

# 4344 Downtowner Loop S.

## 4344 Downtowner Loop S, Mobile, AL 36609



Listing ID: 30607675  
 Status: Active  
 Property Type: Office For Lease  
 (also listed as Industrial)  
 Office Type: Business Park, Mixed Use  
 Contiguous Space: 5,000 - 12,500 SF  
 Total Available: 10,000 SF  
 Lease Rate: \$6.50 PSF (Annual)  
 Base Monthly Rent: \$5,416  
 Lease Type: Modified Gross  
 Loading: 1 Door  
 Ceiling: 22 ft.



### Overview/Comments

Mint condition office/warehouse with electronic key entry throughout, natural gas generator which can run entire building and components, 30 tons of HVAC, 5 RR's,(3 downstairs & 2 upstairs) large break room/kitchen. 7,500 sqft office on two floors (5,000 down & 2,500 upstairs), reception area, large conference room, 7 large offices and 9 other offices. 5,000 sqft warehouse with 22' eave height, one 10'x10' ground level roll up door and 2,500 sqft mezzanine storage with concrete slab flooring. Property is fenced.

### General Information

Tax ID/APN:	2807261000062.003	Gross Building Area:	10,000 SF
Office Type:	Business Park, Mixed Use, Flex Space, Office Building	Building/Unit Size (RSF):	10,000 SF
Zoning:	B-3	Usable Size (USF):	10,000 SF
Class of Space:	Class B	Land Area:	0.80 Acres

### Available Space

Suite/Unit Number:	4344 Downtowner Loop S.	Lease Rate:	\$6.50 PSF (Annual)
Space Available:	10,000 SF	Lease Type:	Modified Gross
Minimum Divisible:	5,000 SF	Conference Rooms:	2
Maximum Contiguous:	12,500 SF	Offices:	16
Space Description:	Like new, excellent condition, new paint and carpet in office area in 2019.	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	30
Date Available:	11/30/2017	Rent Escalators:	Fixed Lease
		Rent Concession:	Negotiable

### Area & Location

Property Visibility: Excellent

### Building Related

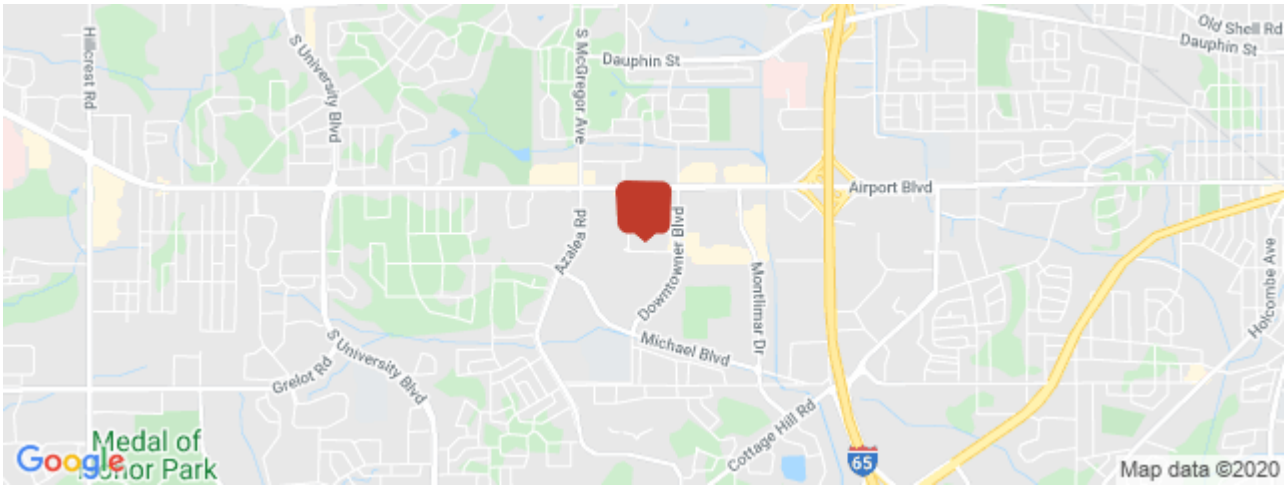
Total Number of Buildings:	1	Loading Doors:	1
Number of Stories:	2	Loading Docks:	0
Roof Type:	Flat	Passenger Elevators:	0
Construction/Siding:	Aluminum Siding	Freight Elevators:	0
Exterior Description:	Brick façade with metal sides	Sprinklers:	None
Parking Type:	Surface	Heat Type:	Electricity
Total Parking Spaces:	30	Heat Source:	Central
Ceiling Height:	22	Air Conditioning:	Engineered System

### Land Related

Lot Frontage:	132	Water Service:	Municipal
Lot Depth:	230	Sewer Type:	Municipal

### Location

Address: 4344 Downtowner Loop S, Mobile, AL 36609  
County: Mobile  
MSA: Mobile



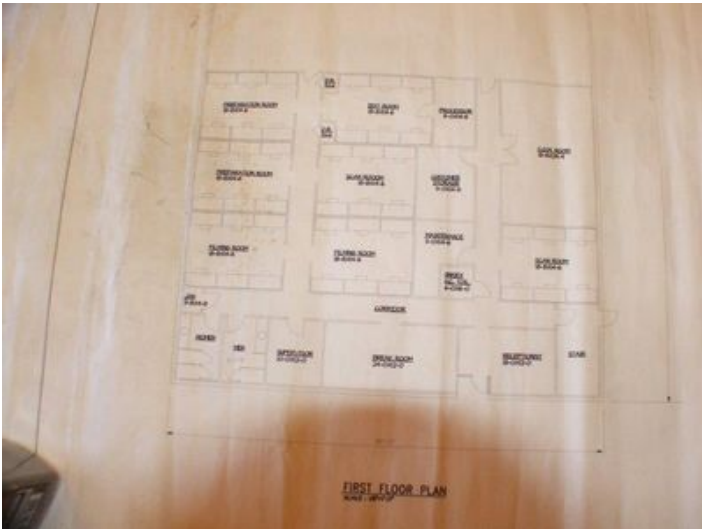
### Property Images



4344 Downtowner Loop S



4344 Receptionist



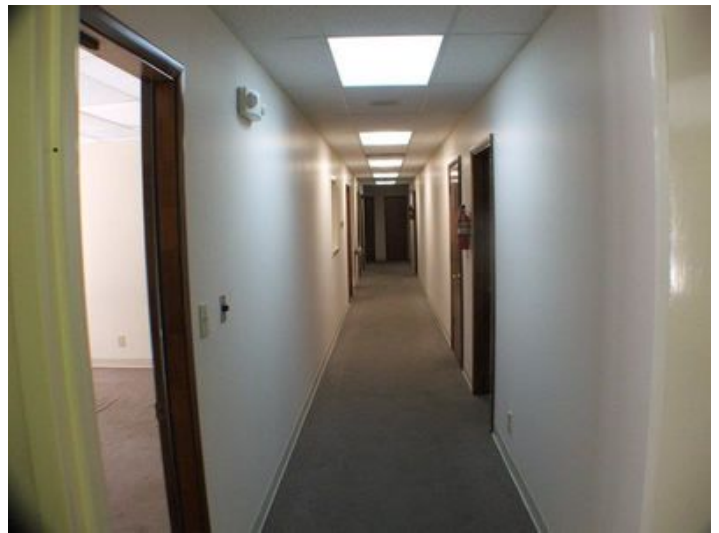
4344 First Floor Layout



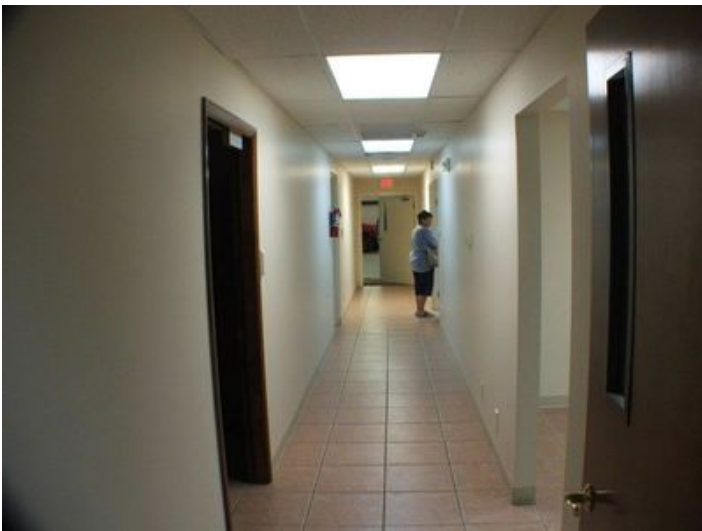
4344 EDIT



4344 COM



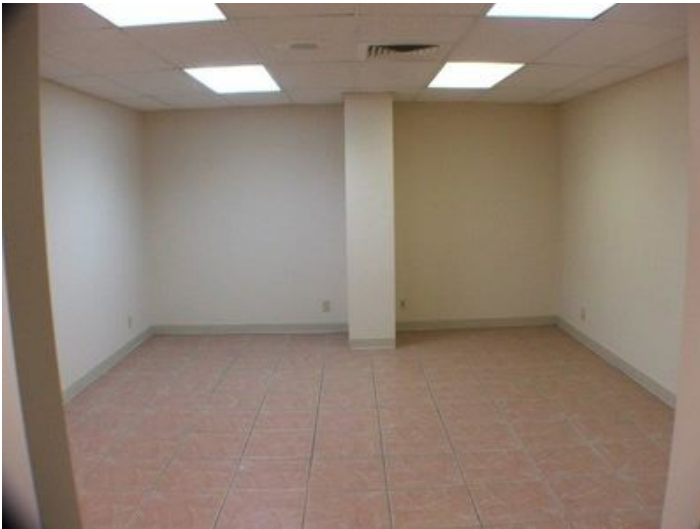
4344 main hall



4344 E Hall



4344 MEN



4344 Scan



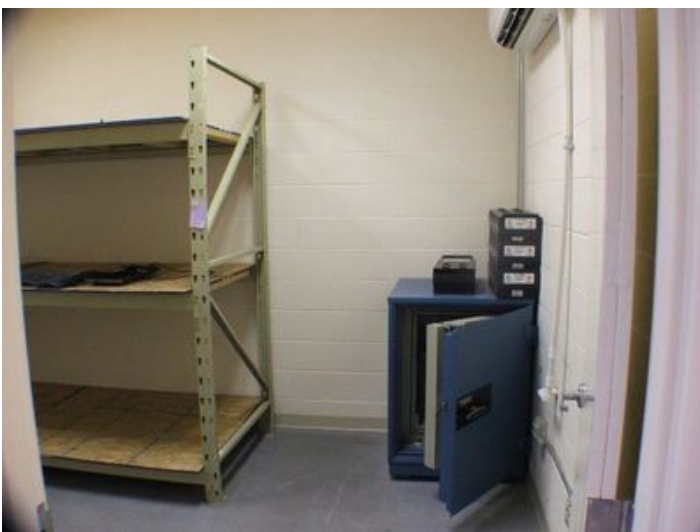
4344 W. HALL



4344 UNISEX



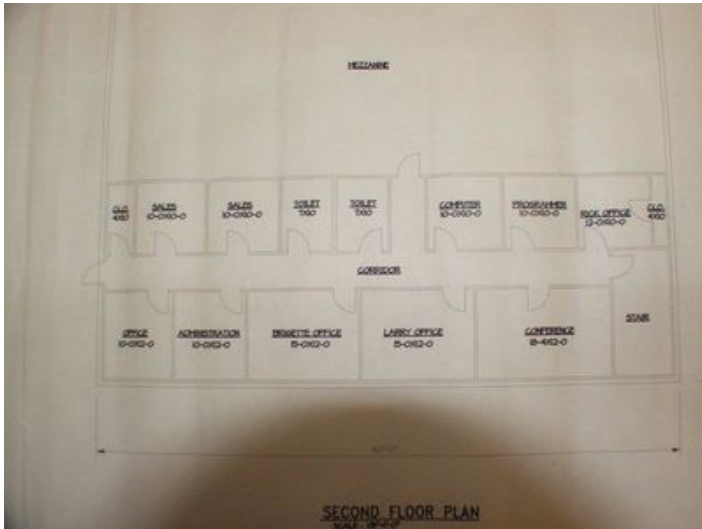
4344 WAREHOUSE



4344 VAULT



4344 WHSE



4344 Second Floor Layout



4344 UPSTAIRS OFFICE



4344 STAIR WELL



4344 UPSTAIRS CONF



4344 UPSTAIRS HALL



4344 UPSTAIRS MEN



4344 UPSTAIRS WOMEN



4344 UPSTAIRS WOMEN