



201 TechnaCenter Drive
Montgomery, AL 36117

FOR SALE/LEASE

Premier Class "A" Office Building in TechnaCenter Park

A rare opportunity to own a +/- 48,000 square foot Class "A" office building situated on +/- 4.17 acres in Montgomery's premier eastside TechnaCenter Park. Located at 201 TechnaCenter Drive, this impressive three-story, fully sprinkled brick veneer building was constructed in 1992 and offers exceptional flexibility for an owner-user or investment opportunity.

The flexible floor plans feature large open work areas complemented by perimeter offices, providing an efficient layout for a variety of office users. Additional amenities include a spacious entry foyer, elevator, and a large first-floor breakroom with a full kitchen.

The property offers an impressive +/- 359 parking spaces for tenants and visitors, providing abundant parking and convenience.

A well-maintained Class A office property with an excellent location, flexible floor plans, ample parking, and strong potential for a variety of office uses.

Contact Lee Meriwether at 334-398-1808 to schedule a tour of this outstanding property!

Sale Price	\$3,800,000.00
Lease Price	\$19.50/S.F. (Full Service)
Minimum Lease Term	5 Years
Land Area	+/- 4.17 Acres
Building Area	+/- 48,000 S.F.
Zoning	O-2
On-Site Parking	+/- 359 Surface Spaces
Current Use	Vacant Office
Best Use	Office/Call Center
Accessibility & Visibility	Excellent
Interstate Exit	I-85, Exit 11 (Mitylene)
Possession	Immediate
Listing Type	Exclusive



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Prime East Montgomery Location

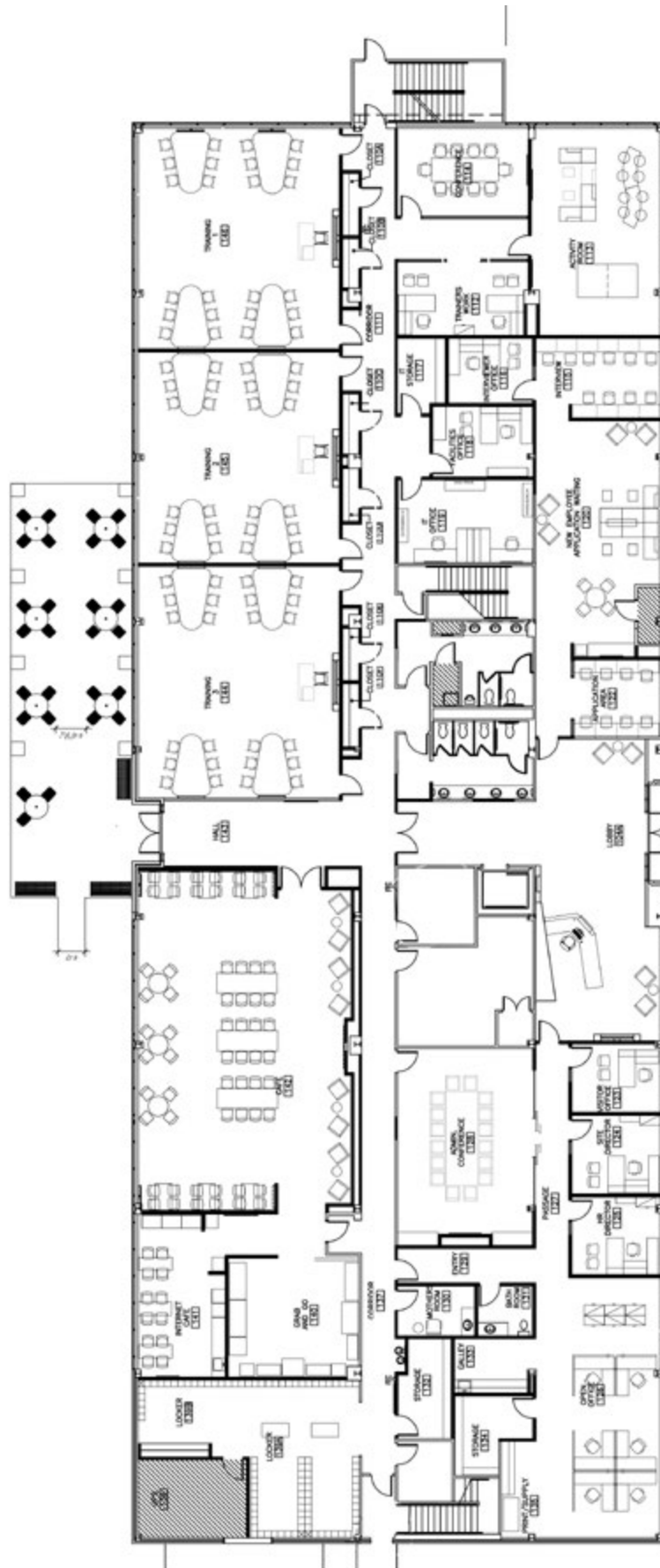
TechnaCenter Park is conveniently located just off the Mitylene exit of I-85 (Exit 11) at Atlanta Highway. The area is home to major corporate and institutional employers, including the AUM Advanced Training Center, Energy Southeast, ALFA Insurance Headquarters, and other established corporations.

The property is also located near Montgomery's premier open-air shopping destinations, including The Shoppes at EastChase and East Chase Plaza. These popular retail centers feature numerous restaurants and major retailers, including Dillard's, Target, Kohl's, Costco, Academy Sports + Outdoors, Hobby Lobby, and many others.

Just south of I-85 along Chantilly Parkway, additional major retailers include Home Depot, Walmart, and AMC Chantilly 13. The property is also conveniently located near several desirable residential communities, including Wynlakes, Town Lakes, and Arrowhead.

Further enhancing the location are nearby Auburn University at Montgomery (AUM), Baptist East Hospital, and a wide range of medical facilities and services. This combination of corporate, retail, residential, educational, and medical amenities makes TechnaCenter Park one of Montgomery's most desirable office locations.

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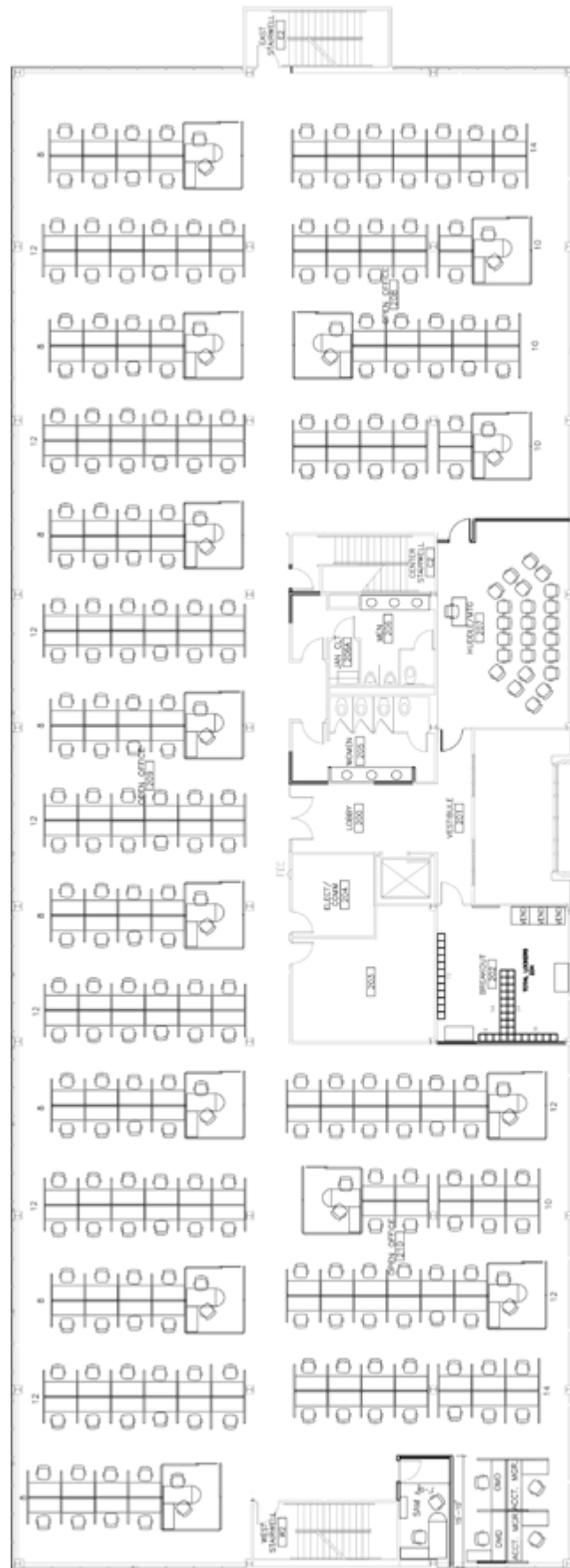


201 TECHNACENTER DRIVE - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



JOHN STANLEY
&
ASSOCIATES



201 TECHNACENTER DRIVE - SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

