



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



PRICE REDUCED!

**4525 Executive Park Drive
Montgomery, AL 36116**

FOR SALE/LEASE

- **Sale Price:** **\$1,950,000.00**
- **Lease Price:** **\$14.00/S.F. (Full Service)**
- **Building Size:** **± 43,130 S.F.**
- **Lot Size:** **± 6.22 Ac.**
- **Interstate/Exit:** **I-85 (Exit 6)**
- **Zoning:** **B-3 (Highway Commercial)**
- **Parking:** **230 Spaces**
- **Possession:** **Immediate**
- **Listing Type:** **Exclusive**

PRICED TO SELL!

Outstanding Class "A" office building located on East Boulevard at the entrance to Executive Park. ± 25,752 S.F. available FOR LEASE. Perfect for call center. Includes ± 145 cubicles and workstations, large classroom, 19 furnished offices, break-room, and reception area. ± 15,217 S.F. occupied by Palomar Insurance. Contact John Stanley, CCIM, for more information at (334) 271-2475. **SHOWN BY APPOINTMENT ONLY.**



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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

11/29/22

1st FLOOR



Entrance Lobby



Breakroom

1st FLOOR



Classroom/Conference Room



Existing Cubicles & Workstations

1st FLOOR



Existing Cubicles & Workstations



Existing Cubicles & Workstations

1st FLOOR



Existing Cubicles & Workstations



Existing Cubicles & Workstations

1st FLOOR



Existing Workstation



Existing Workstation

2nd FLOOR



Entrance



Lobby

2nd FLOOR



Large Conference Room



Administrative Area

2nd FLOOR



Executive Office



Executive Office Conf. Space

2nd FLOOR



Small Conference Room



Conference Space

2nd FLOOR



Managerial Cubicle



Additional Space

2nd FLOOR

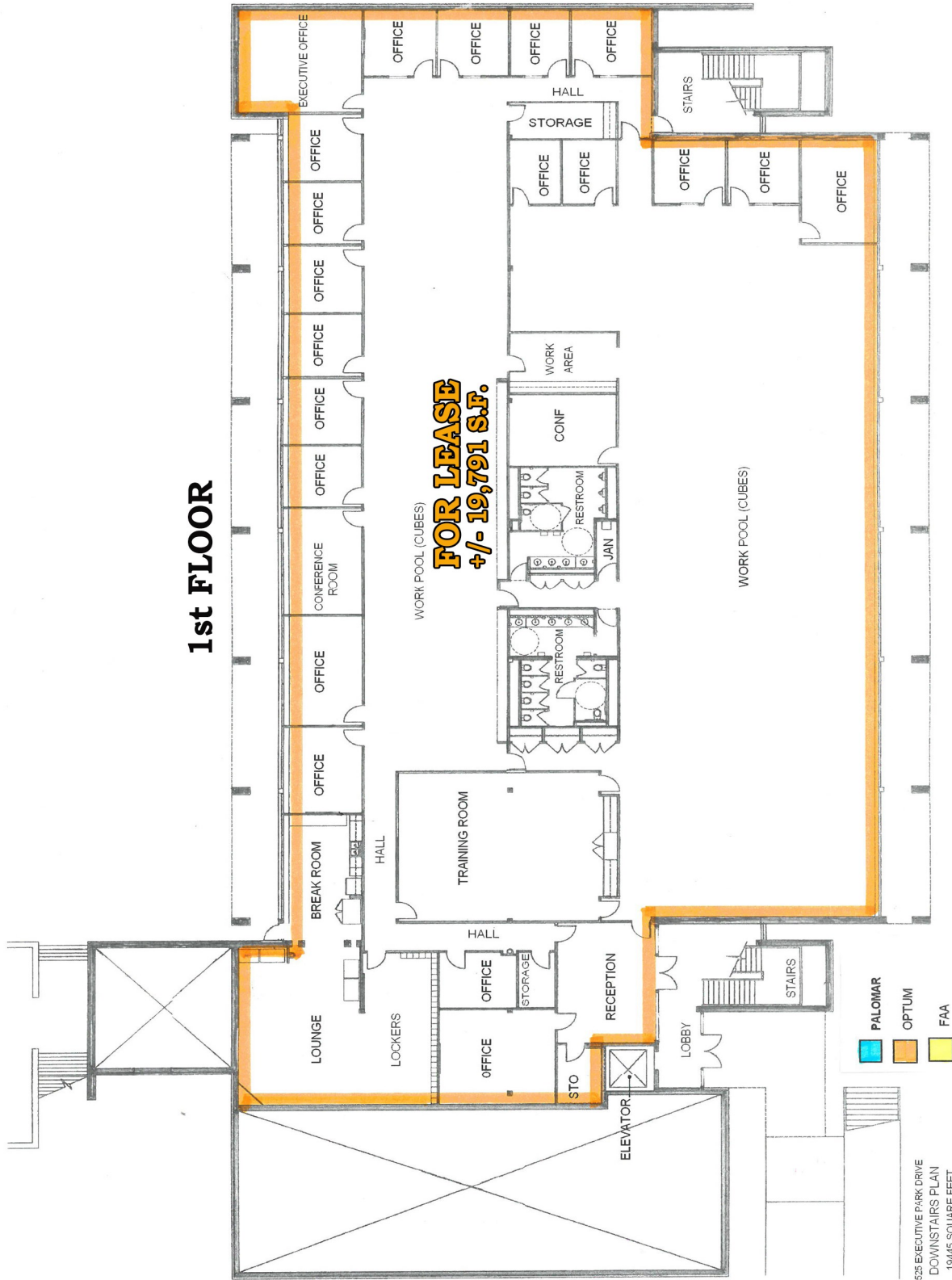


Private Offices



1st FLOOR

FOR LEASE
+/- 19,791 S.F.



4525 EXECUTIVE PARK DRIVE
 DOWNSTAIRS PLAN
 18445 SQUARE FEET

[illegible]

**+/- 15,217 S.F.
Leased to
Palomar Insurance**



4525 Executive Park Drive
UPSTAIRS PLAN
23685 SQUARE FEET