

# 2602 30TH STREET

Tuscaloosa, AL 35401

Lease Rate:  
\$20-\$21 / SF / YR

Geodesic Dome Office & Flex Space  
**FOR LEASE**





## PROPERTY OVERVIEW

### Highlights

- Geodesic dome buildings
- Office and flex space options
- ICC rated for up to 250 mph winds
- Dome design may reduce energy costs by 40–50%

Located at 2602 30th Street in Tuscaloosa, this unique property features three **geodesic dome buildings** with compact office and flex space options. The buildings offer open layouts, natural wood accents, private restroom access, and select drive-in functionality with loft-style upper areas.

The dome design gives the property a memorable look while also offering practical advantages. The buildings are **ICC rated to withstand up to 250 mph winds and 160 mph projectiles**, and the **dome shape may help reduce energy costs by 40–50%**. With **IG zoning**, the property is well suited for office, creative, service, storage, flex, and light industrial users.

### Property Specs

#### Property Type

Commercial / Flex

#### Property Sub-Type

Office / Flex

#### Total Building Size

±2,750 SF

#### Available Space

±750 SF – ±1,000 SF

#### Year Built

2024

#### Zoning

IG

#### Loading

Grade-Level Doors

#### Lease Term

12-Month Minimum

#### Tenancy

Multi-Tenant

### FOR LEASE

\$20–\$21 / SF / YR  
(Gross + Utilities)

# Property Photos

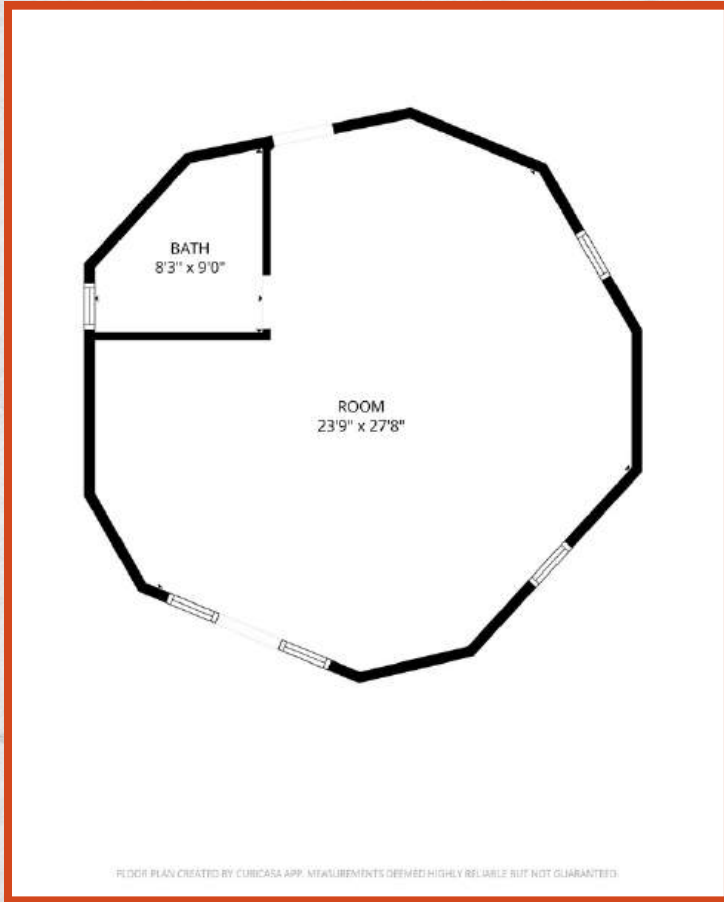


# Available Suites

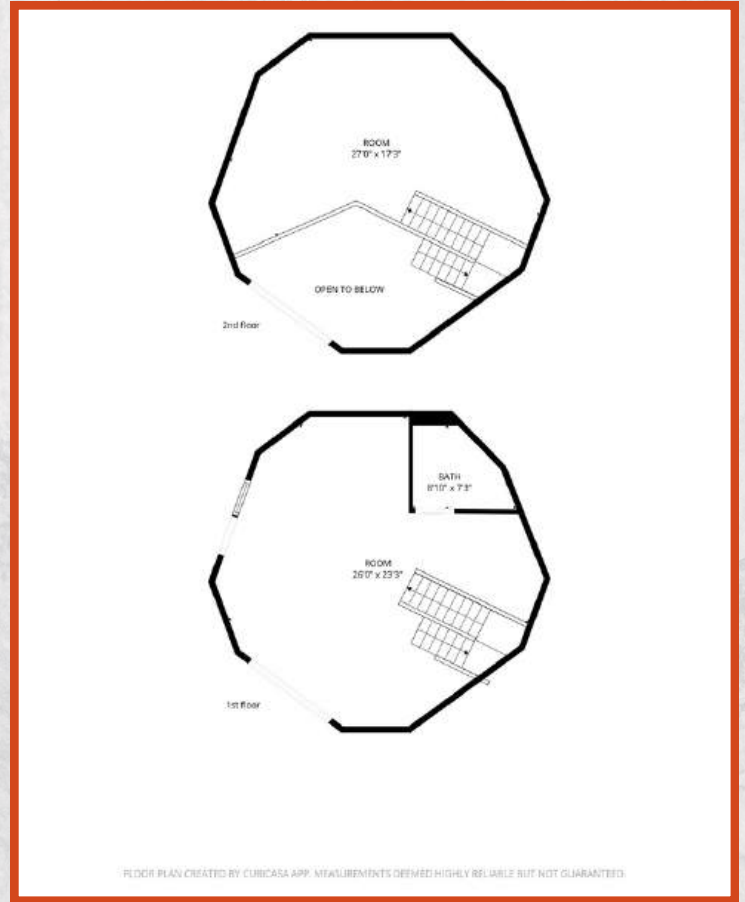
Suite	Size	Description
<b>A - Office</b>	<b>±750 SF</b>	Open office space with one large work area, private restroom, LVP flooring, recessed lighting, natural wood trim, high ceilings, and a distinctive geodesic dome design. The layout can accommodate approximately 6–10 workstations, with 6–8 people offering the most comfortable day-to-day setup.
<b>B - Flex</b>	<b>±1,000 SF</b>	Two-level flex/R&D space with an open main-level work/storage area, private restroom, concrete slab flooring, finished walls, natural wood trim, heating and air conditioning, and an 8' x 8' grade-level drive-in door. Includes an upper-level loft area for storage, workspace, inventory, files, or light business use.
<b>C - Flex</b>	<b>±1,000 SF</b>	Two-level flex/R&D space with a slightly different layout, open main-level garage/work area, private restroom, concrete slab flooring, 8' x 8' grade-level drive-in door, and upper loft/attic area. Well suited for storage, service businesses, contractors, creative users, product-based businesses, or light industrial operations.

The property offers a rare mix of compact office and flex options in a setting that feels anything but standard. Tenants can choose from open office space or flex-oriented layouts with drive-in functionality and upper-level storage/work areas. With storm-resistant geodesic dome construction, energy-efficient design potential, and IG zoning, 2602 30th Street gives small businesses a practical space with a memorable identity.

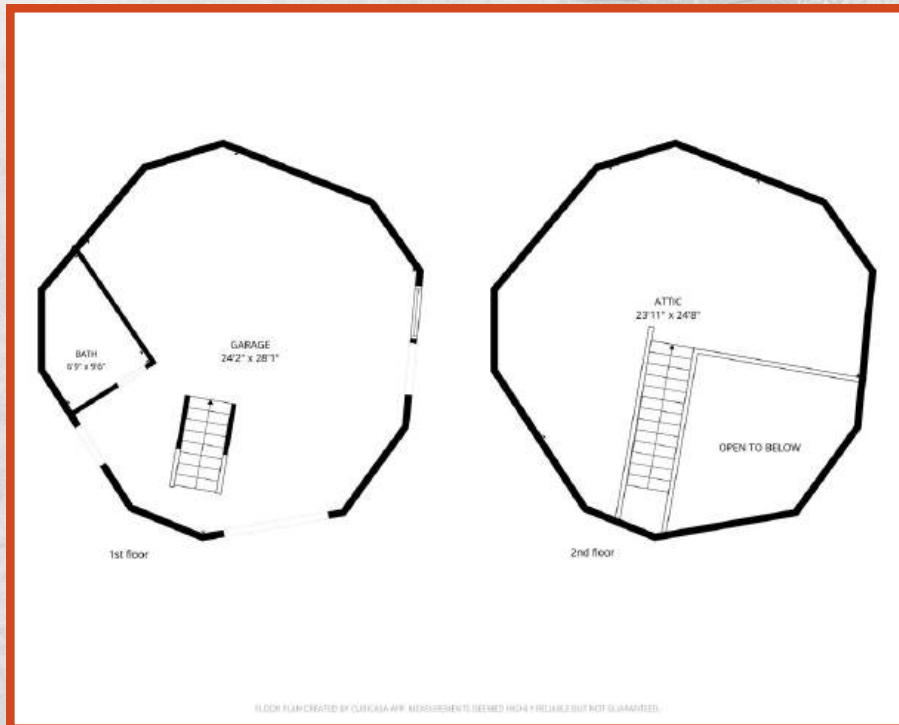
# Floor Plans



Suite A



Suite B



Suite C

# LOCATION & ACCESS

Tuscaloosa, Alabama



## Location Overview

Located at 2602 30th Street in Tuscaloosa, Alabama, this property sits in a central in-town location with convenient access to several established commercial and industrial corridors. The site is positioned near I-359, 35th Street, Kauloosa Avenue, Investigator Darnell Cousette Street, and Southside Drive, giving tenants practical connectivity across Tuscaloosa and the surrounding area.

- Convenient access to I-359
- Near 35th Street, Kauloosa Avenue, and Southside Drive
- Positioned near established commercial and industrial corridors
- IG zoning supports a range of industrial and commercial uses

# Need a New Space for Your Business?

Call today to see if this space or one of our other properties can work for you!



## Richard Henry

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