

NOW UNDER CONSTRUCTION

For Lease

Property Information

- Class A Space Available for Lease
- Base Rental Rate: \$26.00 PSF with 3% annual increases
- CAM, Taxes & Insurance: \$3.00 (first year estimate)

Available Space

- 2,457 ± RSF (First Floor)
- 1,267 ± RSF (Third Floor)

Tenants

- Kopesky & Britt/Law Firm
- Fairhope Title Services
- Altaworx

Area Businesses

- National Bank of Commerce
- BBVA/Compass
- Wells Fargo
- Windmill Market
- Regions
- Hampton Inn



Property Summary

455 Magnolia Avenue will offer Class-A office space in downtown Fairhope, totaling 11,583 square feet. Pre-leasing has reached 66%, and construction is underway. Delivery of the new office building is anticipated Spring 2018. Current availability consists of ground floor space of approximately 2,457 SF and a 1,267 SF space on the top floor of the building. This is a great opportunity to secure quality office space in a prime downtown location, within walking distance to numerous restaurants, retail shops, and services. Access to a new public parking lot directly across Magnolia Avenue adds to the appeal of the location. Contact agent for additional information.

