

OFFICE SPACE FOR SUBLEASE IN SPRING HILL

41 W I-65 Service Road N | BB&T Centre | Mobile, Alabama 36608



- ±3,400 SF office space for sublease in BB&T Centre on I-65 Service Road
- Class A office space in high profile building, centrally located on I-65
- Seven private offices, 2 conference rooms, open work area for cubicles, kitchen, server room & more
- Lease Rate: \$24.00 PSF MG

Class A office space available for sublease at BB&T Centre in Spring Hill. This high-profile office building is located just off I-65 and Dauphin Street in the very center of Mobile. The BB&T Centre includes a full-service security system, utilities, janitorial services, courtesy officer, dry-cleaning services, and an onsite restaurant. Suite 450 is ±3,400 SF on the fourth floor. This premier office location provides an amazing, central location, just minutes from anywhere in Mobile.

**VALLAS
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Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

John P. Vallas, Jr. | 2600 Dauphin Street Mobile, AL 36606 | 251.344.1444 • 251.751.7223 | john@vallasrealty.com



SUMMARY INFORMATION

Location: BB&T Centre

Address: 41 W I-65 Service Rd N
Suite 450
Mobile, Alabama 36608

Space: ±3,400 SF on 4th Floor

Zoning: B2 - Neighborhood

Parking Spaces: 260+

Lease Rate: \$24.00 PSF MG

MOBILE MARKET OVERVIEW

Mobile is a major port, shipbuilding, and commercial center at the head of Mobile Bay on the Gulf Coast.

Mobile benefits from tourism, and manufacturing industries include paper, automotive and aerospace. The area has grown considerably as a port facility, in part because of the growth of Asian-owned auto plants in Alabama and other parts of the South.

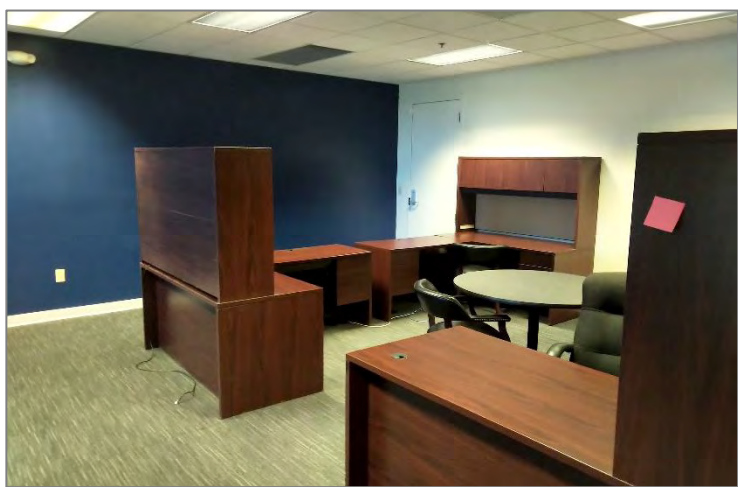
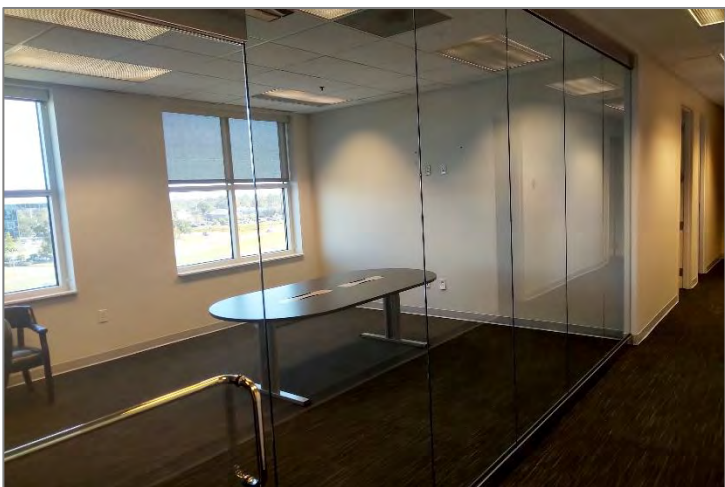
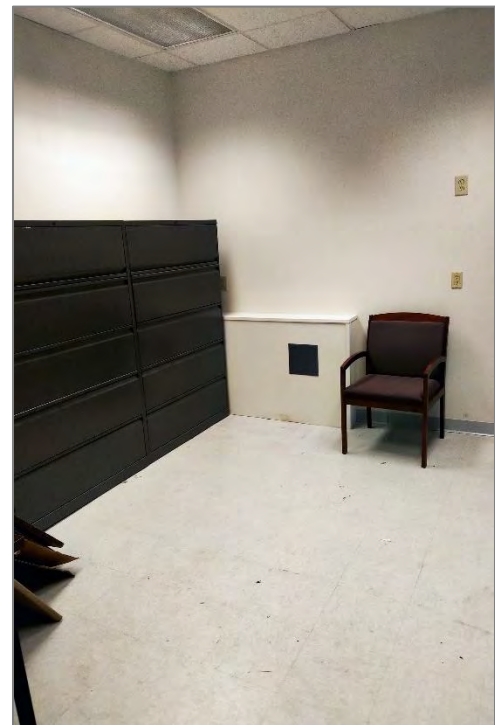
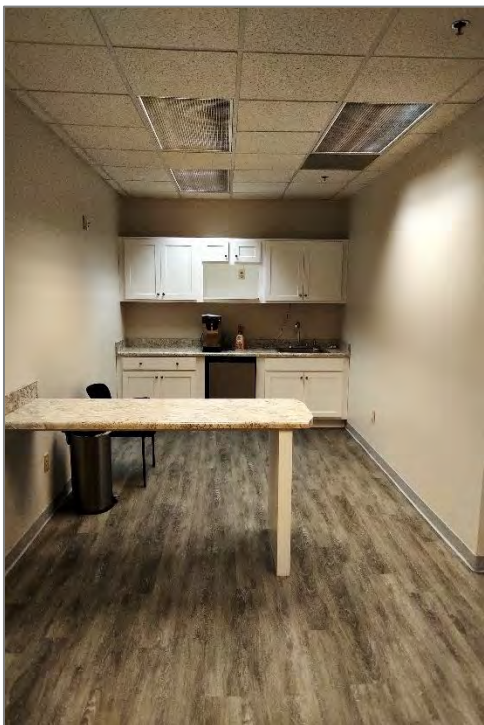
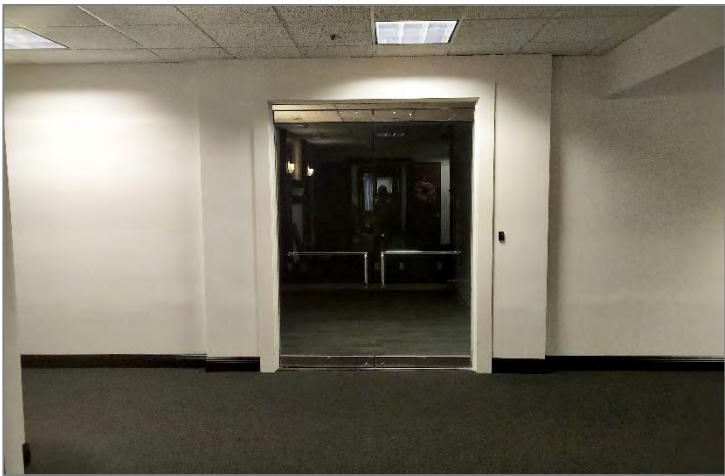
The aerospace business continues to expand in Mobile with Airbus’ expanding aircraft engineering and assembly facilities at Mobile Aeroplex at Brookley. Also, military ship building continues to be a growing industry with Austal building advanced combat naval vessels in Mobile. The Alabama State Docks at Mobile also provide a solid catalyst for new jobs with export and import opportunities.

Mobile is also seeing explosive growth from e-commerce retailers. Amazon opened a \$30 million sorting center in 2018 and has announced plans for an 855,000 SF fulfillment center. Walmart opened its \$135 million distribution center in Mobile in 2018, which encompasses 2.6 million square feet.

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Interior Photos

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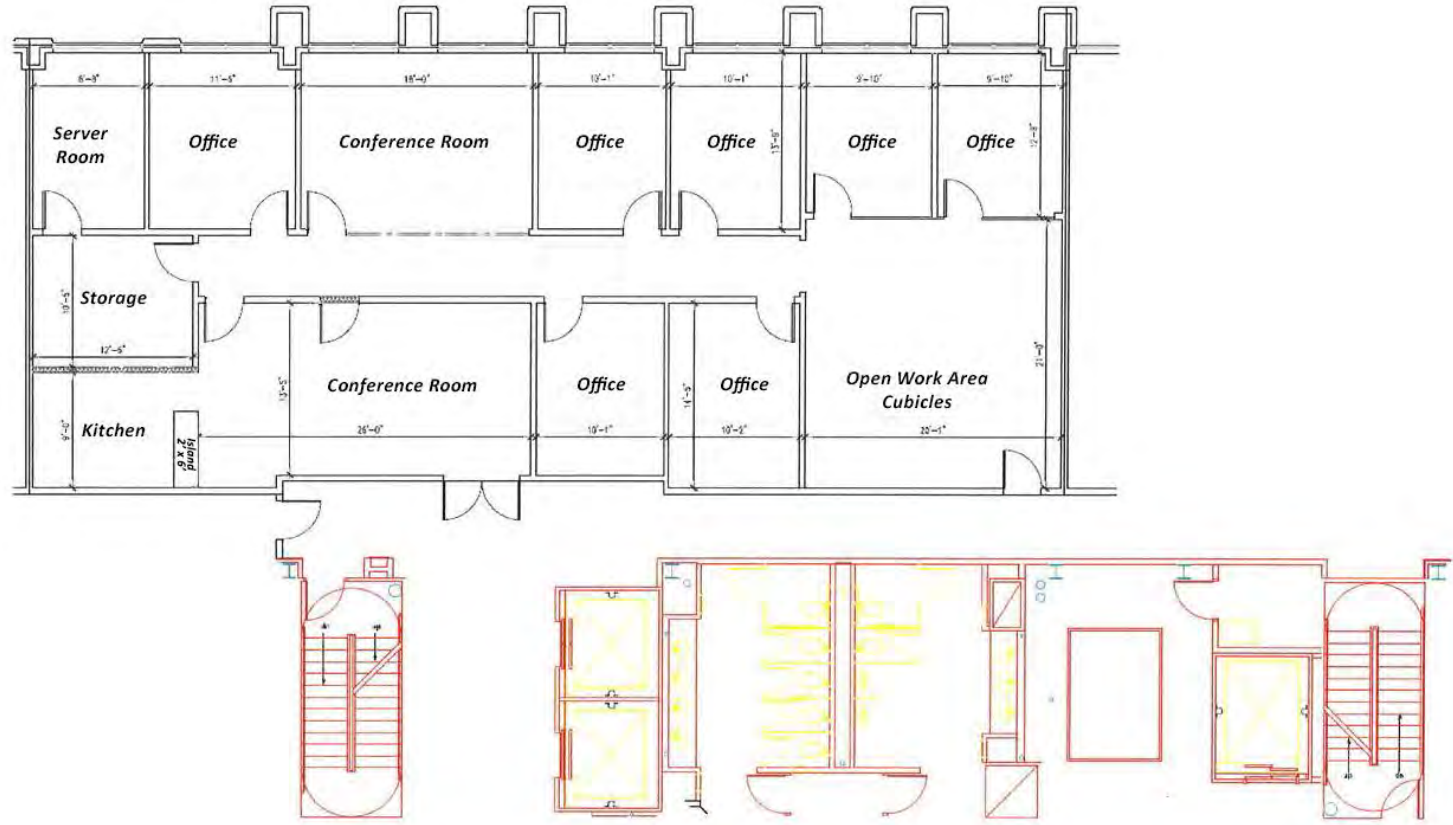
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Floor Plan & Drone Aerial

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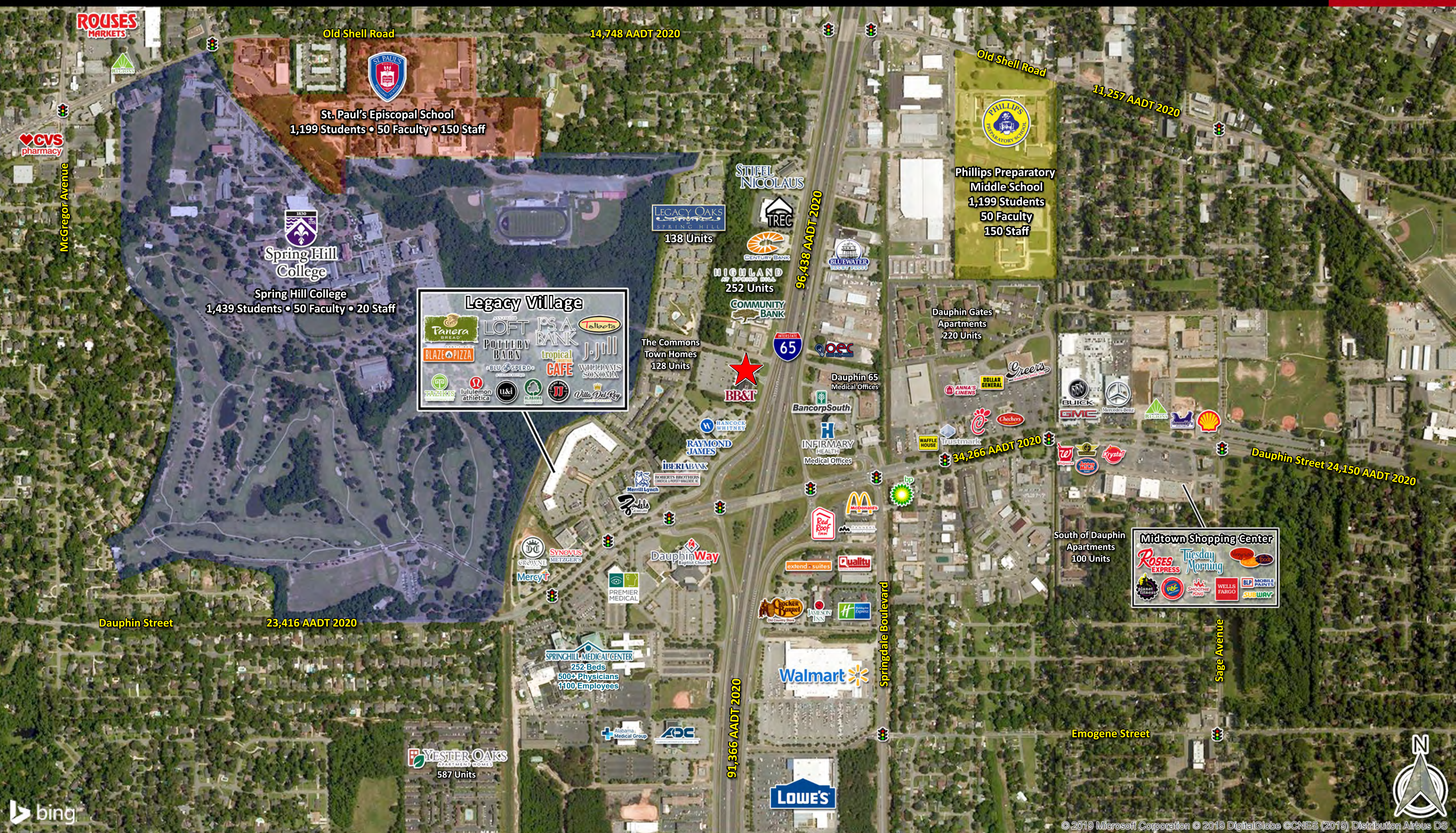
Looking East to Downtown



Looking South to Airport Blvd / Malls

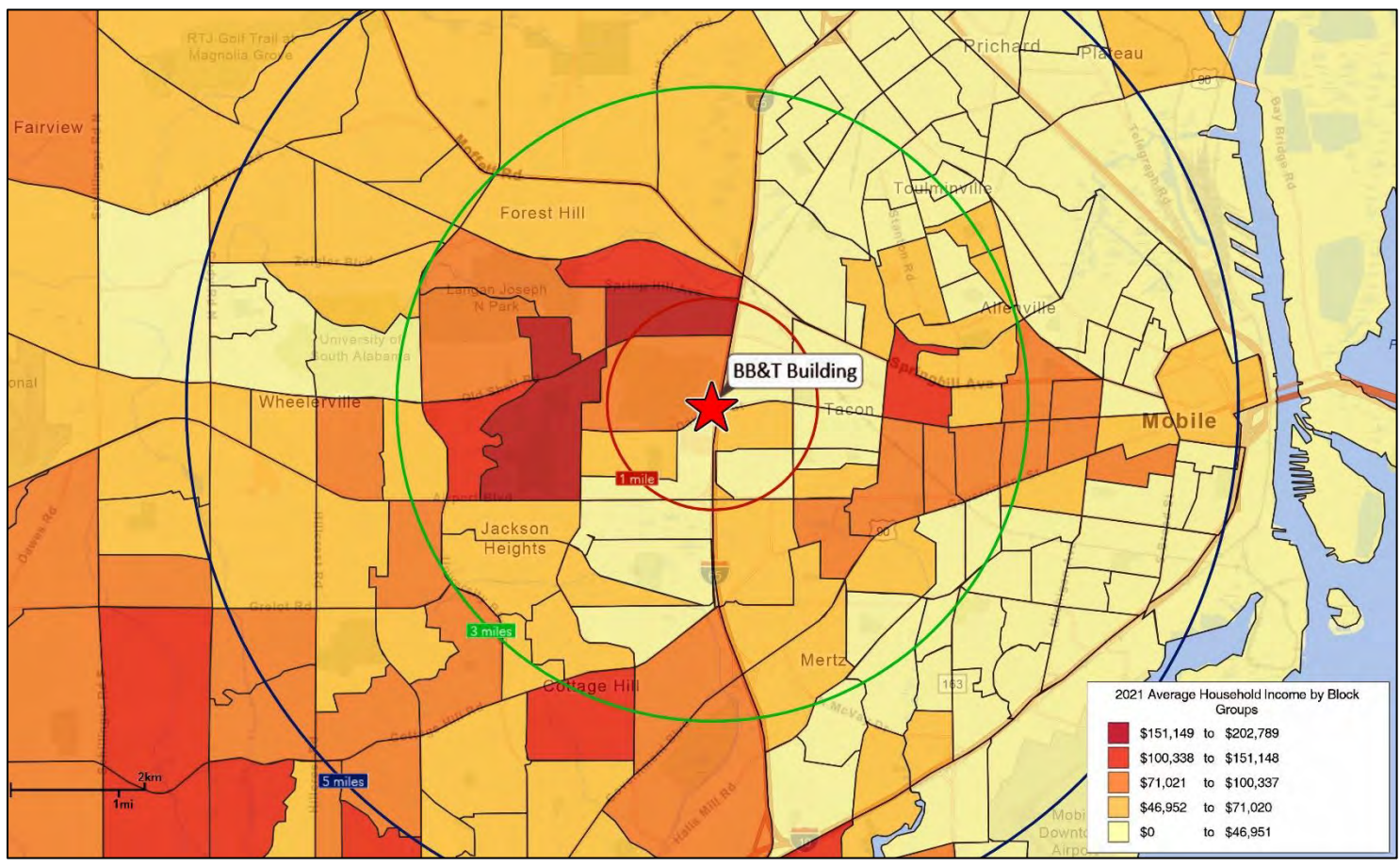
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Average Household Income Heat Map & Demographic Information

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2021 Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,122	69,746	174,567
Median Age	34.2	37.0	37.6
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2021-2026	0.31%	0.06%	0.06%
Daytime Population	15,567	95,070	199,651

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,244	29,180	71,667
Average Household Size	2.17	2.33	2.36
Average Household Income	\$64,849	\$64,784	\$58,068

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	40.9%	46.9%	47.3%
Renter Occupied Houses	47.7%	41.8%	40.3%
Median House Value	\$239,224	\$142,101	\$132,625

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