



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**CAPITOL COMMERCE CENTER**  
100 Capitol Commerce Boulevard  
Montgomery, AL 36117

**FOR LEASE**

- **Lease Price:** **\$21.00/RSF**
- **Rentable Area:** **± 207,460 RSF**
- **Available Spaces:**
  - ± 32,571 RSF (1st Floor)
  - ± 22,894 RSF (2nd Floor)
  - ± 48,983 RSF (3rd Floor)
  - ± 24,383 RSF (4th Floor)
  - ± 14,890 RSF (5th Floor)
  - ± 5,303 RSF (Office/Warehouse)
- **Lease Type:** **Full Service**
- **Lease Term:** **Minimum 3 Years**
- **Zoning:** **O-2 (Planned Office Park)**
- **Parking:** **± 1,067 Parking Spaces**
- **Available Extras:** **T Wiring, Card Access,**

**CAPITOL COMMERCE CENTER**

Class "A" office building in East Montgomery with great access and exposure to I-85 at Exit 11. Building offers open parking plus a three (3) story parking deck. ± 143,721 RSF of office space and ± 5,303 RSF office/warehouse space. Optional Floor Plans. **SHOWN BY APPOINTMENT ONLY.** Contact John Stanley, CCIM, for more information at (334) 271-2475.



**John C. Stanley, CCIM**  
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Exit 6

Auburn University Montgomery

Haskyon Petino

The Shoppes at Eastchase

Taylor Rd.

Wynlates

Fain Park

Chantilly Corners

Coventry

Chantilly Pkwy

New Vision

Waffle House

McDonald's

Subway

Country Inn & Suites

Thompson Centerpillar

Atlanta

Exit 11

Capitol Commerce Center

AUM TechnoCenter

Dollar General US Hwy 80

Dixie

Microtel

Costco

Eastchase Pkwy

Academy

Waffle House

Exxon

Exxon Express

Waffle House

Waffle House

Waffle House

Waffle House

Waffle House

Waffle House

Waffle House

Waffle House

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85

85



Area Number	Occupant	Rentable Sq.Ft.
170	Hancock Bank	1,261 r.s.f.
160	Available	1,471 r.s.f.
150	Available	4,510 r.s.f.
145	Available	5,185 r.s.f.
140	Available	3,517 r.s.f.
135	Available	1,720 r.s.f.
130	Hancock Bank	3,536 r.s.f.
120	Available	7,392 r.s.f.
110	Available	8,776 r.s.f.
100	Management Office	1,041 r.s.f.

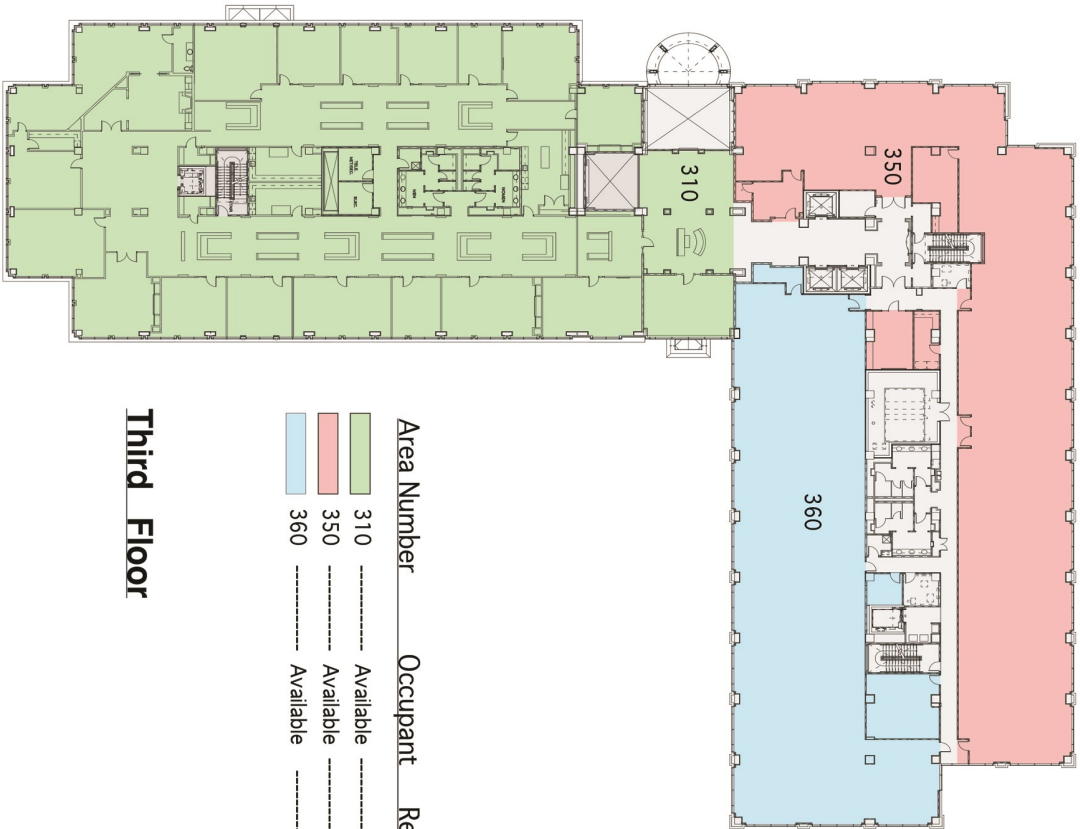
**Ground Floor**  
**Capitol Commerce Center**  
 100 COLONIAL BANK BOULEVARD  
 Montgomery, AL 36117





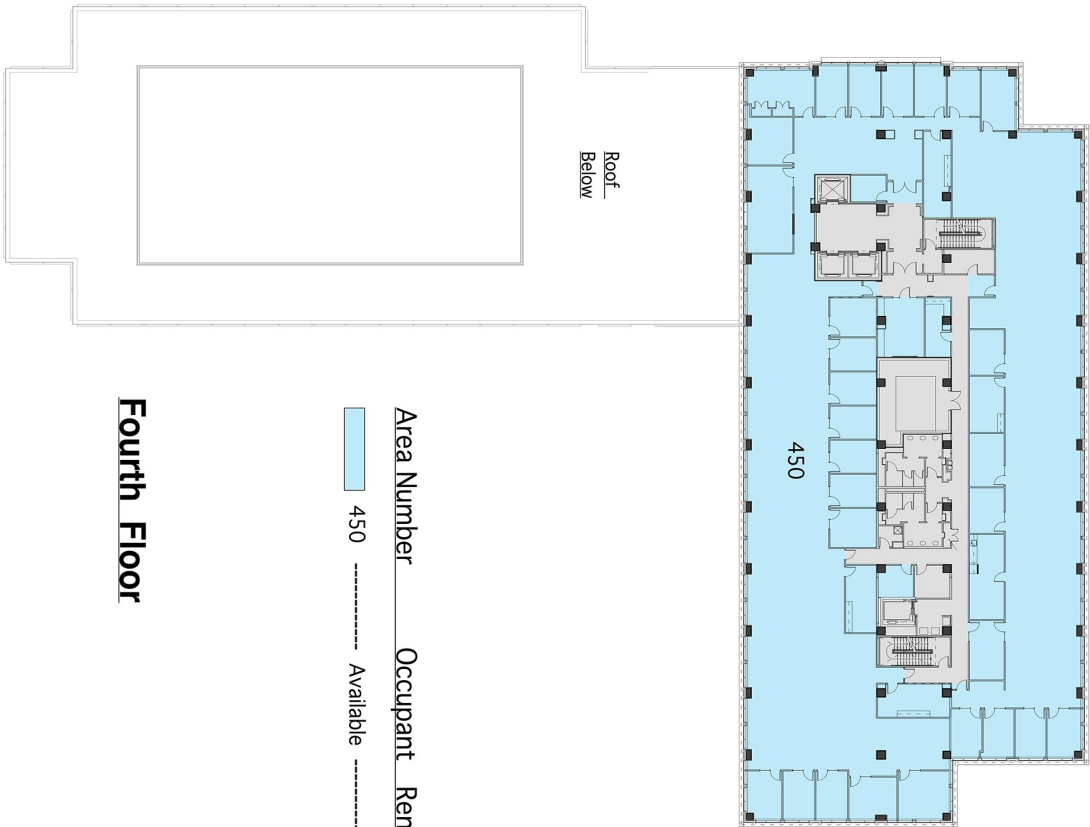
Area Number	Occupant	Rentable Sq. Ft.
210	ALDOT	7,208 r.s.f.
216	ALDOT	2,580 r.s.f.
220	ALDOT	9,360 r.s.f.
240	Available	3,594 r.s.f.
250	Available	4,151 r.s.f.
260	Available	15,149 r.s.f.
270	ALDOT	1,230 r.s.f.

**Second Floor**



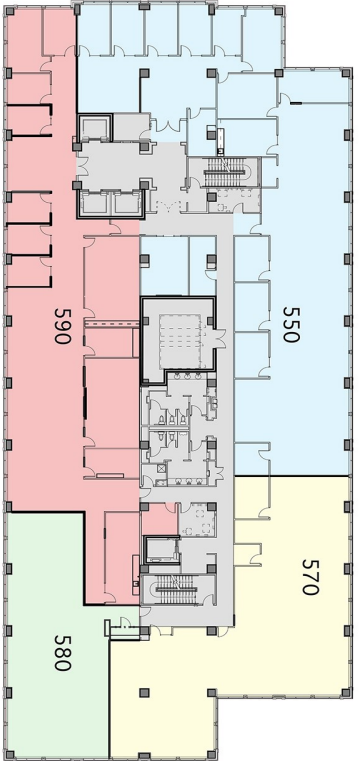
Area Number	Occupant	Rentable Sq. Ft.
310	Available	23,906 r.s.f.
350	Available	14,535 r.s.f.
360	Available	10,542 r.s.f.

**Third Floor**



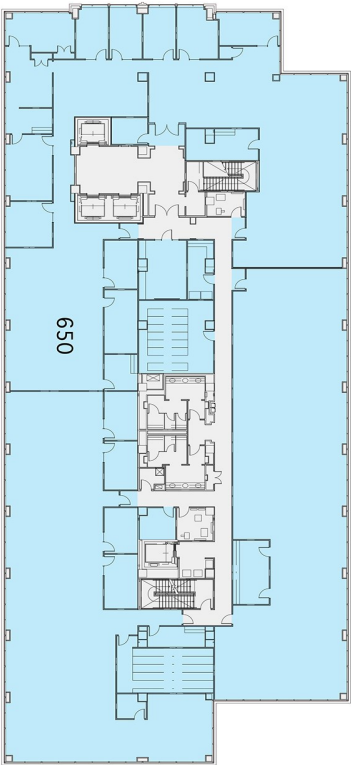
Area Number \_\_\_\_\_ Occupant Rentable Sq. Ft.  
 450 ----- Available ----- 24,383 r.s.f.

**Fourth Floor**



**Fifth Floor**

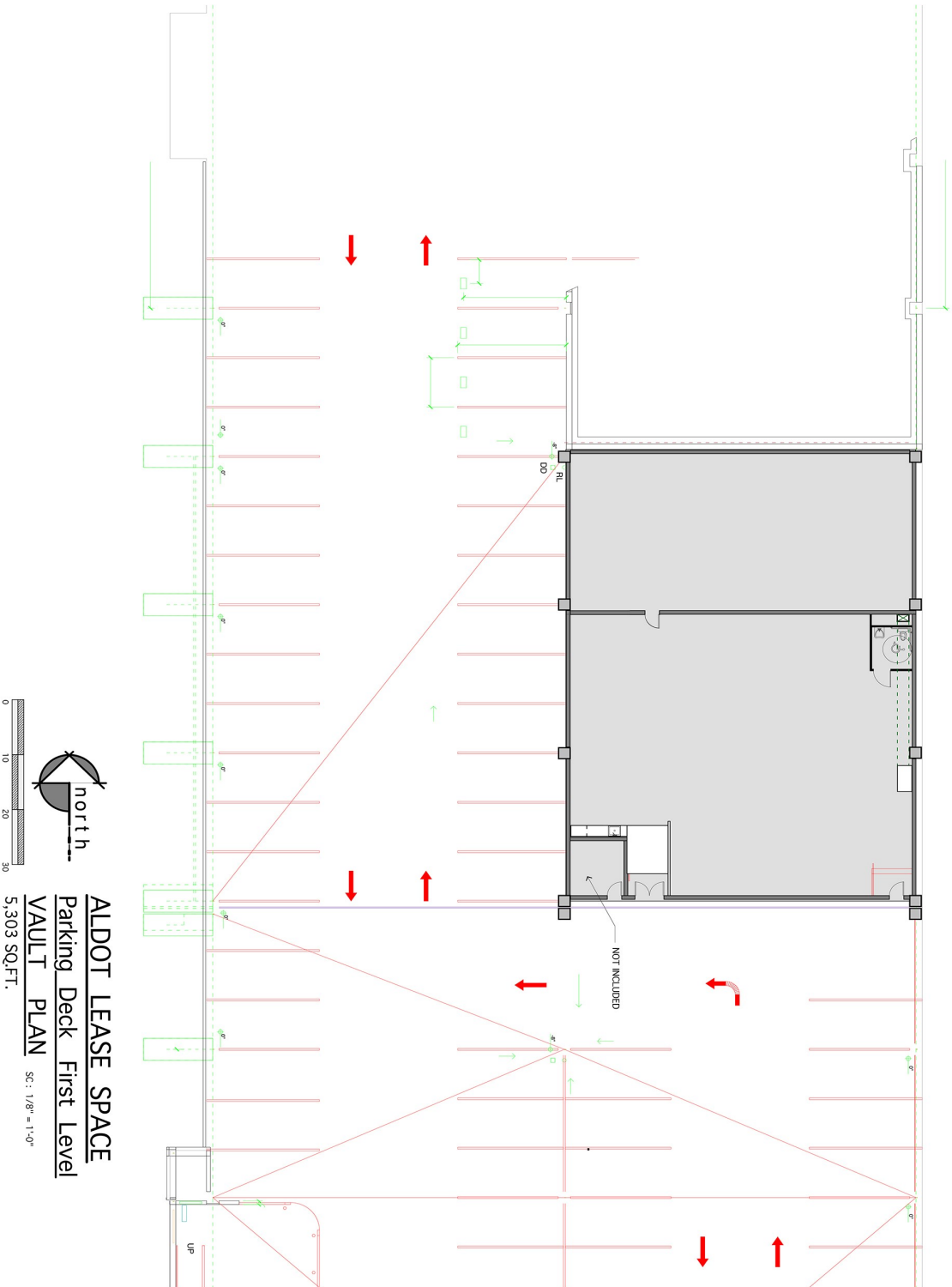
Area Number	Occupant	Rentable Sq. Ft.
550	Enterprise Leasing Company	8,878 r.s.f.
570	Available	4,907 r.s.f.
580	Available	2,566 r.s.f.
590	Available	7,417 r.s.f.



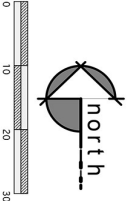
Area Number \_\_\_\_\_ Occupant \_\_\_\_\_ Rentable Sq. Ft.  
 650 ----- Hancock Bank ----- 24,688 r.s.f.

**Sixth Floor**





**ALDOT LEASE SPACE**  
**Parking Deck First Level**  
**VAULT PLAN**  
 5,303 SQ.FT.  
 SC: 1/8" = 1'-0"



**PD1**

Capitol Commerce Center  
 100 Capitol Commerce Blvd.  
 Montgomery, Alabama 36117  
 Phillips, Inc., General Contractor

