

An aerial photograph of The Wharf Orange Beach at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a large marina is filled with numerous white boats. A concrete bridge or walkway runs diagonally across the water. In the background, there are several large, modern buildings with blue roofs, a parking lot, and a Ferris wheel. The city skyline is visible in the distance.

The
WHARF[®]
ORANGE BEACH

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FOR LEASE

SUMMARY

The Wharf is a premier mixed-use development located at the gateway to Orange Beach, AL, and the acclaimed Gulf of Mexico beaches of Coastal Alabama. Positioned on 222 acres of waterfront property along the Intracoastal Waterway, The Wharf offers a multitude of shopping, dining and entertainment options for visitors and local residents alike. Professional work space, residential condominiums, hotel, and a full-service marina add to the appeal of The Wharf. Contact Stirling or visit www.alwharf.com for additional information.

HIGHLIGHTS

- 222-Acre Site
- 413,000+ SF of Commercial Space
- 10,000-Seat Amphitheater
- 170-Slip Marina
- 132-Room Springhill Suites by Marriott
- 198 Residential Condominiums
- Orange Beach Event Center
- Heron Pointe - Reception & Meeting Facility
- Now Open: Cumberland Farms, Sbarro, Burger King, and Culver's
- The Wharf Storage
- Available Sites for Future Development



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The WHARF®
23101 Canal Road, Orange Beach, AL



Dining & Shopping: Discover unique shops and boutiques, with an impressive mix of local and national retailers. Enjoy an array of dining options at The Wharf and Portside on Main; whether it's breakfast, a casual lunch, or fine waterfront dining- our eateries offer something for everyone. Liquid libations and live music are offered nightly at various locations in The Wharf Entertainment District.

Work Space: Office and professional space at The Wharf offers the perfect address for your business. From an individual office to a custom designed private suite, join over 40 existing businesses currently occupying the 100,000 + SF of the second floor.

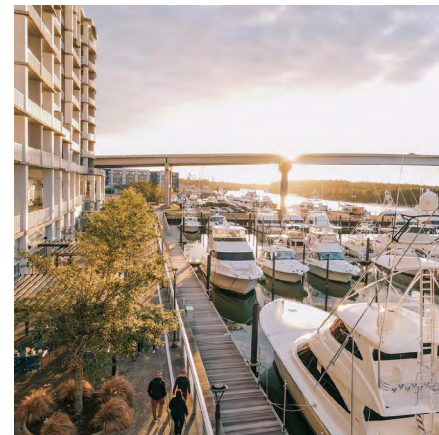
Meeting & Event Space: Multiple options for event and meeting space at The Wharf exist, including the waterfront Heron Pointe and the 20,000 + SF Orange Beach Event Center. Catering services can be arranged, adding to the convenience of hosting a party, wedding, business meeting, or reception at The Wharf.

The Wharf Marina: Centrally located on The Intracoastal Waterway, The Wharf Marina is equally convenient by yacht, airplane, or car from anywhere in the Gulf South Region. With a 170-boat slip capacity, The Marina is able to hold boats up to 150 feet in length, is home to multiple excursion businesses, as well as the host of the Blue Marlin Grand Championship and The Wharf Boat & Yacht Show.

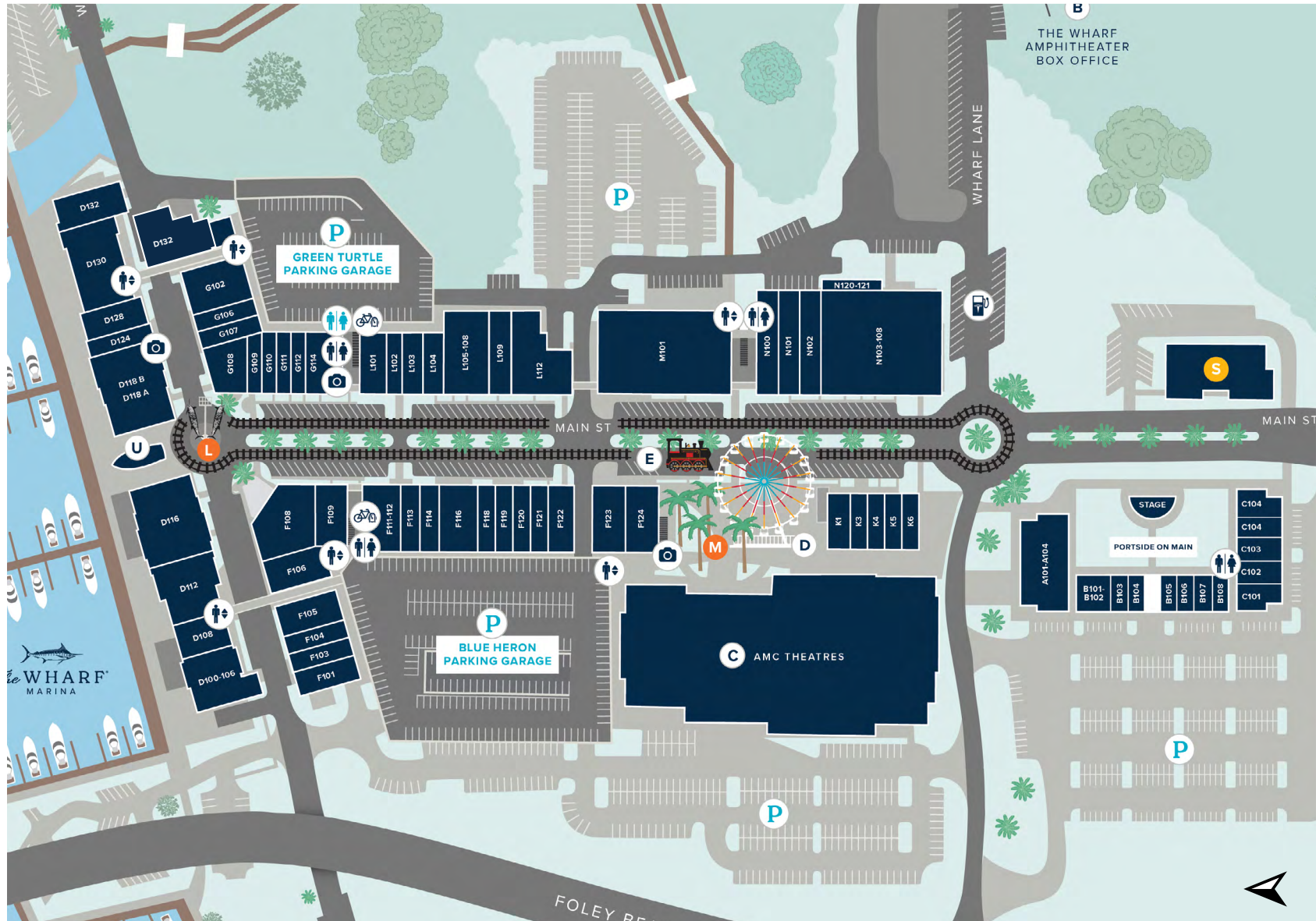
The Wharf Amphitheater: If it's big you want, look no further than The Wharf Amphitheater. With big acts, sound and experience, our 10,000-tiered-seat facility ensures each concert attendee has a great view.

Entertainment & Special Events: The Wharf is an official Entertainment District with hundreds of family friendly events throughout the year, attracting hundreds of thousands of visitors from all around. Guests can enjoy shopping, drinks and dining at our 60+ unique stores, bars and restaurants, catch a movie at the 15-screen AMC Theatre, experience a trip around one of the Southeast's largest Ferris wheels, take a train ride down Main Street on The Wharf Express, explore all that nature has to offer on a boating excursion or catch a free, nightly SPECTRA Laser Light Experience show — the options are endless.

Hotel & Condominiums: Accommodations at The Wharf include SpringHill Suites by Marriott, a 132-suite hotel with resort-style pool and on-site restaurant with poolside dining. The Wharf also offers nine floors of beautiful 1-4 bedroom luxury condominiums overlooking the Intracoastal Waterway and the marina. While a guest at the condominiums, enjoy an exclusive water-themed park featuring a lazy river and slides in a relaxing family environment.



Click image for larger view



Click image for larger view



AVAILABLE SPACES

SUITE	SF	DESCRIPTION
A-201	1,973	• Fully improved office space
A-202	1,367	• Fully improved office space
C-204	1,353	• Fully improved office space
D-210	782	• Waterfront office space
D-216E	228	• Intracoastal Office Suites
D-216I	257	• Intracoastal Office Suites
F-208B	157	• The Palms Office Suites
F-208F	118	• The Palms Office Suites
F-208L	77	• The Palms Office Suites
F-208P	92	• The Palms Office Suites
L-201	2,212	• Corner space overlooking • Main Street

The **WHARF**[®] **PORTSIDE** ON MAIN

Portside on Main, the newest addition to The Wharf, consists of approximately 33,000 square feet of exciting new retail and office space strategically located at the Main Street entrance to the mixed-use development in Orange Beach, AL. The 1st floor retail space is 100% leased, and the 2nd floor office suites are 66% leased.

A total of three improved suites are available for immediate occupancy, ranging in size from 1,353 rsf to 1,973 rsf. Each suite consists of a reception area, conference room, private offices, and a break area. Finishes include high-grade commercial carpet, solid-core doors, LED lighting, and glass wall accents. Other features of the office suites include, restricted elevator access, common restrooms, and balcony access overlooking the expansive green space of Portside on Main.

Floor plans of the available suites are included herein. Please contact Jeff Barnes or Steadman Bethea for additional information, or to schedule a tour.

AVAILABLE SUITES

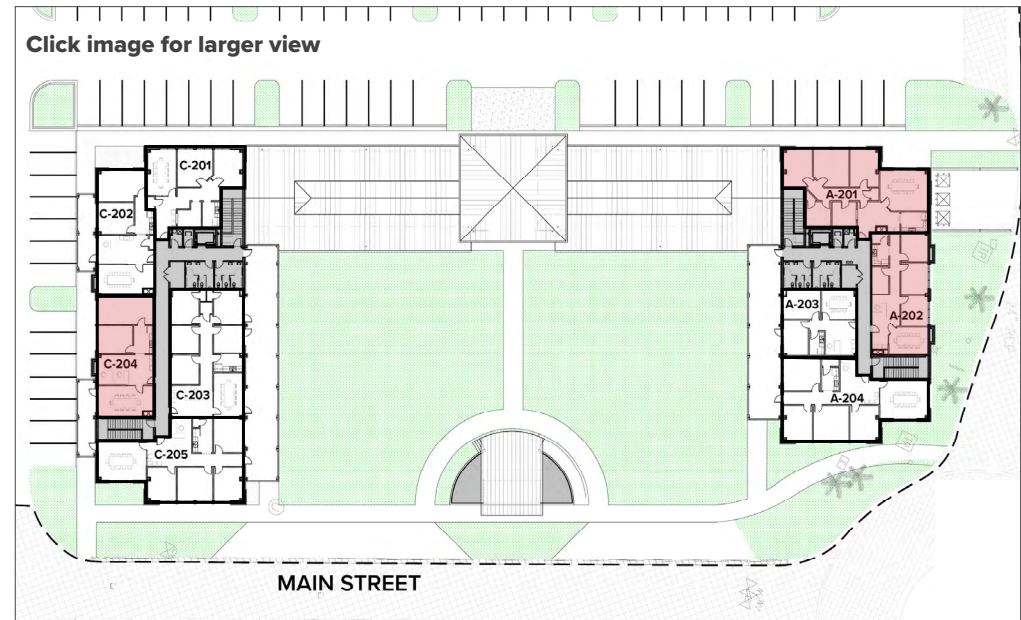
- A-201: 1,973 RSF
- A-202: 1,367 RSF
- C-204: 1,353 RSF

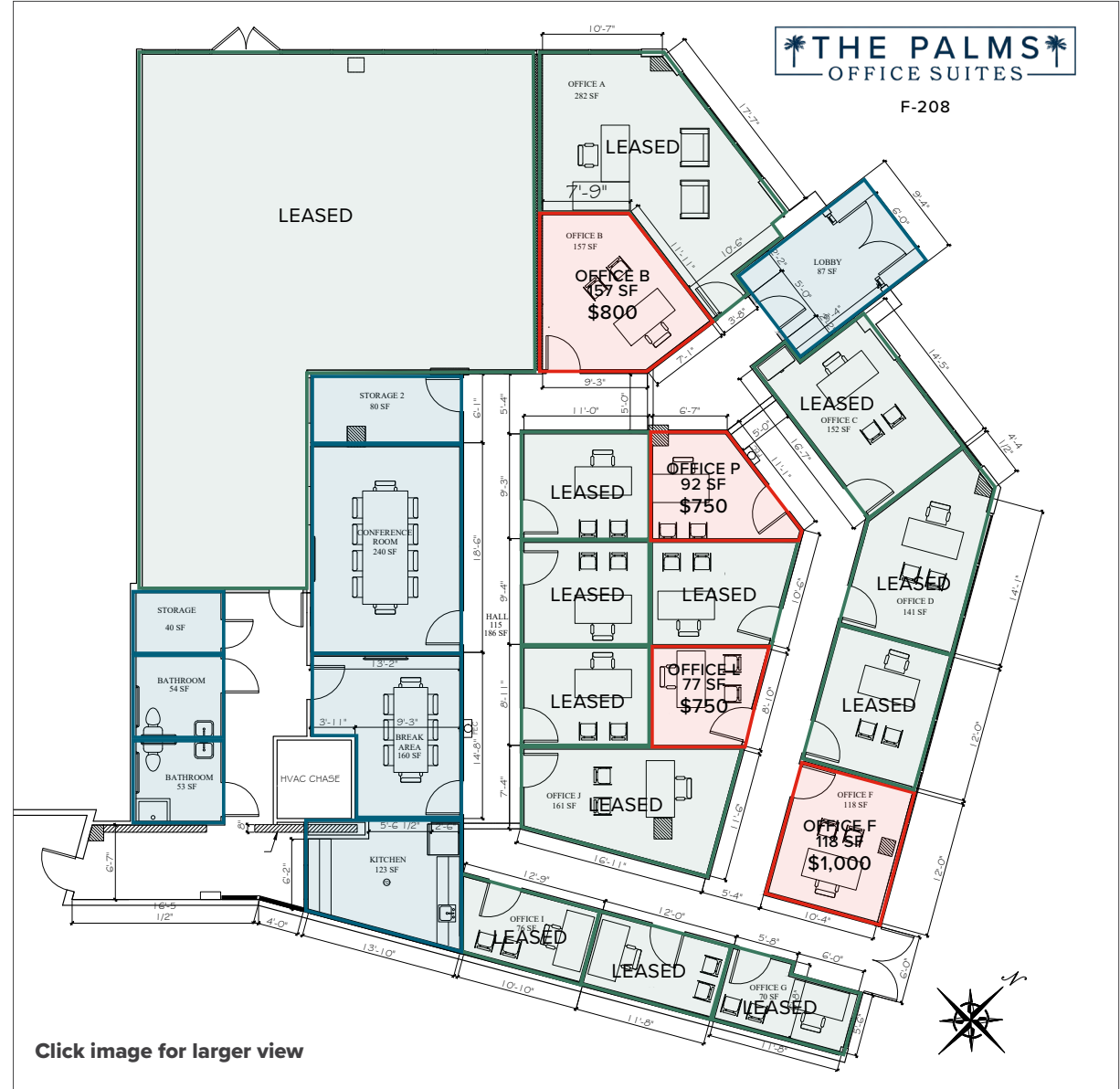
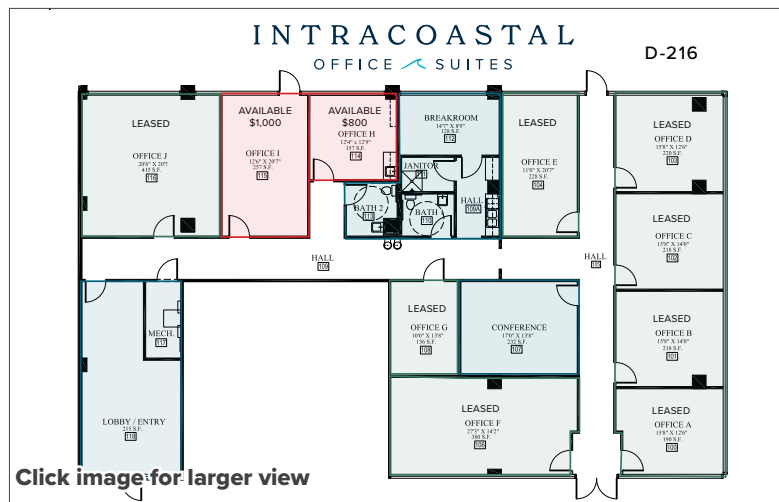
BASE RATE

- \$35.00 / RSF, increasing 3% / year
- CAM, Insurance, & Property Taxes by Landlord

ADDITIONAL TENANT CHARGES

- Power estimated at \$3.00 / RSF
- Janitorial





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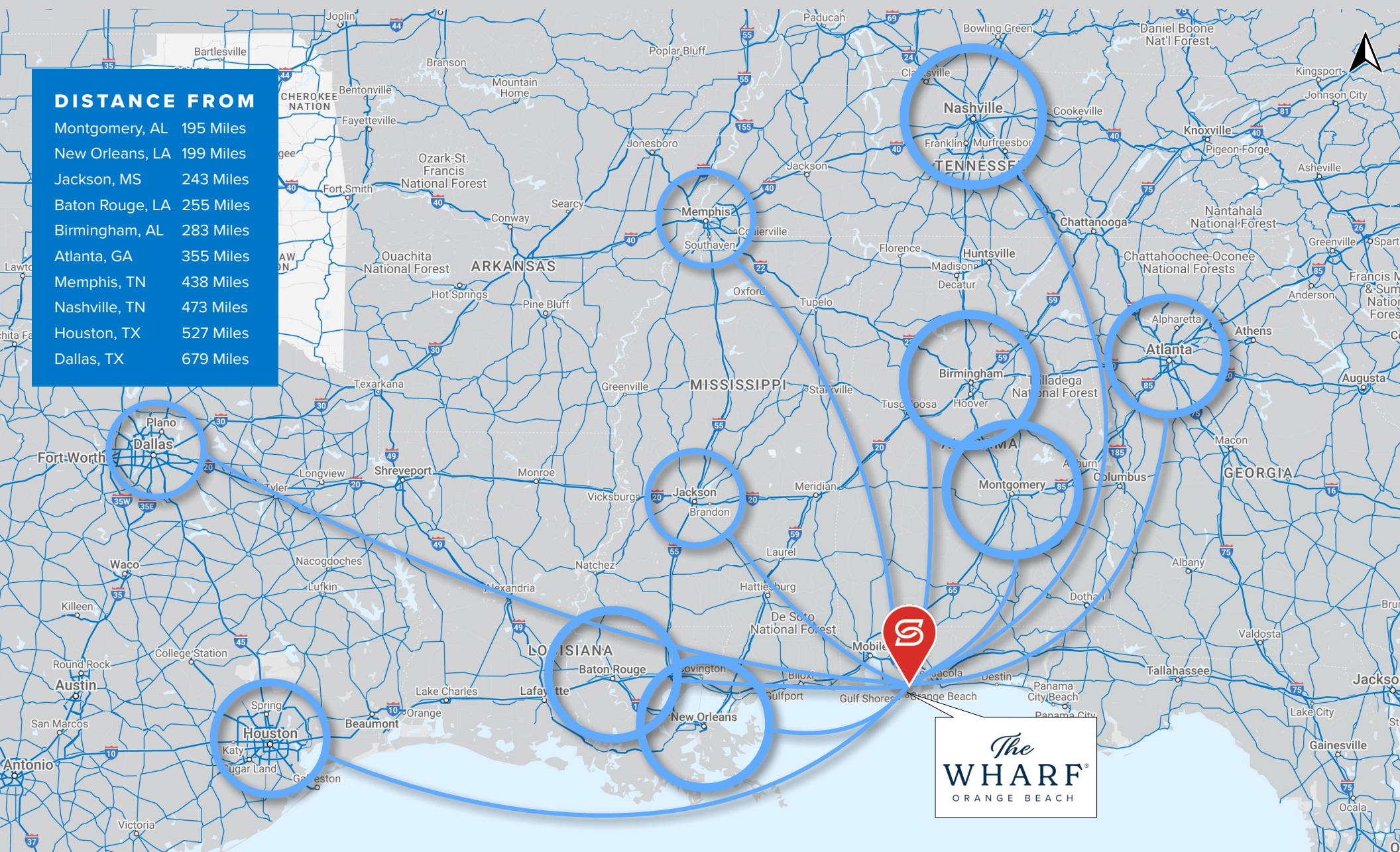
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The WHARF®

23101 Canal Road, Orange Beach, AL

DISTANCE FROM

Montgomery, AL	195 Miles
New Orleans, LA	199 Miles
Jackson, MS	243 Miles
Baton Rouge, LA	255 Miles
Birmingham, AL	283 Miles
Atlanta, GA	355 Miles
Memphis, TN	438 Miles
Nashville, TN	473 Miles
Houston, TX	527 Miles
Dallas, TX	679 Miles



The
WHARF®
ORANGE BEACH

THE WHARF 2024 STATS



3.5M VISITS

BALDWIN COUNTY, ALABAMA TOURISM 2023 STATS



8.4M VISITORS
21.9% INCREASE OVER 2019

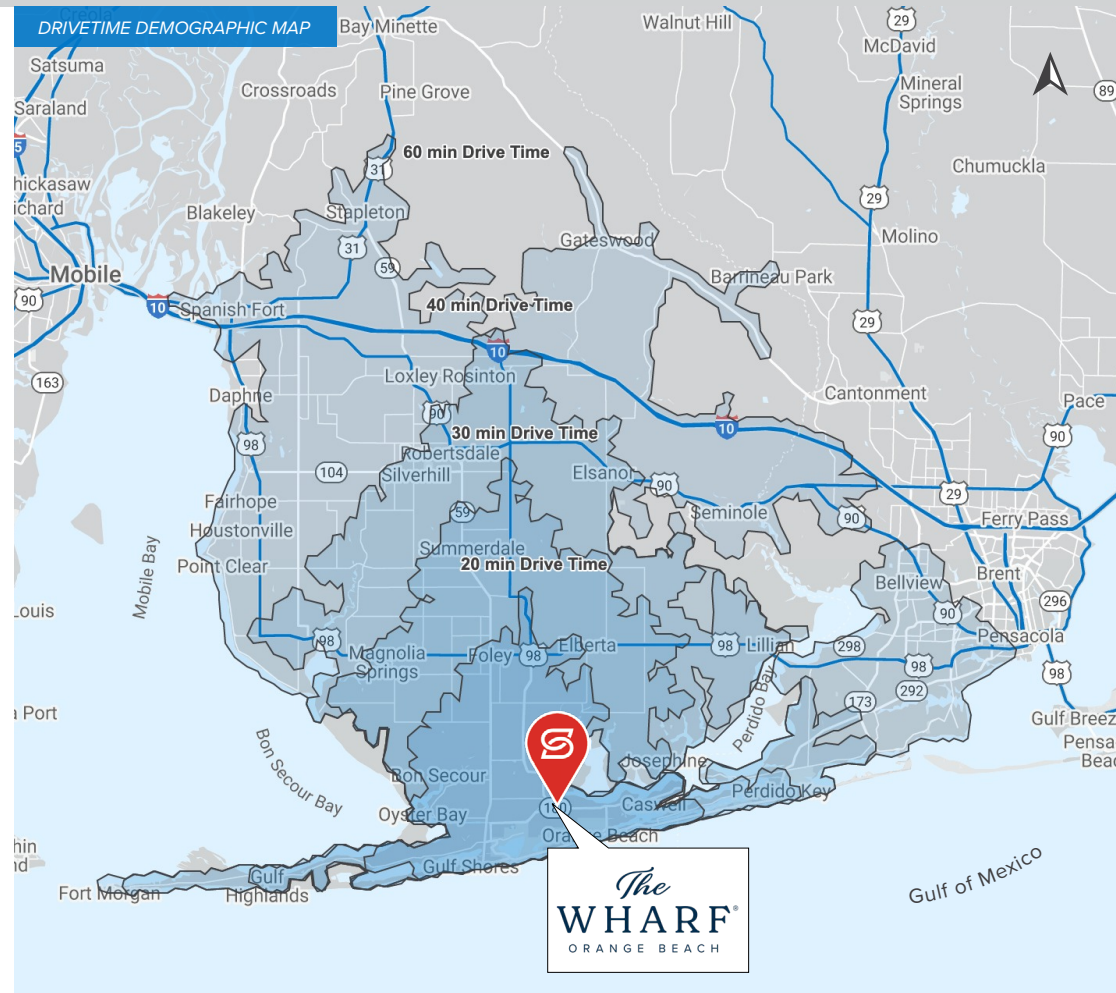


\$7.9B VISITOR SPENDING
52.0% INCREASE OVER 2019



\$40M LODGING REVENUE
52.1% INCREASE OVER 2019

*Sources: Placer.ai, Alabama Tourism Industry Economic Impact Report 2024



2025 DEMOGRAPHICS

	20 MIN	30 MIN	40 MIN	60 MIN
Population	74,177	96,729	139,080	354,838
Proj. Ann. Growth	2.6%	2.5%	2.4%	1.7%
Avg. HH Income	\$104,771	\$108,504	\$110,194	\$106,580