

**FOR LEASE**  
**4,000± SF**  
**OFFICE / RETAIL**  
**Mobile, AL**



## Turnkey Office Space

3765 Government Blvd., Suite B  
Mobile, AL, 36693

### Property Features

- Total Building SF: 10,000 SF
- Available SF: 4,000 SF (Suite B)
- Frontage: 150' on HWY 90
- Zoning: B-3
- Parking: 30 Spaces
- Easy access to I-65 and I-10
- Great visibility on Government Blvd. (HWY 90)
- Centrally located on a highly traveled retail, office, and industrial corridor



**LEASE RATE: \$11.50/SF**  
**\*Modified Gross**

For more information:

**Allan R. Cameron, Jr., SIOR**

251.751.9553 cell · [acameron@nai-mobile.com](mailto:acameron@nai-mobile.com)

**Brandon Broadus**

251.288.7786 cell · [bbroadus@nai-mobile.com](mailto:bbroadus@nai-mobile.com)

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56 St. Emanuel St.  
Mobile, AL  
251.438.4312

[www.nai-mobile.com](http://www.nai-mobile.com)



## Location Description:

Very nice office space located directly on highly-traveled Government Blvd. (HWY 90). Located just south of the business corridor of Montlimar and Lakeside Drive. Good visibility and easy access to I-65, I-10, Cottage Hill Rd. and Airport Blvd. Proximate to residential, retail, restaurants, industrial, entertainment and more. Available Immediately.

|                             |            |
|-----------------------------|------------|
| I-65                        | 0.5 miles  |
| Cottage Hill Rd.            | 1.1 miles  |
| Airport Blvd.               | 2.3 miles  |
| I-10                        | 2.4 miles  |
| Mobile Aeroplex at Brookley | 5.5 miles  |
| Downtown Mobile             | 6.3 miles  |
| Mobile Regional Airport     | 9.7 miles  |
| Baldwin County, AL          | 16.1 miles |
| Gulf Shores, AL             | 62.0 miles |



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