

OFFICE PROPERTY FOR SALE OR LEASE

631 SOUTH HULL STREET

Montgomery, AL 36104



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

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Property Highlights



- **3 mins to I-85** – Quick connection to East Montgomery & Auburn
- **4 mins to I-65** – Direct route to Birmingham or Mobile
- **5 mins to Maxwell Air Force Base** – Ideal for defense contractors or military-affiliated professionals
- **2 mins to the Alabama State Capitol** – Walkable access to government offices and courts

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- **Historic Office Building:** Built in 1893, the Stay House is a 2.5 story brick veneer Victorian style home with distinctive Eastlavian trim, combining a richly ornamented exterior with the structural sensibilities of the Victorian period.
- The house is officially recognized on the National Register of Historic Places
- **Prime Downtown Location:** Just blocks from the historic State Capitol and bustling Dexter Avenue
- **Zoned for Opportunity:** Situated in a federally designated Opportunity Zone, offering potential tax advantages for investors
- **Ideal for Upscale Office or Live/Work Concept:** Perfect for entrepreneurs, attorneys, consultants, or professionals seeking a prestigious presence downtown
- **Sale includes 631 South Hull St and 2 adjoining lots**, providing ample space for parking, expansion, or custom build-out
- **Elegant Surroundings:** Close to charming historic homes, professional offices, and civic landmarks

631 SOUTH HULL STREET 2

Property Information

Address: 631 S Hull Street
Montgomery, AL 36104

Sale Price: \$449,000

Lease Rate: \$9.75 psf, NNN

Price/SF: \$64.04

Building Size: ±7,011 SF

Lot Size: ±0.81 Acres

Year Built: 1893

Zoning: T4-R (SmartCode)

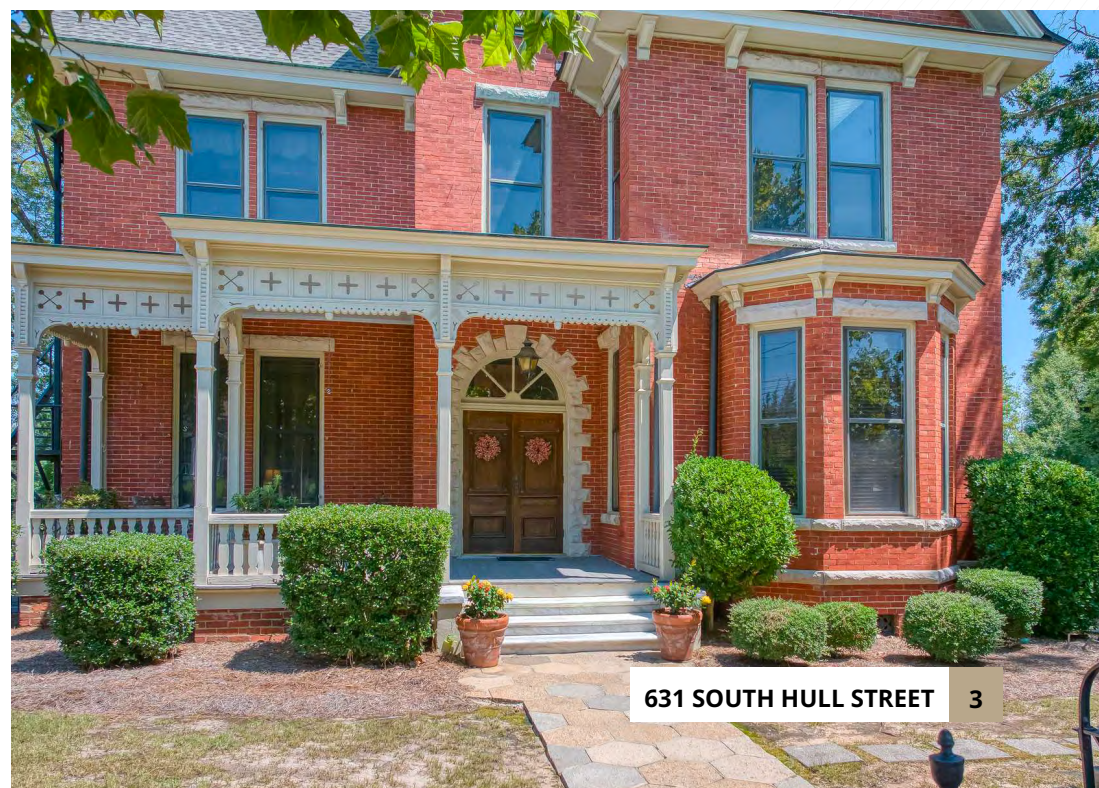
Submarket: Downtown Montgomery



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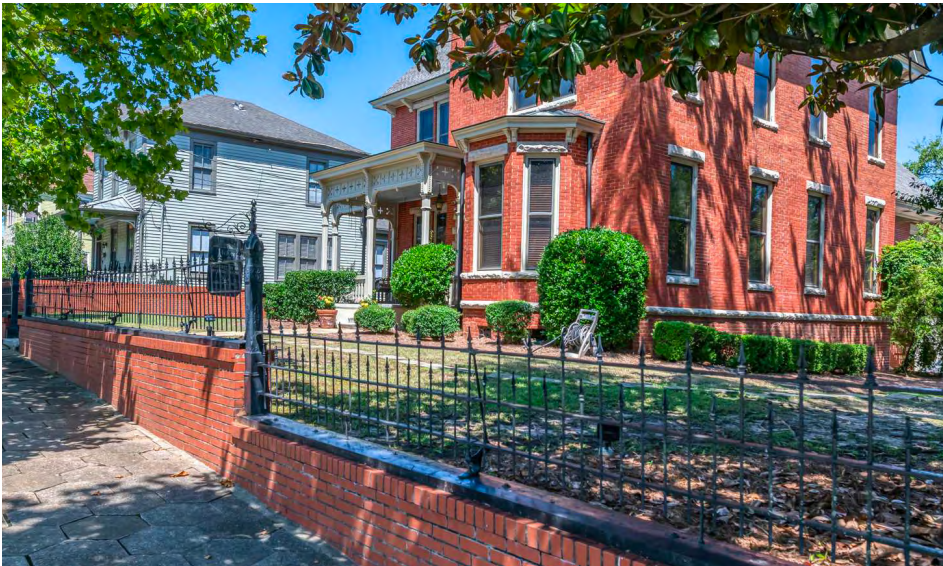
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631 SOUTH HULL STREET 3

Exteriors



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Interiors

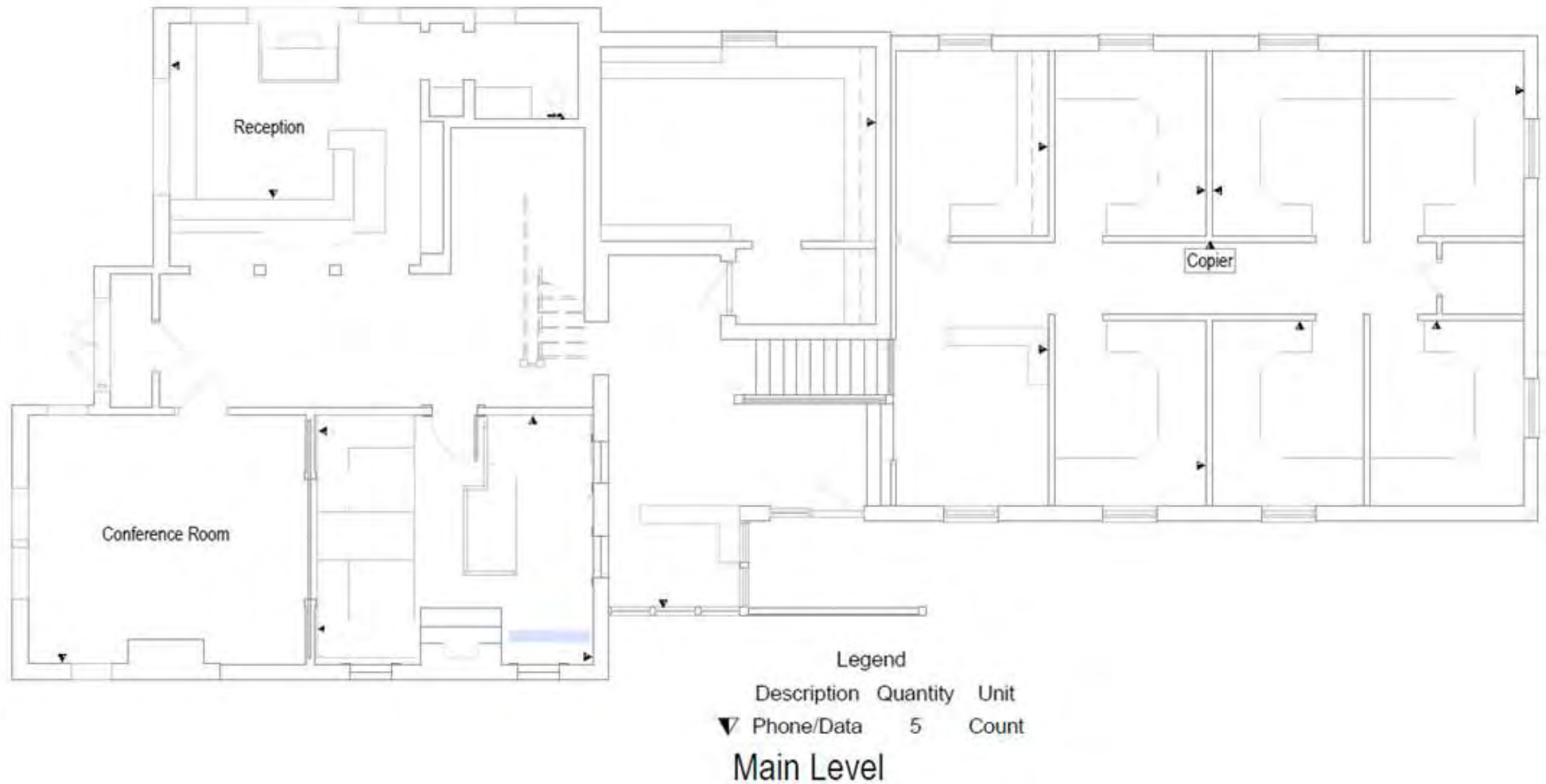


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631 SOUTH HULL STREET **5**

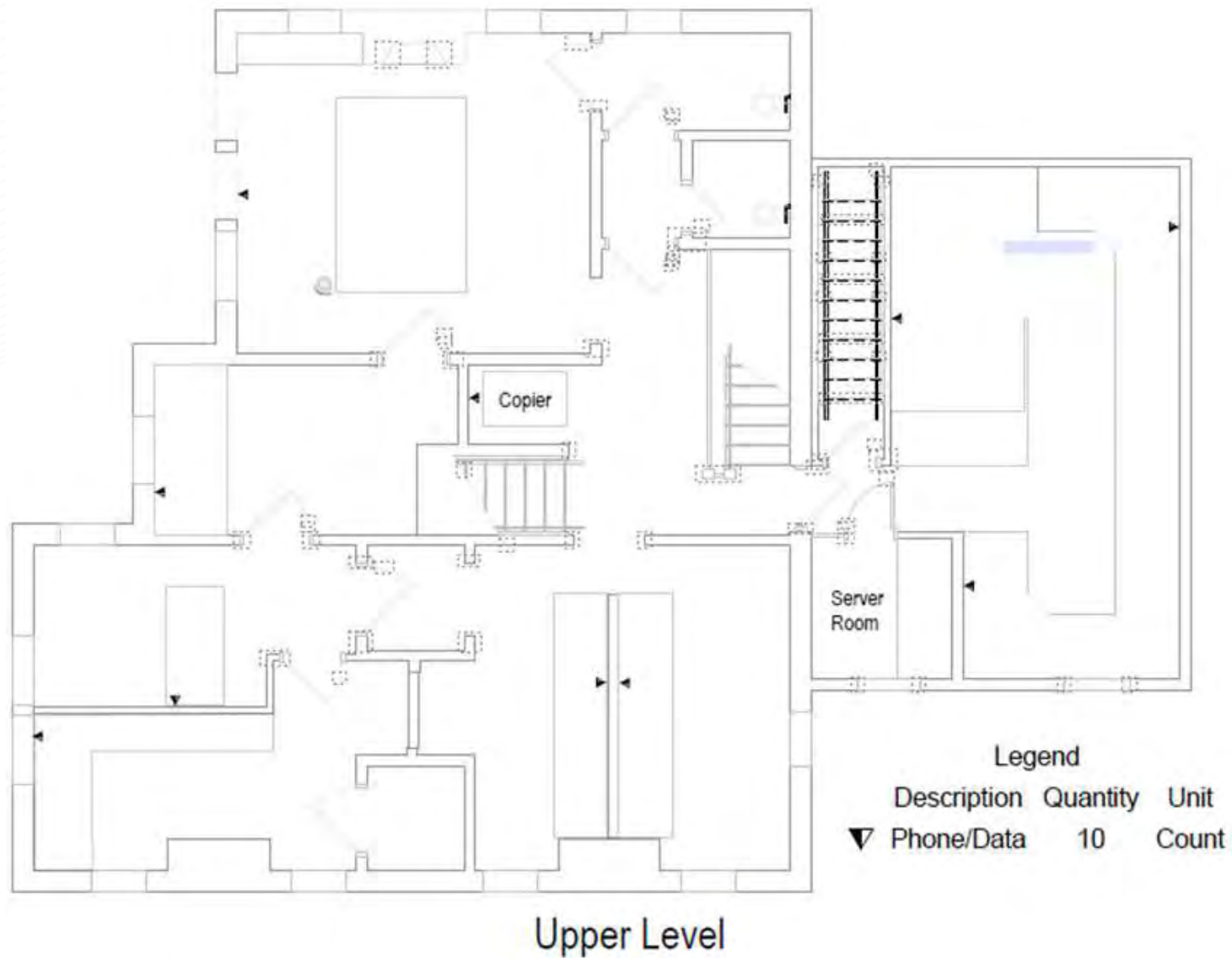
Floor Plan • First Floor



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631 SOUTH HULL STREET 6

Floor Plan • Second Floor

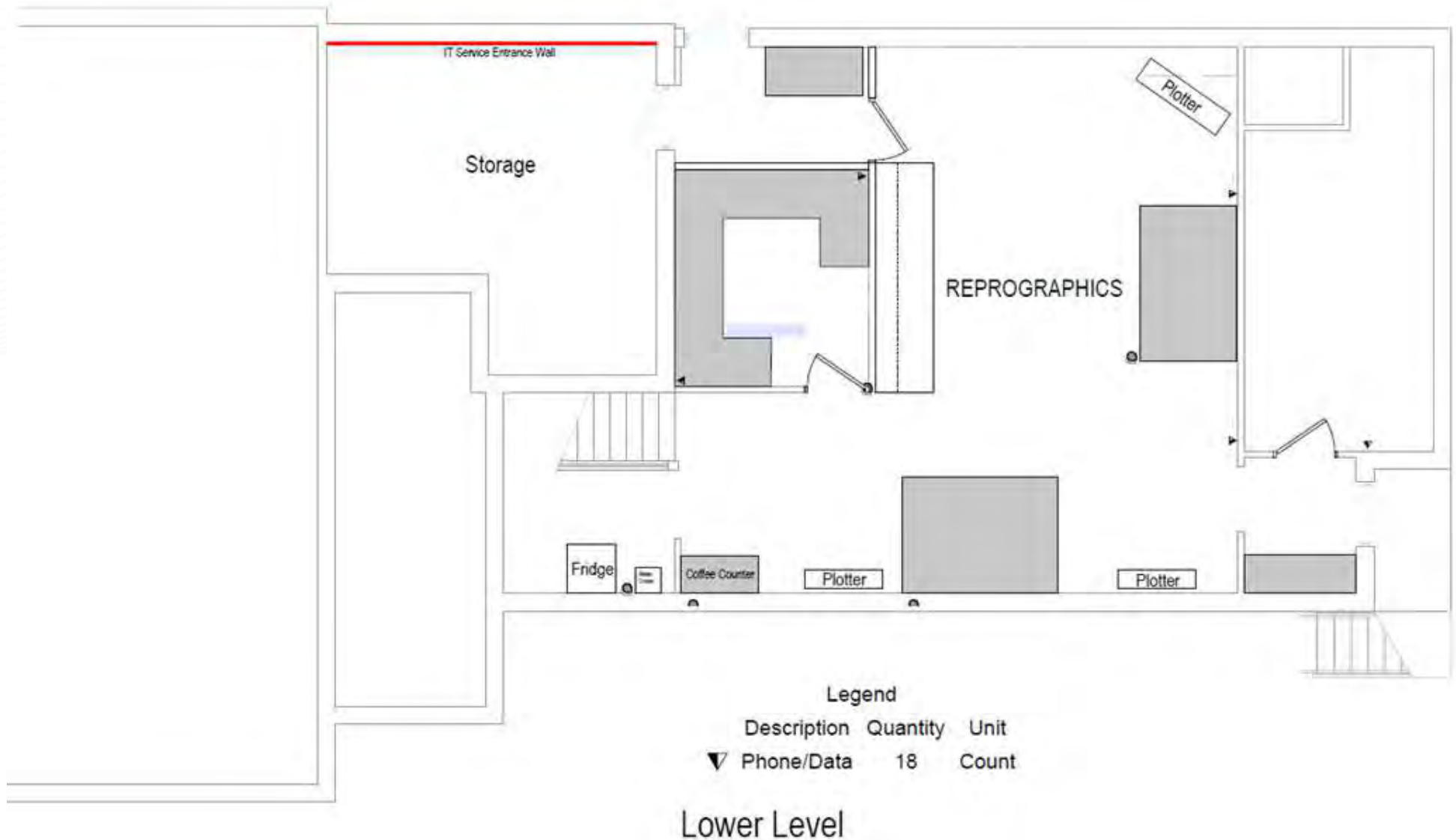


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Floor Plan • Basement

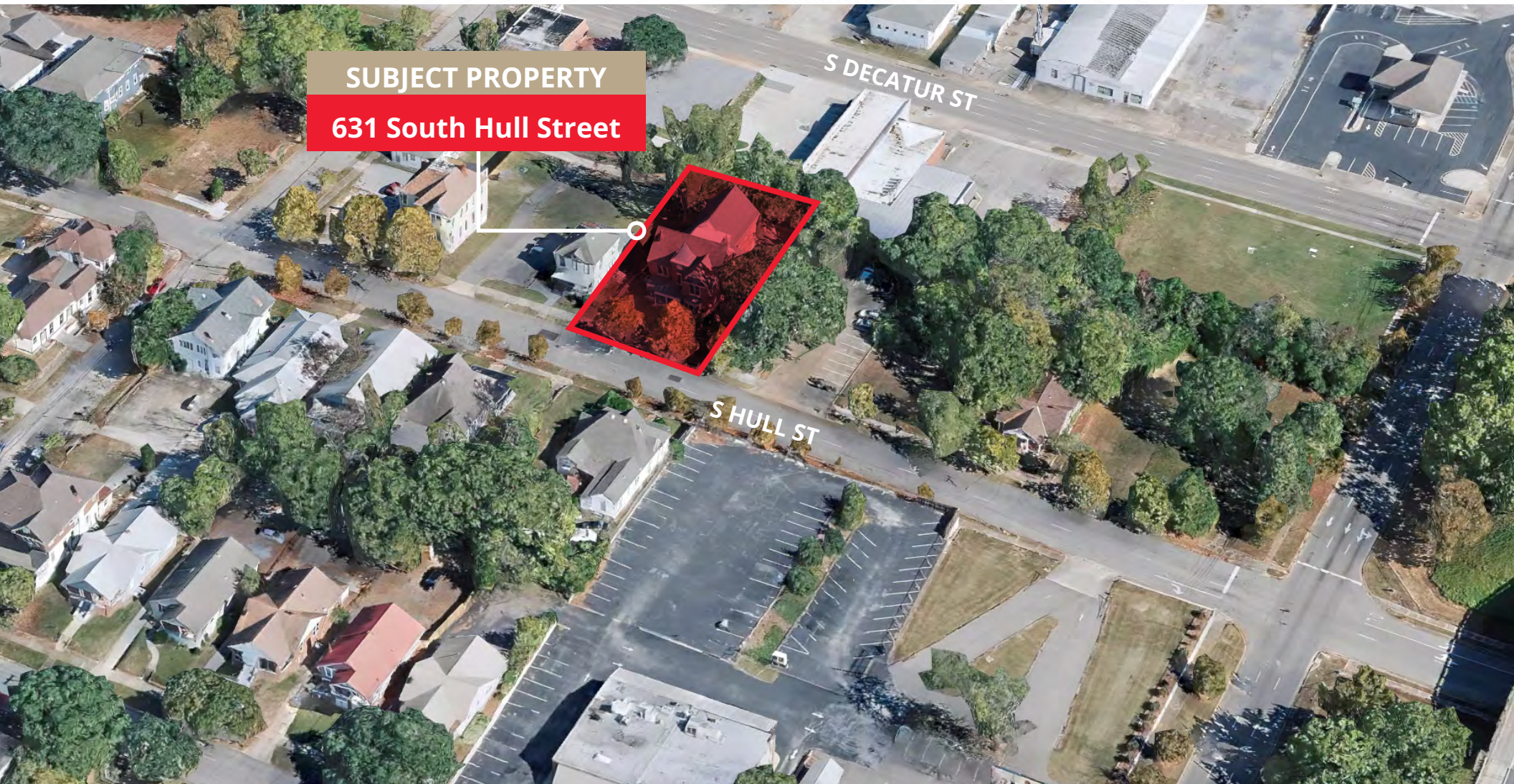


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Boundary Map



SUBJECT PROPERTY

631 South Hull Street

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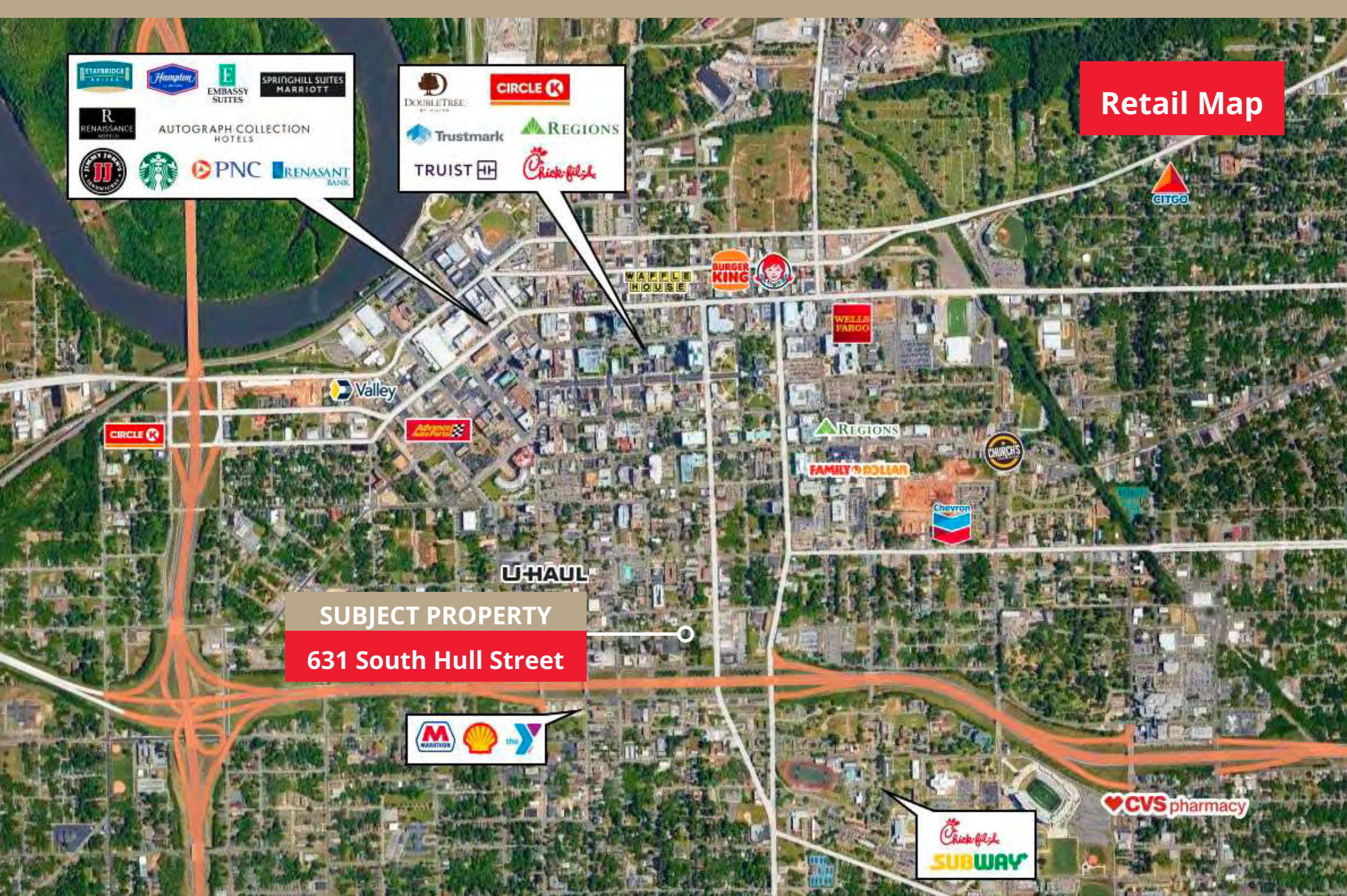
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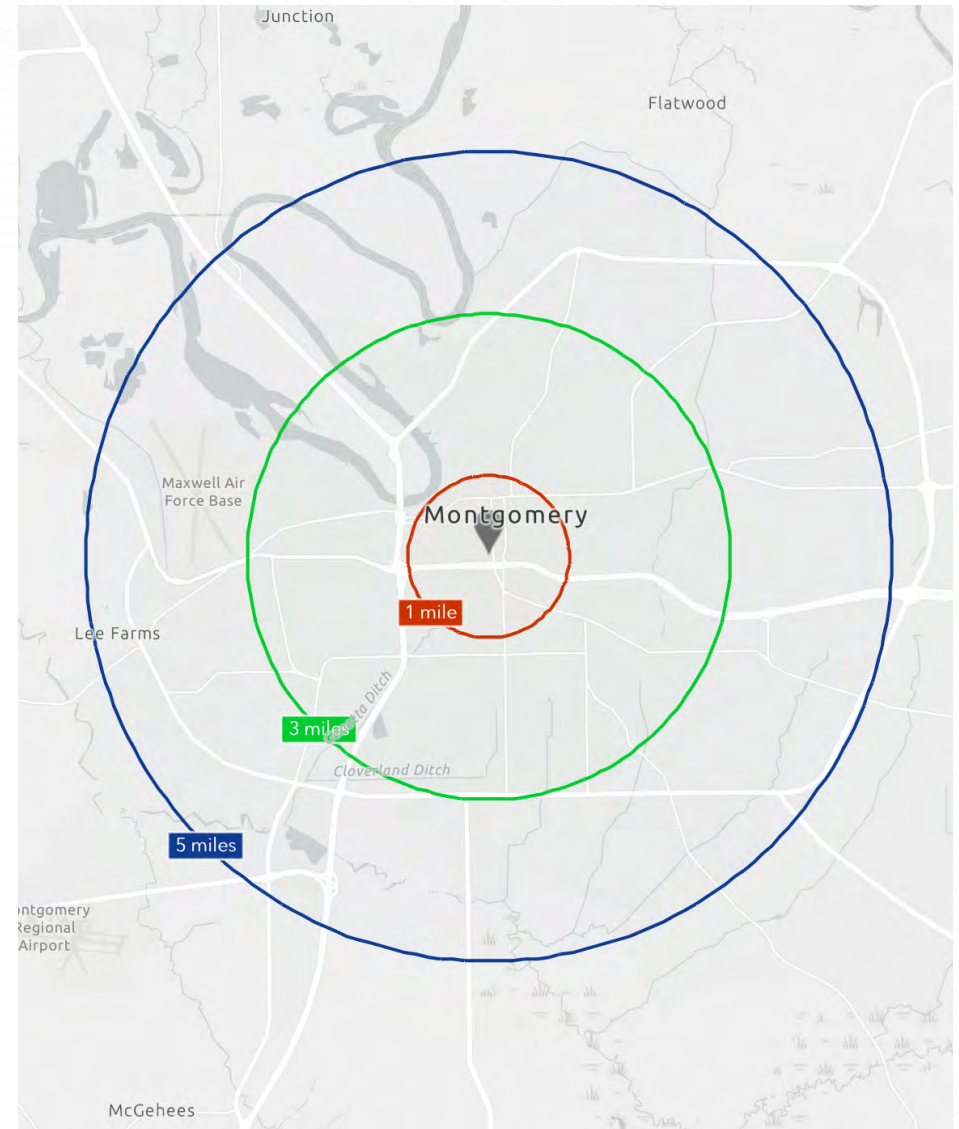
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631 SOUTH HULL STREET 10

Demographics

DRIVE TIME (2025)	1 MILE	3 MILES	5 MILES
Total Population	8,721	52,745	108,528
Total Daytime Population	30,098	76,737	136,111
Total Households	3,000	21,381	44,165
Average HH Income	\$42,710	\$60,660	\$62,837
Mediam HH Income	\$32,846	\$44,281	\$47,796
Average Age	36	39	40

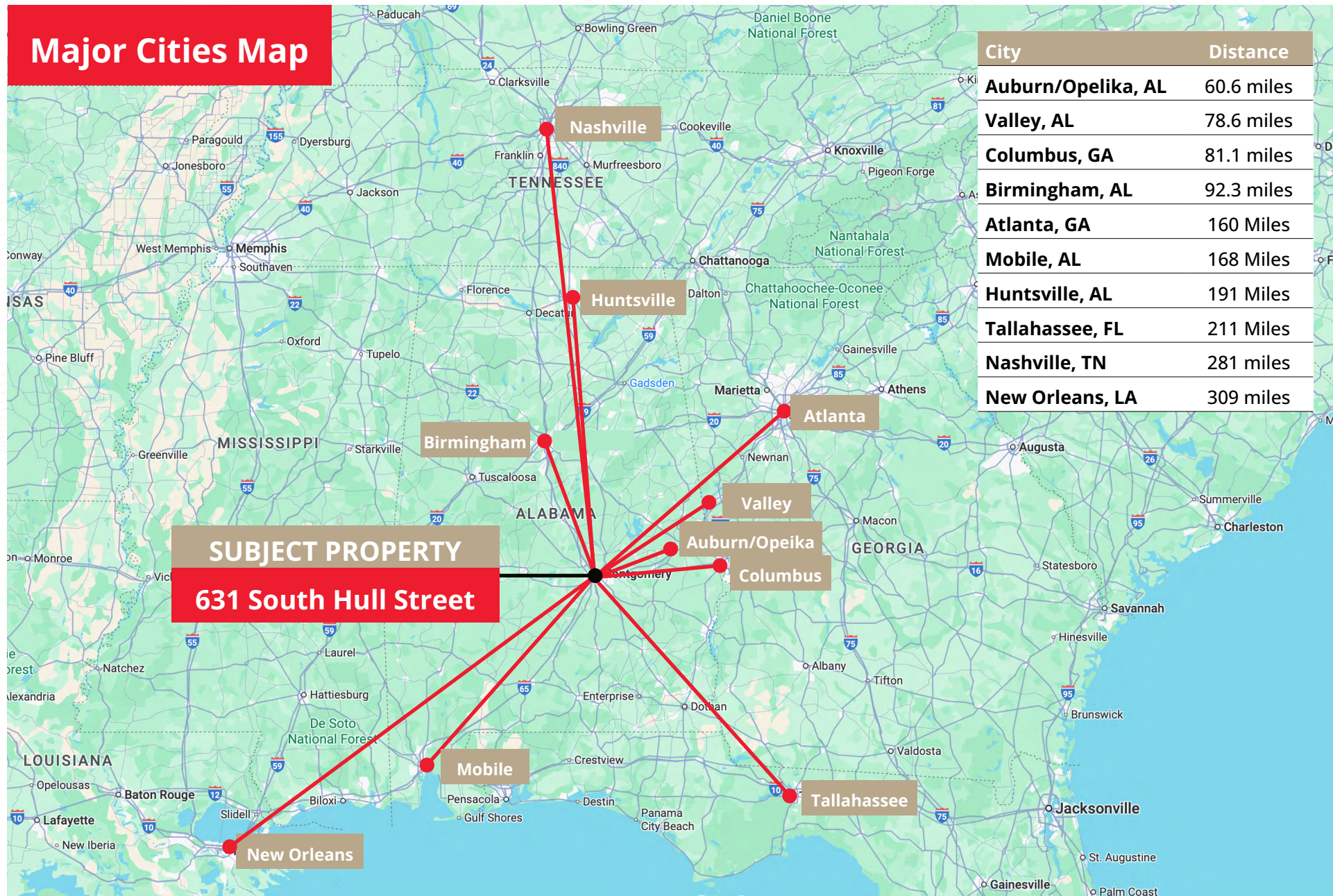
Source: Alpha Map



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631 SOUTH HULL STREET 11

Major Cities Map



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