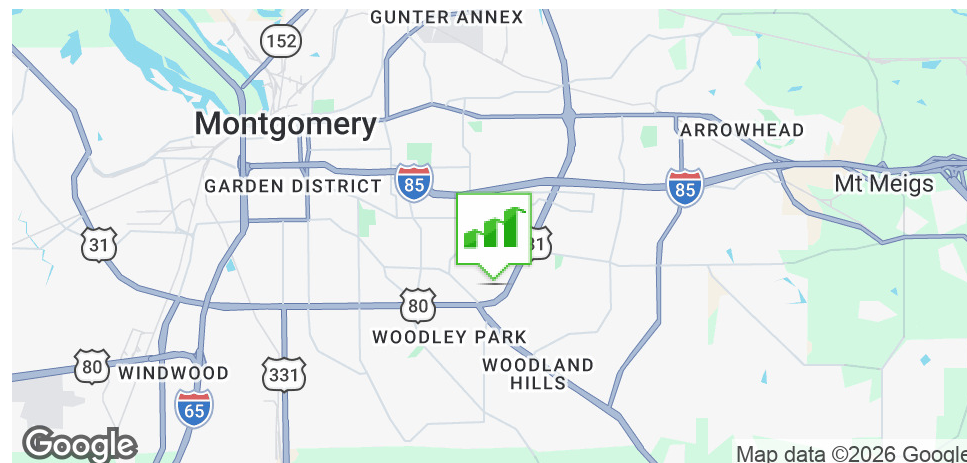
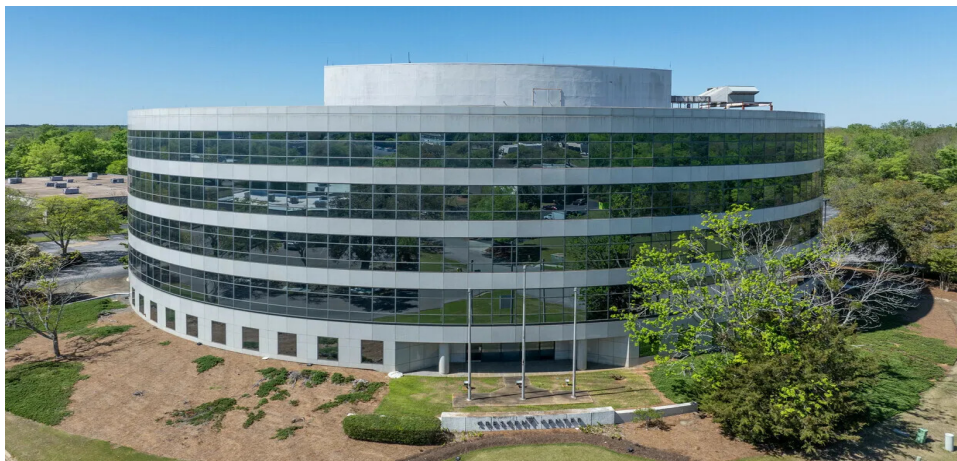


CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

Executive Summary



OFFERING SUMMARY

Available SF: 12,025- 66,225 RSF

Lease Rate: \$11.00 SF/yr
(NNN)

Lot Size: ± 4.77 Acres

Year Built: 1984

Building Size: ± 66,225

Zoning: O-1: Office District

PROPERTY HIGHLIGHTS

- ALSO FOR SALE! Offered at \$2.975M (recent \$1M price drop!)
- Class "A" Office Building located in East Montgomery
- Conveniently located near shopping, dining, hotels and services
- Professional space planning services included with flexible floor plan
- Exquisite granite lobby/receiving area
- Parking Ratio 5/100
- Building amenities include Book Store, Convenient store, fitness room, loading dock, & much more
- Beautifully manicured setting
- Fiber optic cable installed for fast internet connections
- 2.2± Miles from I-85

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,891	27,457	60,246
Total Population	9,497	66,487	150,809
Average HH Income	\$59,587	\$64,055	\$62,772

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jmasters@mcrmpm.com

GENE CODY, CCIM, SIOR

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MOORE COMPANY REALTY

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CRESCENT CENTER

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Additional Photos



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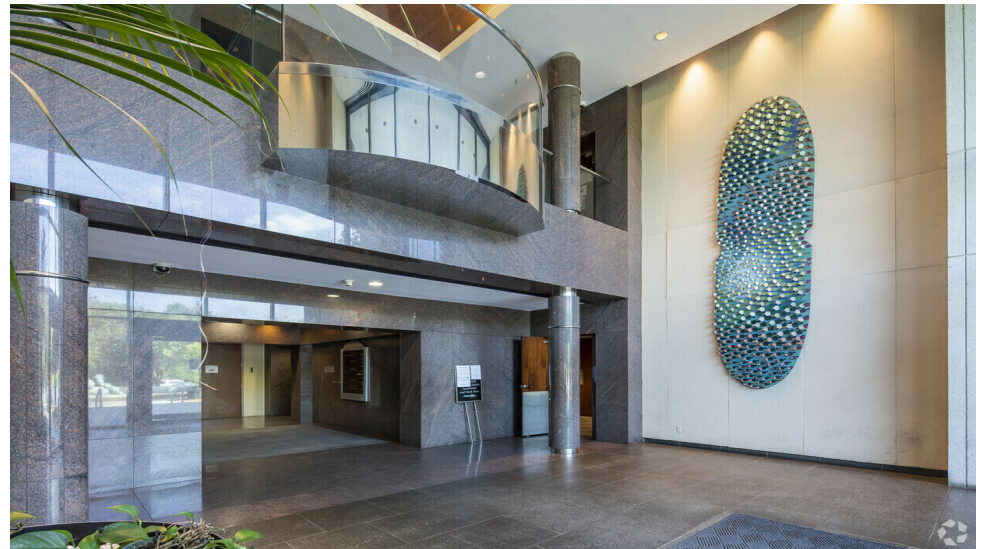
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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN
Total Space:	12,025 - 66,225 SF

Lease Term:	Negotiable
Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	12,025 - 66,225 SF	NNN	Contact Agent	First Floor
200	Available	13,715 - 66,225 SF	NNN	Contact Agent	Second Floor
300	Available	14,025 - 66,225 SF	NNN	Contact Agent	Third Floor
400	Available	14,025 - 66,225 SF	NNN	Contact Agent	Fourth Floor
500	Available	12,435 - 66,225 SF	NNN	Contact Agent	Fifth Floor

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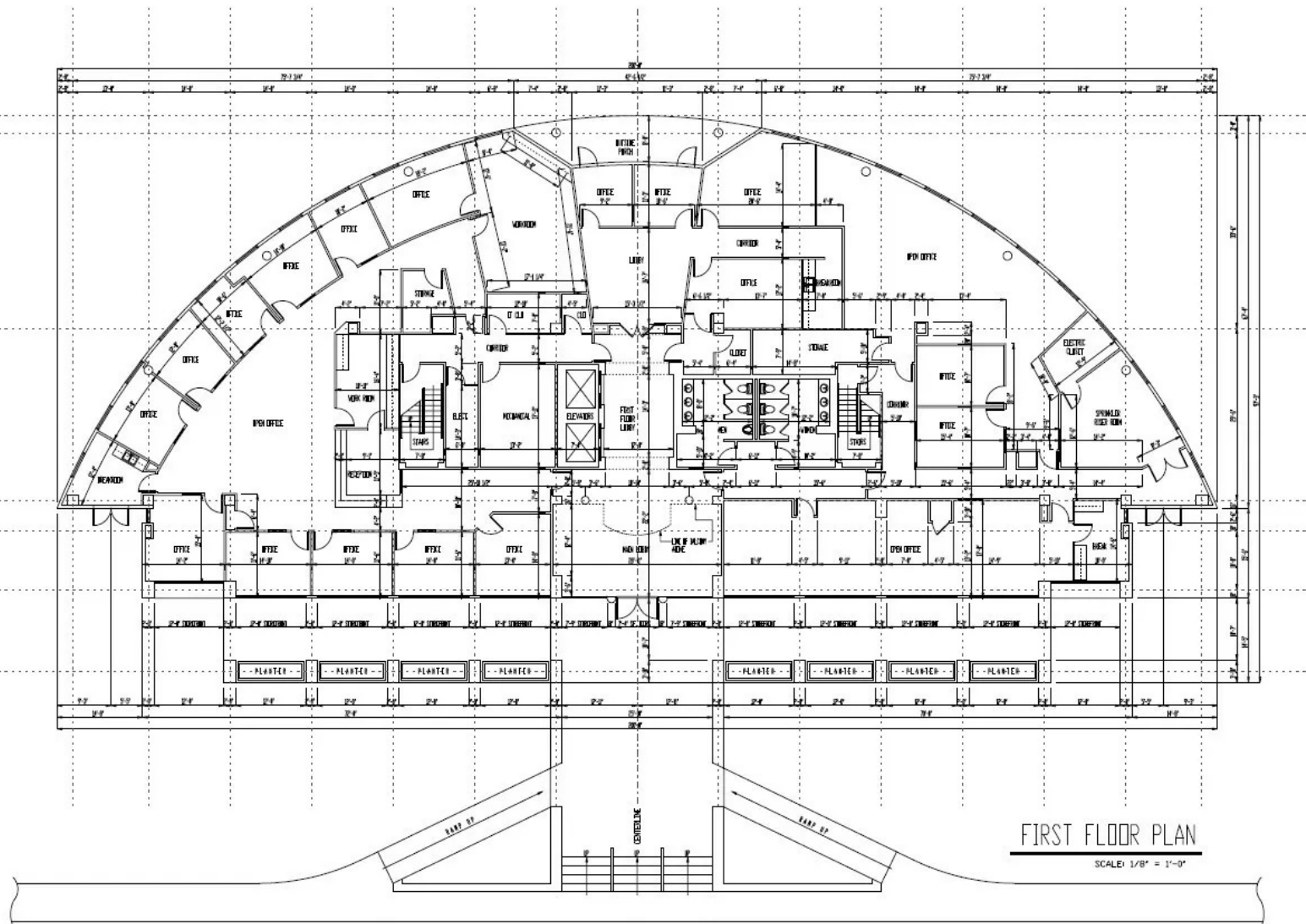
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CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

First Floor Plans



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	231
PROJECT NUMBER	CH
DATE	MT 12, 2024
SCALE	1/8" = 1'-0"
SHEET TITLE	FIRST FLOOR PLAN
NAME PROVIDED	
FIRST FLOOR S.F.	12,425 SF
SECOND FLOOR S.F.	13,775 SF
THIRD FLOOR S.F.	14,425 SF
FOURTH FLOOR S.F.	14,425 SF
FIFTH FLOOR S.F.	12,425 SF
TOTAL SQ. FT.	66,225 SF

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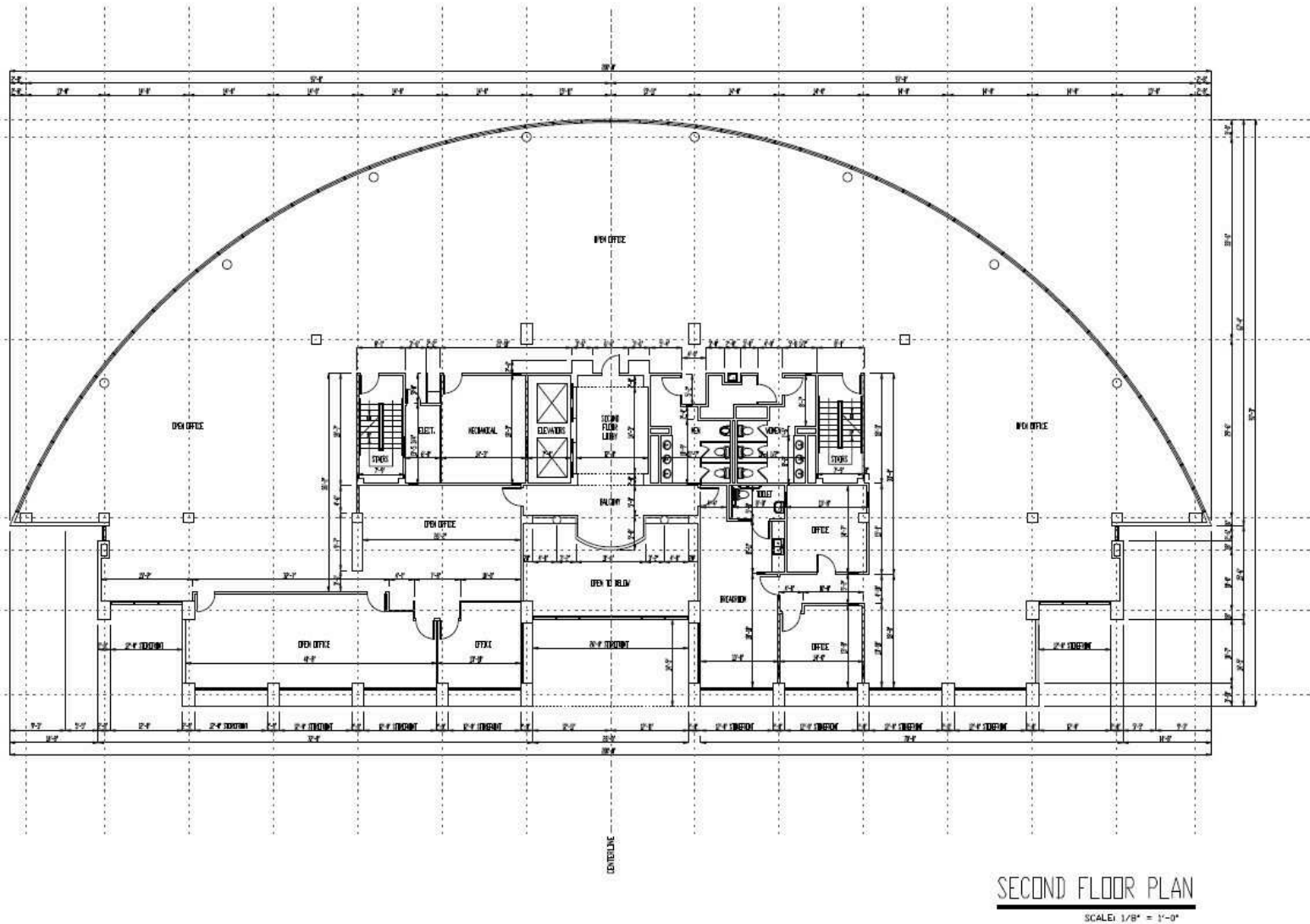
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CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

Second Floor Plans



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	001
DATE	01.10.2014
DESIGNED BY	001
SHEET TITLE	SECOND FLOOR PLAN
NAME REVISION	
FIRST FLOOR S.F.	12,265 SF
SECOND FLOOR S.F.	13,775 SF
THIRD FLOOR S.F.	14,365 SF
FOURTH FLOOR S.F.	14,365 SF
FIFTH FLOOR S.F.	12,435 SF
TOTAL SQ. FT.	66,225 SF

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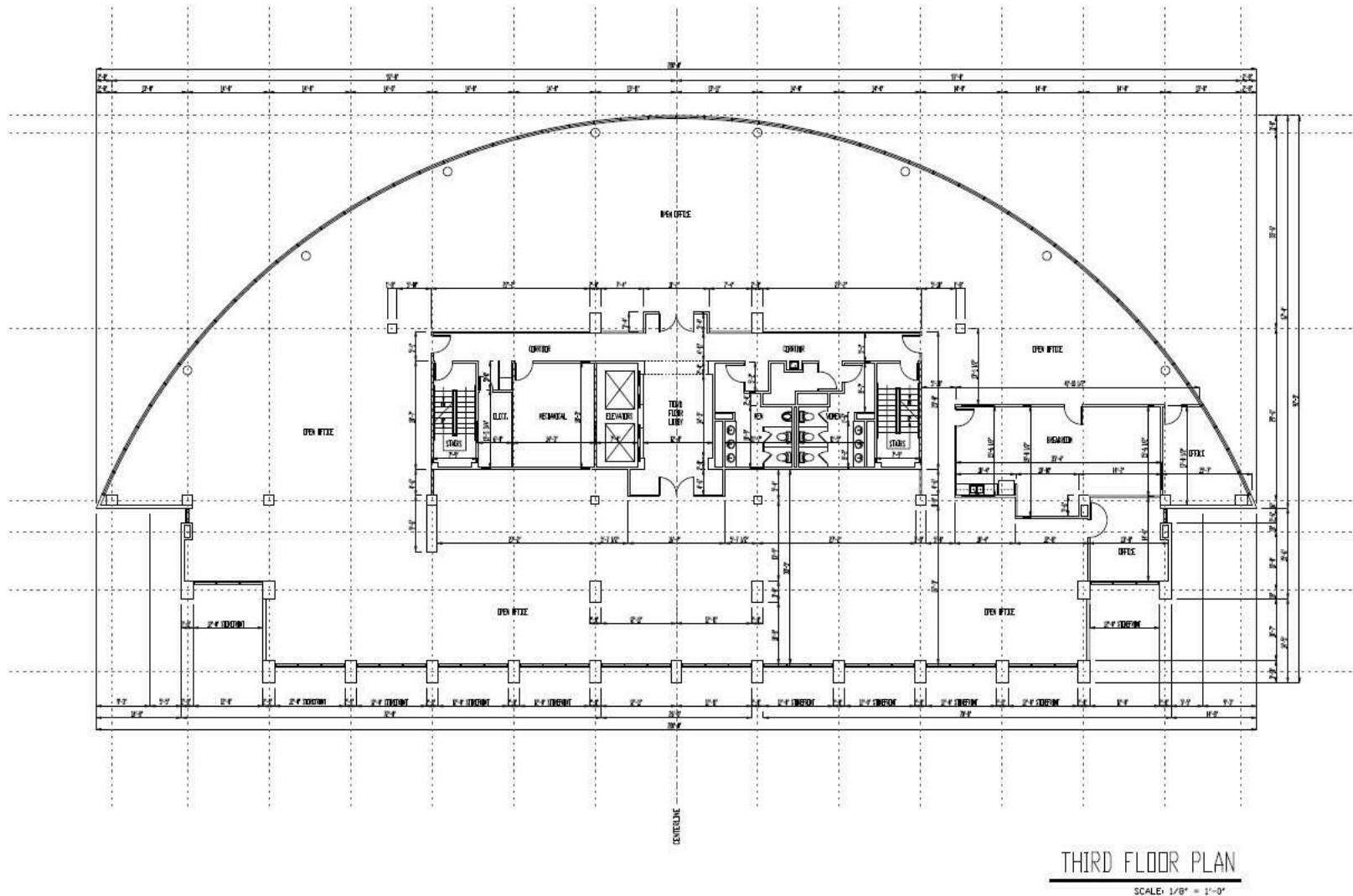
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CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

Third Floor Plans



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

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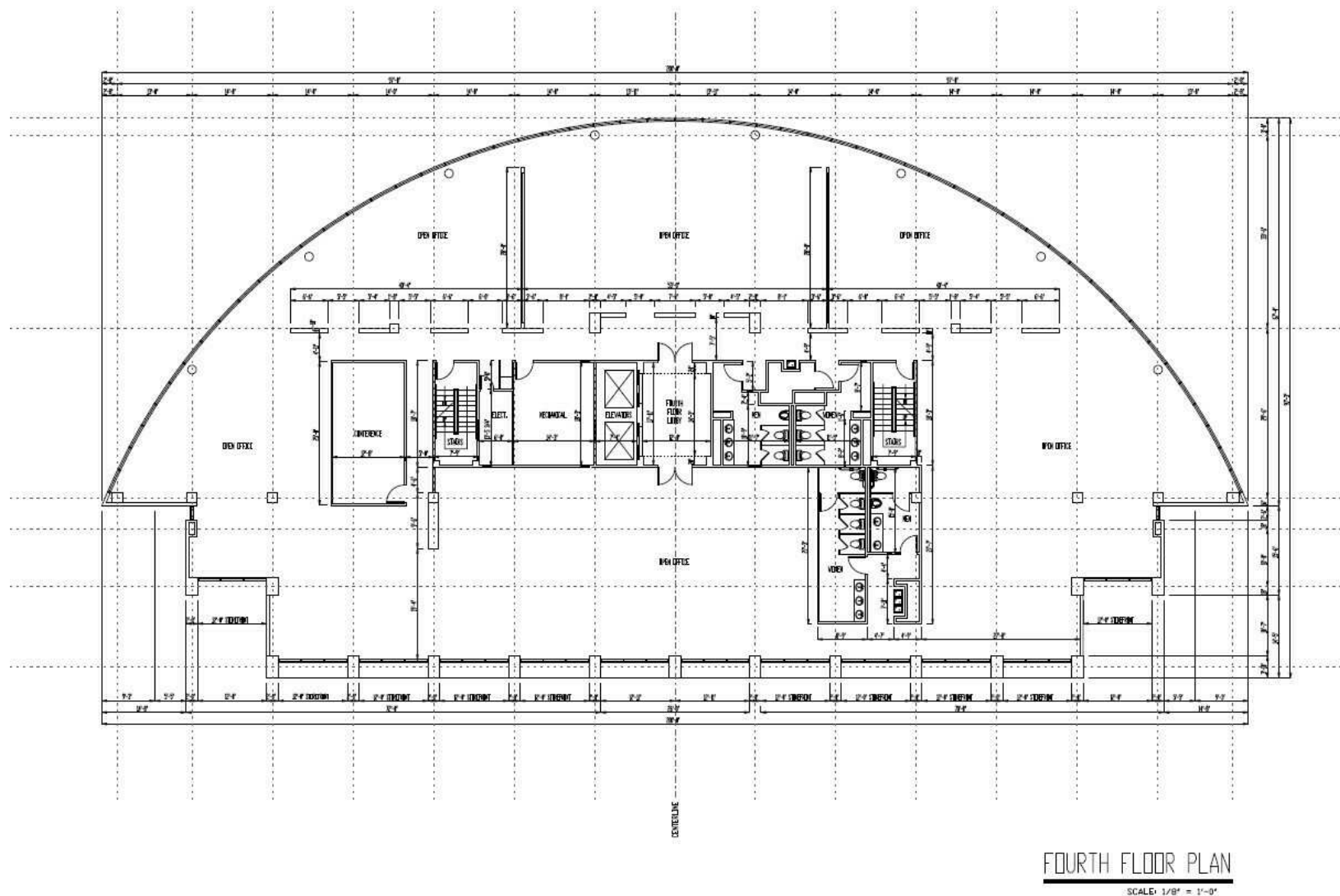
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CRESCENT CENTER

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Fourth Floor Plans



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER	20
PROJECT NUMBER	04
DATE	MT 12, 2014
STANDARD	1/8" = 1'-0"
DESK TITLE	FOURTH FLOOR PLAN
DRAWN BY	
FIRST FLOOR SF.	32,425 SF
SECOND FLOOR SF.	33,725 SF
THIRD FLOOR SF.	34,825 SF
FOURTH FLOOR SF.	34,825 SF
FIFTH FLOOR SF.	32,425 SF
TOTAL SQ. FT.	66,225 SF

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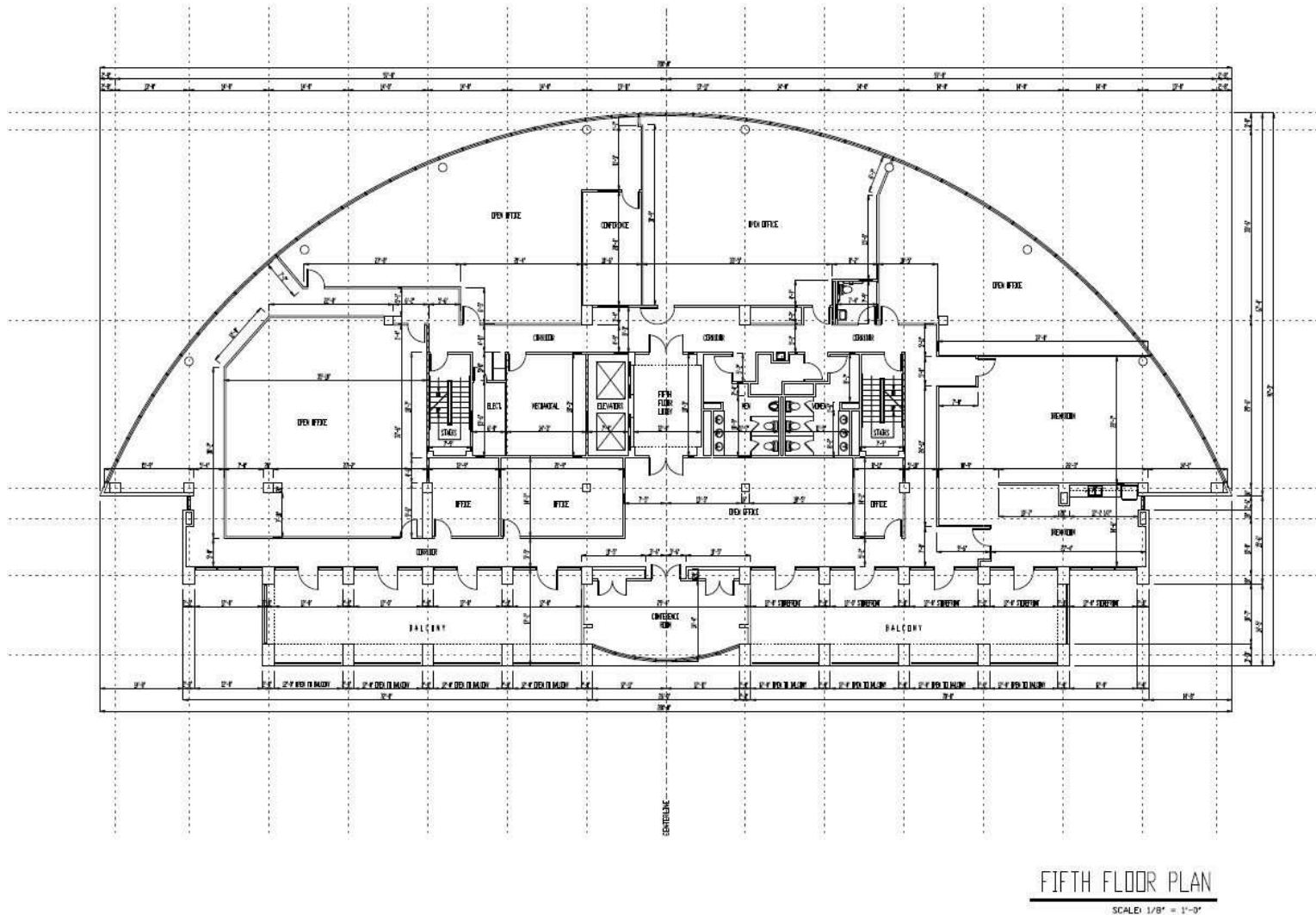
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CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

Fifth Floor Plans



2400 PRESIDENTS DRIVE
MONTGOMERY, ALABAMA

FILE NUMBER: 203
PROJECT NUMBER: CM

DATE: 07.15.14

STANDARD: 1/8"

SHEET TITLE:
FIFTH FLOOR PLAN

NAME PROVIDED:

FIRST FLOOR: 12,400 SF
SECOND FLOOR: 13,725 SF
THIRD FLOOR: 14,025 SF
FOURTH FLOOR: 14,025 SF
FIFTH FLOOR: 12,400 SF

TOTAL: 66,225 SF

SHEET NUMBER:
A5.0

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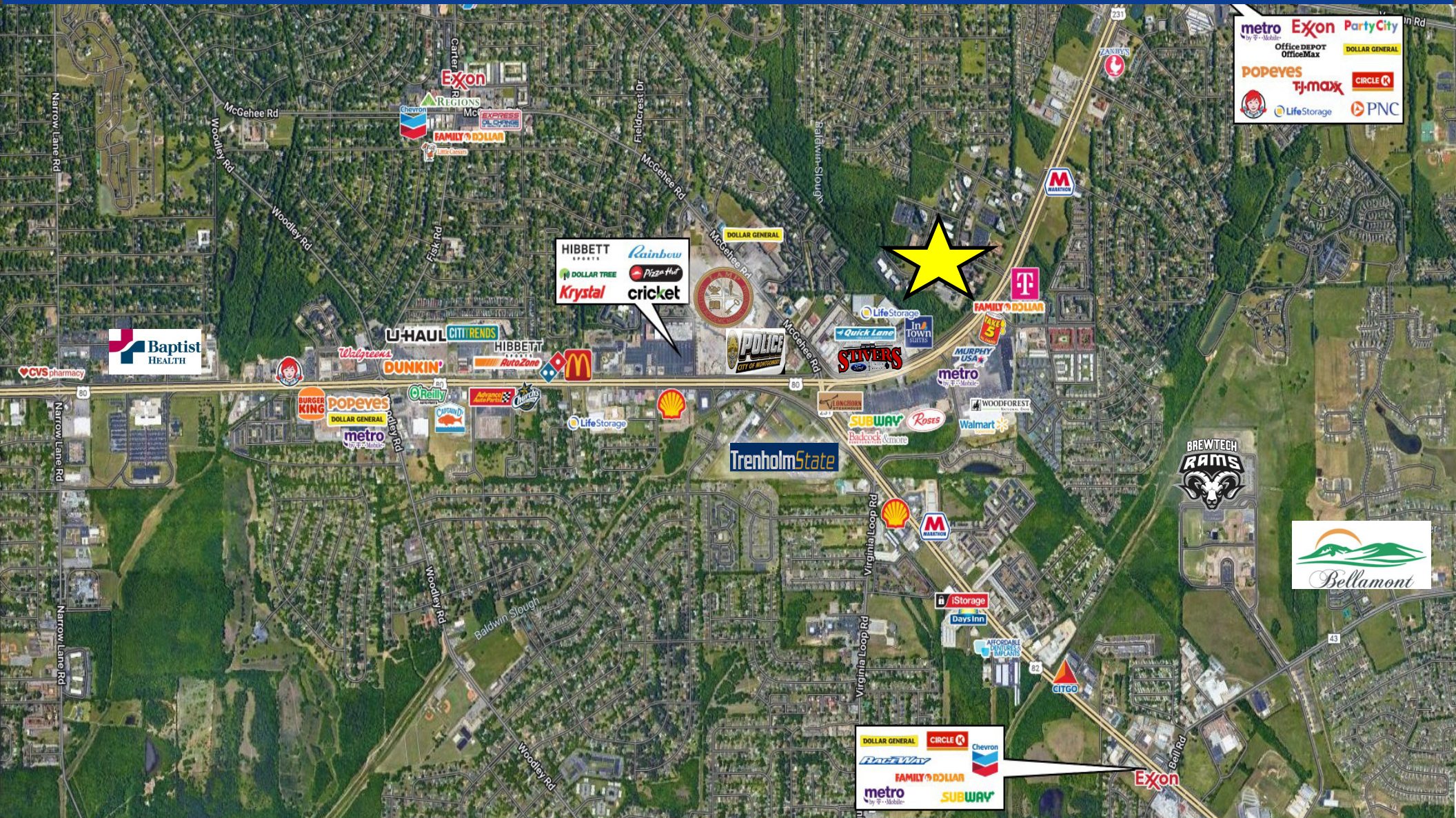
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CRESCENT CENTER

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Retail Map



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