

FOR LEASE

PROPERTY SUMMARY

Newly constructed office building offering 1,180 SF of professional space. Conveniently located just off of Hwy 59, the office space features four private offices, two restrooms, separately metered utilities, and water included. Available January 1st, 2026—ideal for businesses seeking a new, efficient workspace.

AVAILABLE

- Suite B: 1,180 SF

LEASE RATE

- \$19.00 PSF, Modified Gross
 - 3% annual increases

NEARBY LANDMARKS

- Gulf Shores Airport
- Publix
- Target
- Pelican Place
- Craft Farms

2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	3,169	18,641	38,103
Avg. HH Income	\$102,489	\$95,477	\$96,700
Population Growth	3.2%	3.1%	2.9%



