

# 350 Cypress Bend Gulf Shores

Available Rental Space



59

Oak Rd W

59



Foley Bch Express

Craft Farms Golf Club



Cotton Creek Dr

Cotton Creek Dr



# Property Overview: 350 Cypress Bend Drive

## Key Leasing Highlights:

### Substantial Building Footprint:

The property features a prominent 2-story stucco building offering approximately **15,648 sq. ft.** of highly configurable space.

### Distinctive Architectural Layout:

The building utilizes a multi-wing or courtyard-style design with a central focal point. This allows for excellent natural light and is ideal for separating different departments or accommodating multiple tenants.

### Ample Parking & Accessibility:

The site boasts extensive, well-planned asphalt surface parking that wraps around the front and side elevations. It features dual, clearly marked access points directly off Cypress Bend Drive for smooth traffic flow.

### Premium Location & Scenery:

Situated adjacent to Honours Golf - Craft Farms LLC, the property benefits from a high-end commercial environment. The western portion of the lot also features a designated wooded area, providing a natural buffer and a serene aesthetic.

### Excellent Frontage:

The parcel enjoys over 490 feet of combined road frontage along Cypress Bend Drive (a 60' public right-of-way), ensuring high visibility and easy client access.



# Villa A Converted Suite

•**Square Footage:**  
882 sq. ft.

•**Availability:**  
Currently Available

•**Location:**  
Ground Complex (Building F)

•**Space Overview:**

• This highly unique suite offers a complete departure from standard, sterile office environments. Converted from a former short-term rental, Villa A provides a turnkey "resimercial" (residential-commercial) aesthetic. The space features a dedicated private exterior entrance for maximum discretion, alongside premium built-in amenities including a private bathroom, a kitchenette, and a balcony. Additionally, an internal adjoining door connects to neighboring Villa B, providing seamless flexibility for tenants.

•**Current Layout & Potential Uses:**

Because of its comforting, home-like environment and flexible footprint, this space is an exceptional leasing opportunity for:

- Therapy or Counseling Practices:** The residential feel and private entrance provide a warm, highly confidential environment, while the adjoining door allows for a multi-practitioner setup.
- Growing Creative Agencies:** Perfect for teams that want an inspiring workspace with the built-in option to easily expand into Villa B as their staff grows.
- Executive Suites:** Ideal for professionals who work long hours and highly value domestic comforts right in their office.



