

For Lease

Property Summary

Montrose Square is a 6,000 square foot office building, prominently positioned along US Highway 98 in Fairhope, Alabama. The location provides for great exposure, with easy access – just minutes from I-10. The two-story building is fully improved with private offices, conference rooms, two lobby areas, breakroom, private restrooms, and abundant storage space. Thirty-one dedicated parking spaces exist. The building is well-suited for medical or professional use.

BASE RENTAL RATE

- \$18.00 /SF

CAM, TAXES & INSURANCE:

- \$1.65 /SF

UTILITIES:

- Tenant Responsibility

DATE AVAILABLE:

- JUNE 2017



2017 Demographics	3 mi.	5 mi.	10 mi.
Population	13,293	62,017	91,570
Avg. HH Income	\$93,942	\$88,942	\$85,913

