



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)
 - ± 43,272 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. ± 164,099 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
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



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.





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.

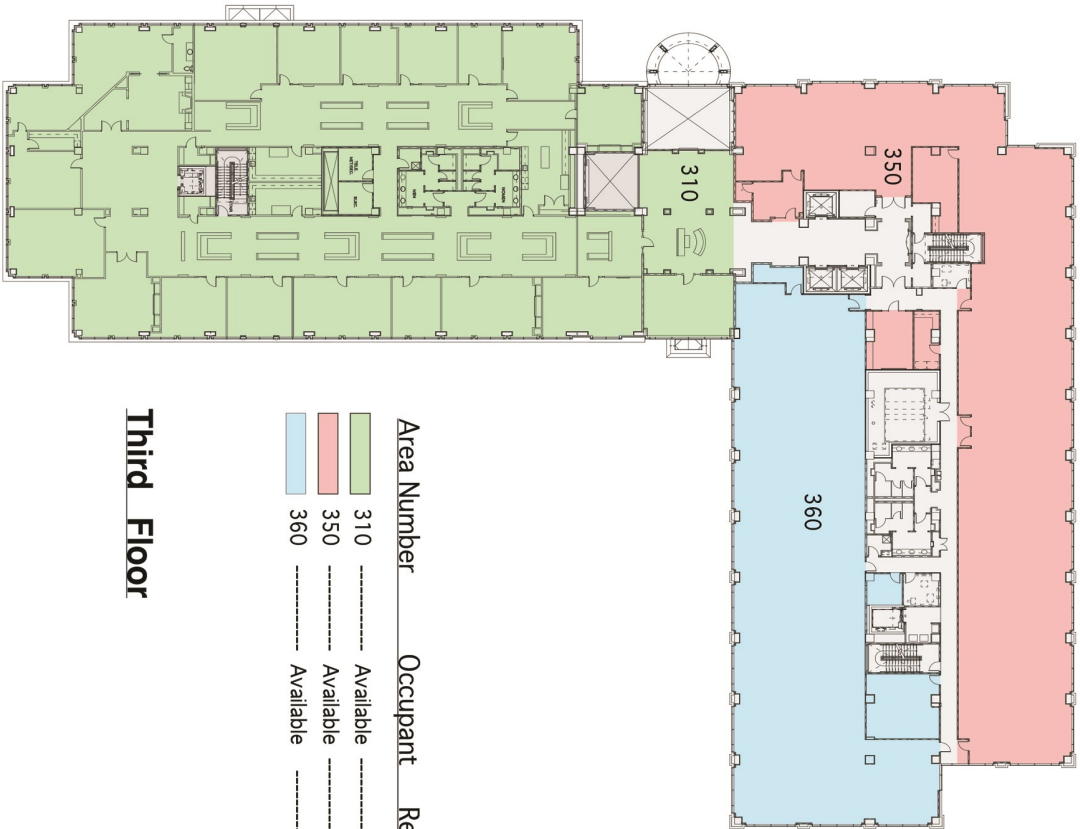
Ground Floor
Capitol Commerce Center
 100 COLONIAL BANK BOULEVARD
 Montgomery, AL 36117





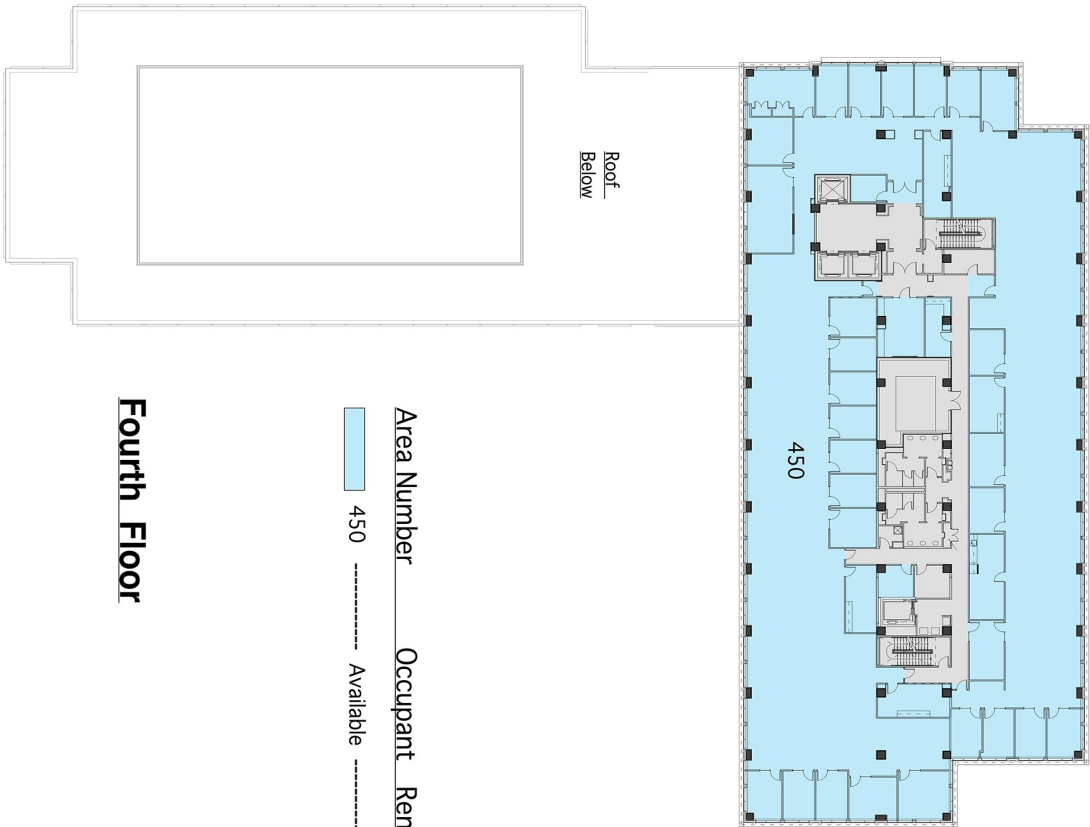
Area Number	Occupant	Rentable Sq. Ft.
210	Available	7,208 r.s.f.
216	Available	2,580 r.s.f.
220	Available	9,360 r.s.f.
240	Available	3,594 r.s.f.
250	Available	4,151 r.s.f.
260	Available	15,149 r.s.f.
270	Available	1,230 r.s.f.

Second Floor



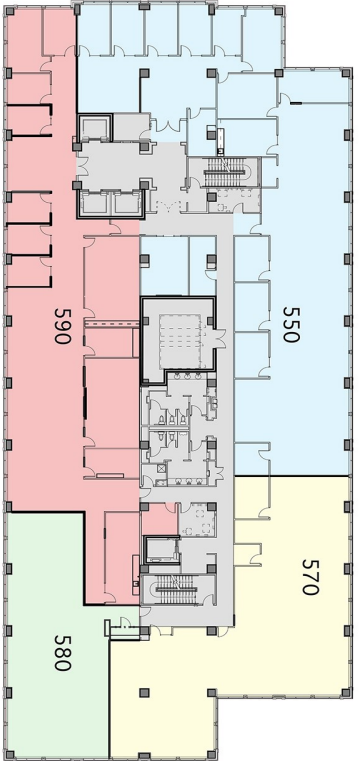
Area Number	Occupant	Rentable Sq. Ft.
310	Available	23,906 r.s.f.
350	Available	14,535 r.s.f.
360	Available	10,542 r.s.f.

Third Floor



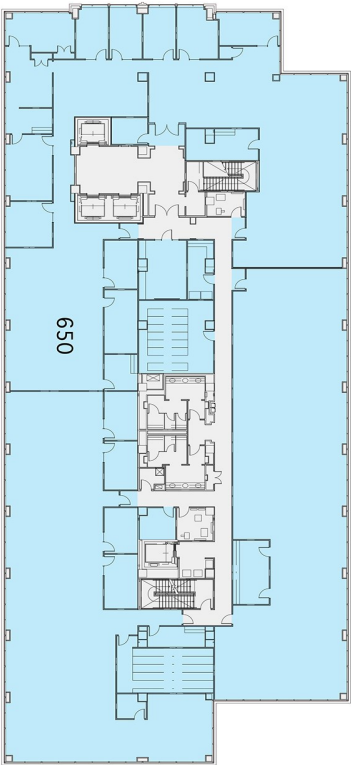
Area Number _____ Occupant _____ Rentable Sq. Ft.
 450 ----- Available ----- 24,383 r.s.f.

Fourth Floor



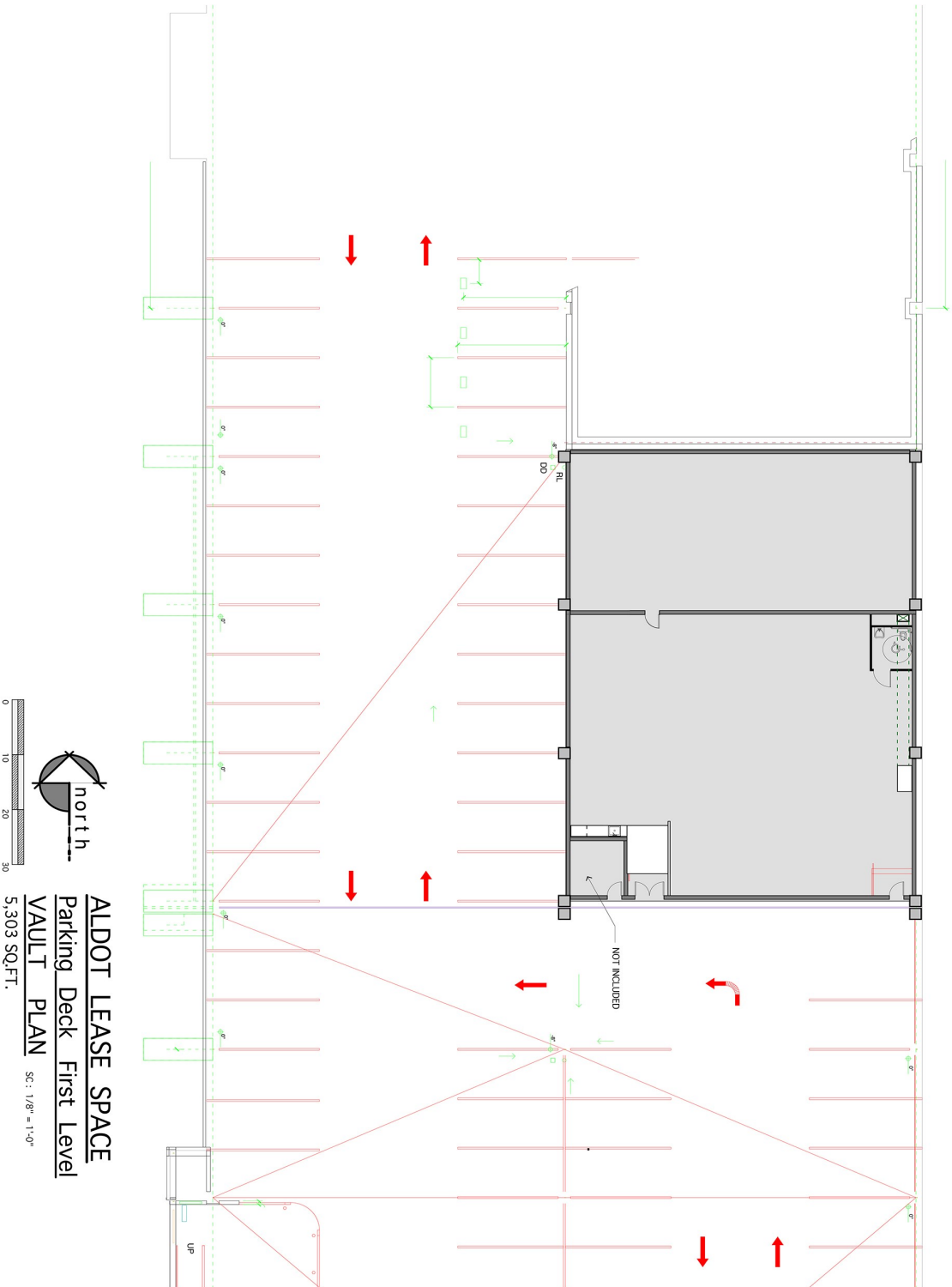
Fifth Floor

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.

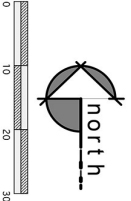


Area Number _____ Occupant _____ Rentable Sq. Ft.
 650 ----- Hancock Bank ----- 24,688 r.s.f.

Sixth Floor



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



PD1

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

