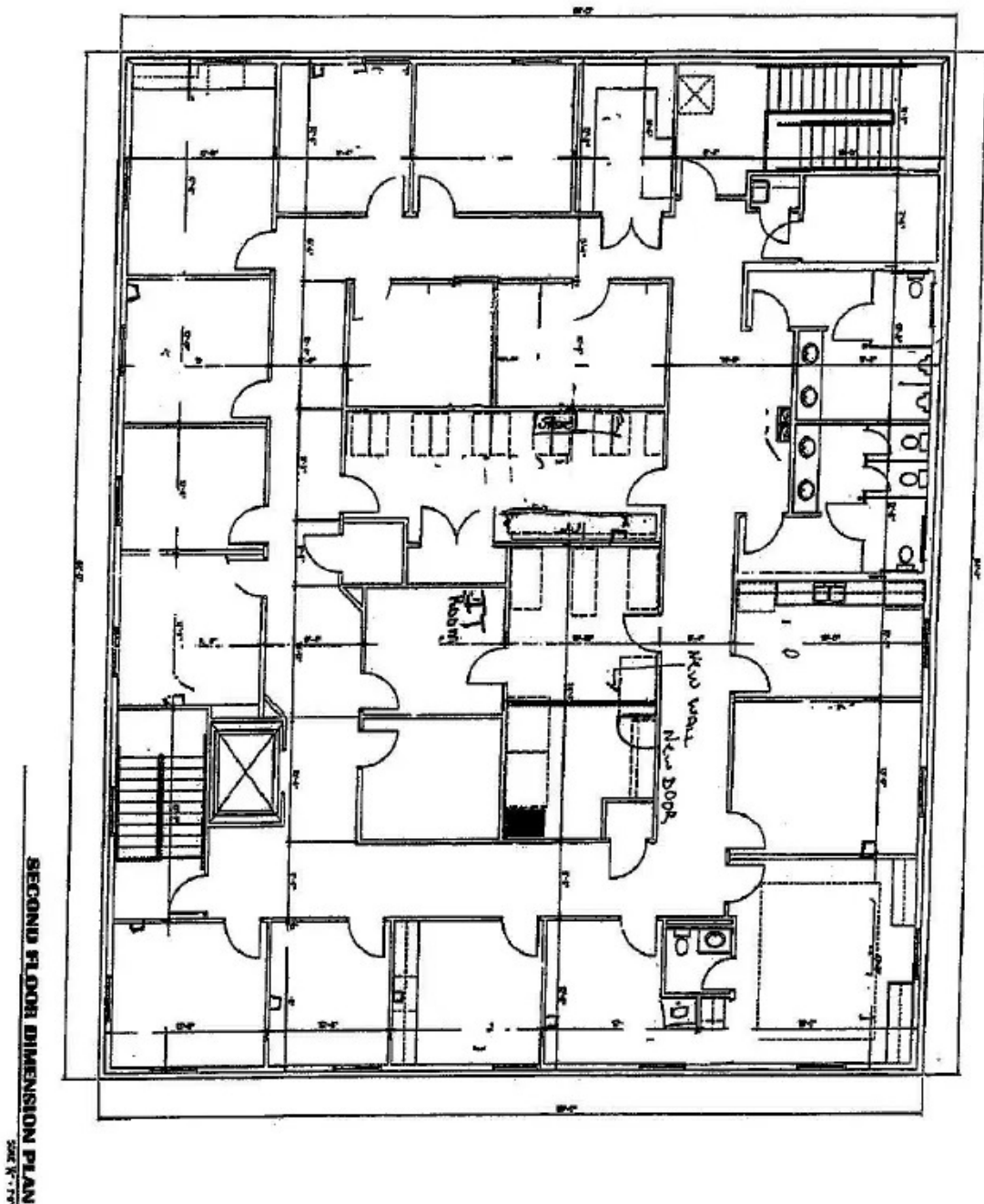
3500 Eastern Boulevard

Montgomery, AL 36116

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106

2nd Floor



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

334.462.2608

scott.harris@aronov.com

aronovcommercial.com

3500 Eastern Boulevard

Montgomery, AL 36116

Retail Area

ARONOV

CLASS A OFFICE SPACE

3140 Zelda Ct, Montgomery, AL 36106



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

334.462.2608

scott.harris@aronov.com

aronovcommercial.com

3500 Eastern Boulevard

Montgomery, AL 36116

This information is from sources deemed reliable, but agent makes no representation or warranty as to the accuracy of the information. Package is subject to prior sale, price change, correction and withdrawal.