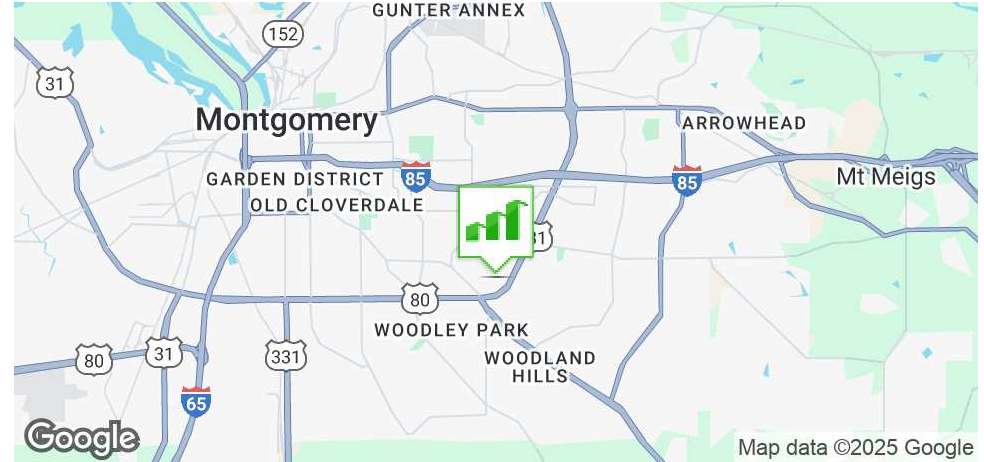


# CRESCENT CENTER

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

- 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**

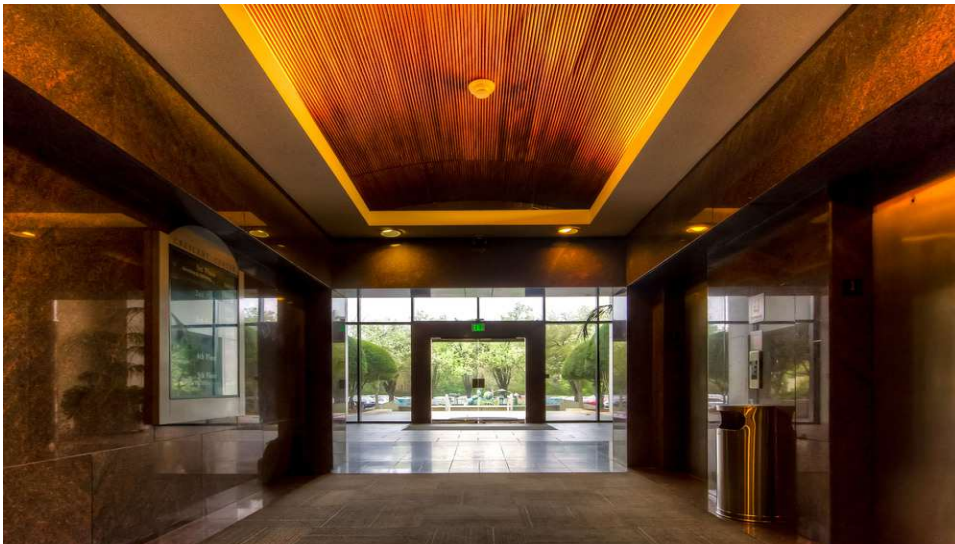
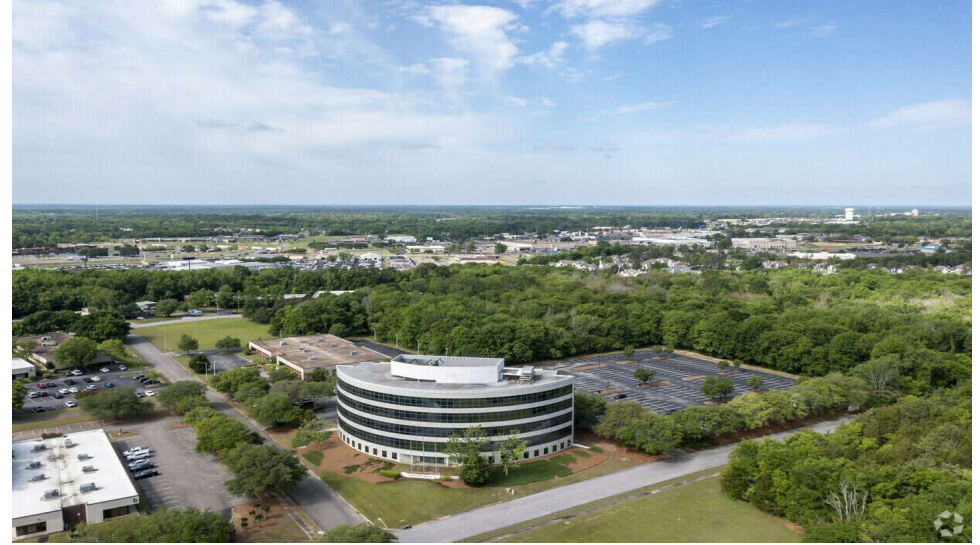
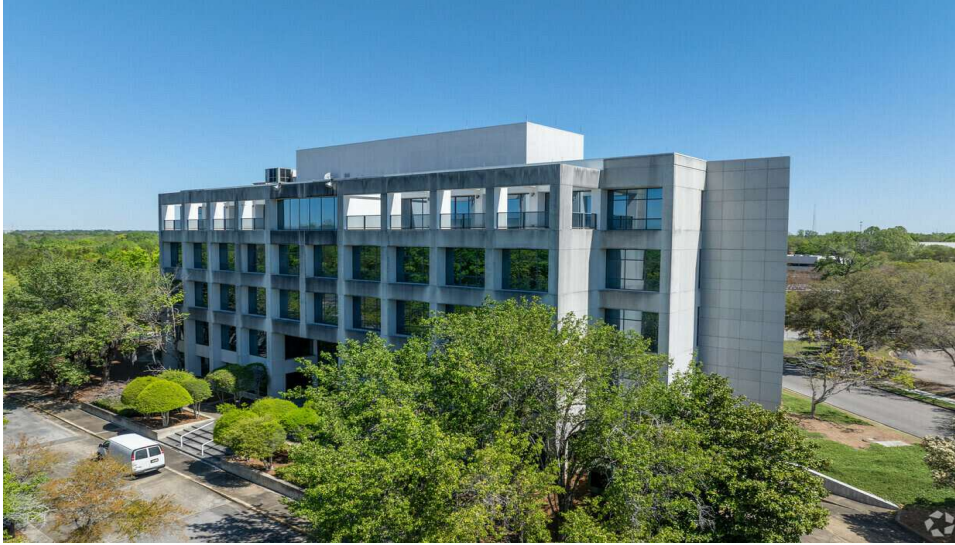
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## Additional Photos



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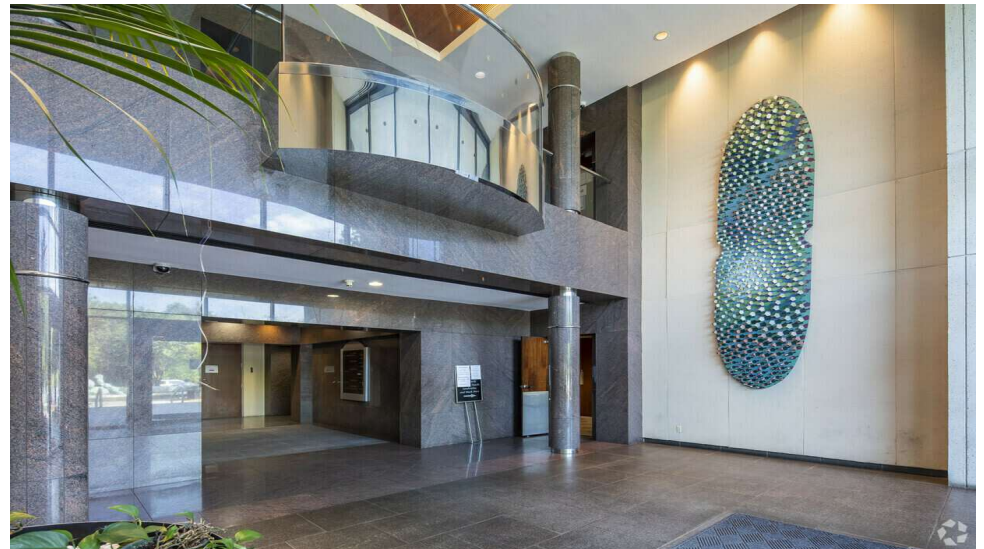
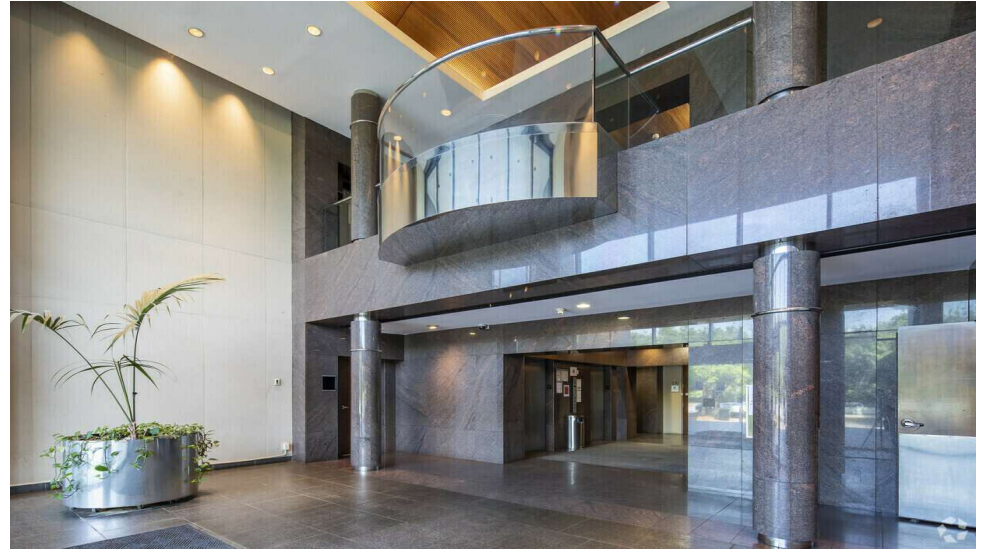
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## Lease Spaces



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,025 - 66,225 SF	Lease Rate:	\$11.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	12,025 - 66,225 SF	NNN	\$11.00 SF/yr	First Floor
200	Available	13,715 - 66,225 SF	NNN	\$11.00 SF/yr	Second Floor
300	Available	14,025 - 66,225 SF	NNN	\$11.00 SF/yr	Third Floor
400	Available	14,025 - 66,225 SF	NNN	\$11.00 SF/yr	Fourth Floor
500	Available	12,435 - 66,225 SF	NNN	\$11.00 SF/yr	Fifth Floor

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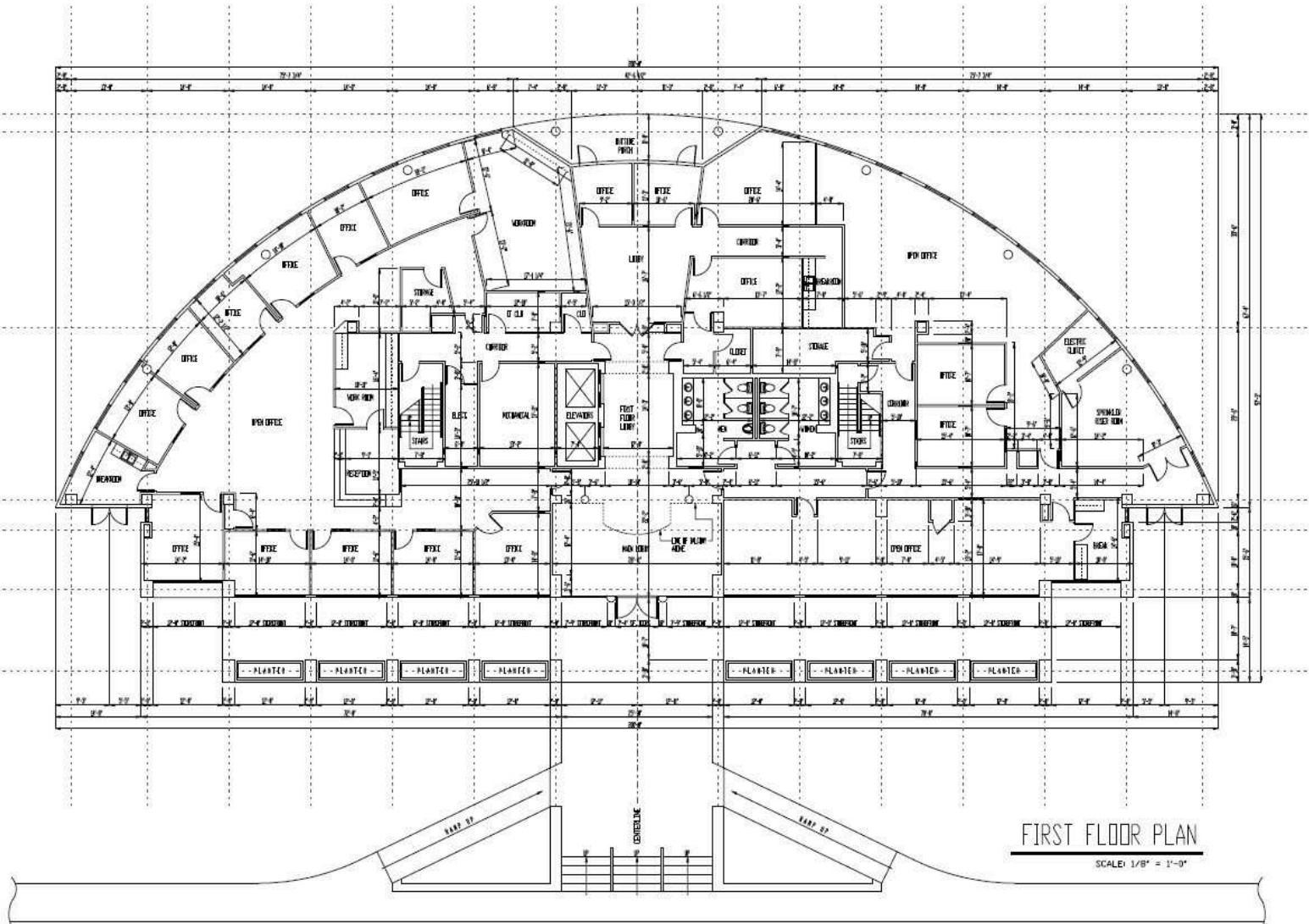
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# CRESCENT CENTER

2400 PRESIDENTS DR., MONTGOMERY, AL 36116

# First Floor Plans



2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	001
DATE	01/15/2014
SHEET TITLE	
FIRST FLOOR PLAN	
SHEET REVISION	
FIRST FLOOR S.F.	12,825 SF
SECOND FLOOR S.F.	13,775 SF
THIRD FLOOR S.F.	14,825 SF
FOURTH FLOOR S.F.	14,825 SF
FIFTH FLOOR S.F.	12,435 SF
TOTAL SQ. FT.	68,685 SF

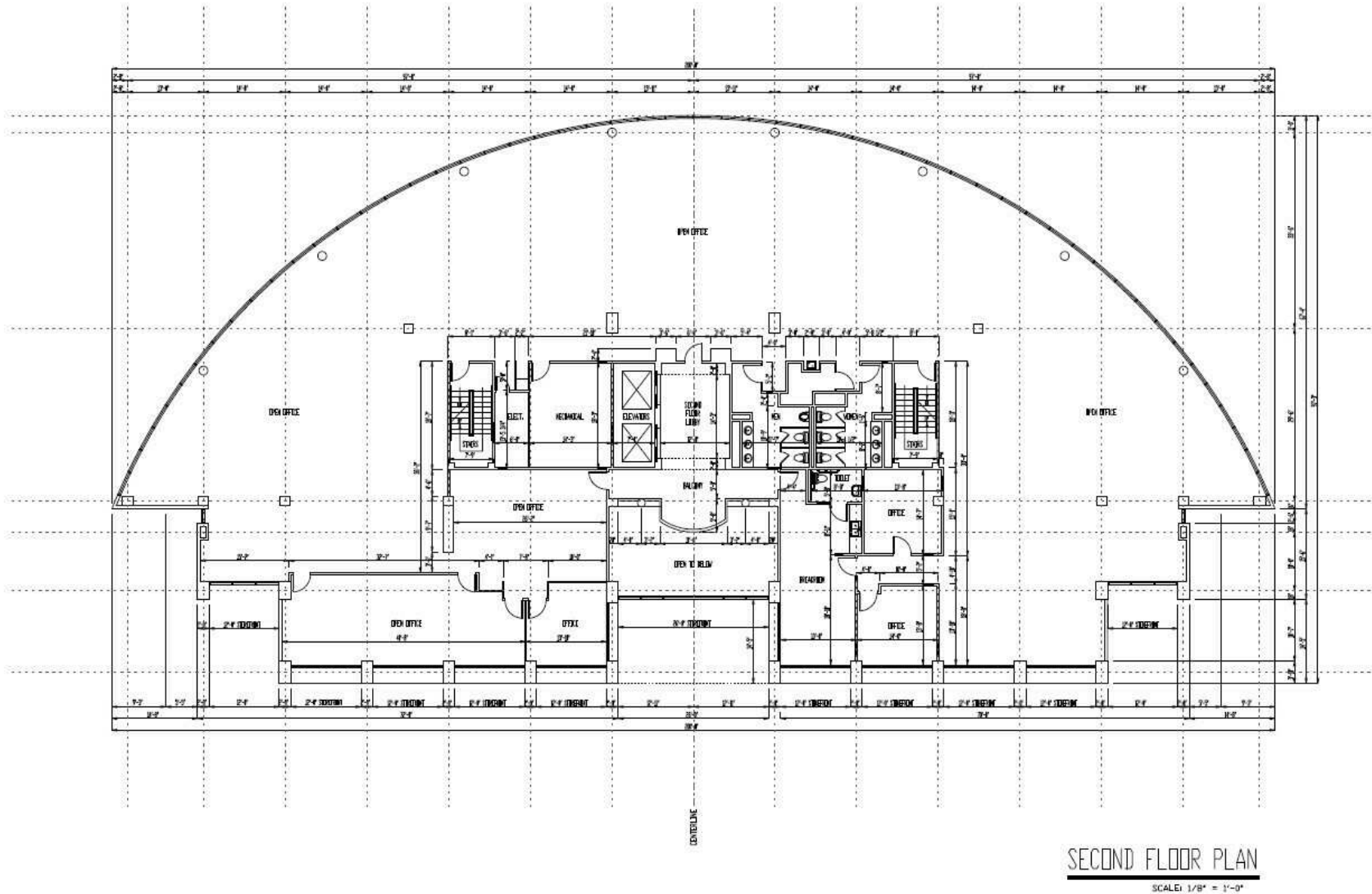
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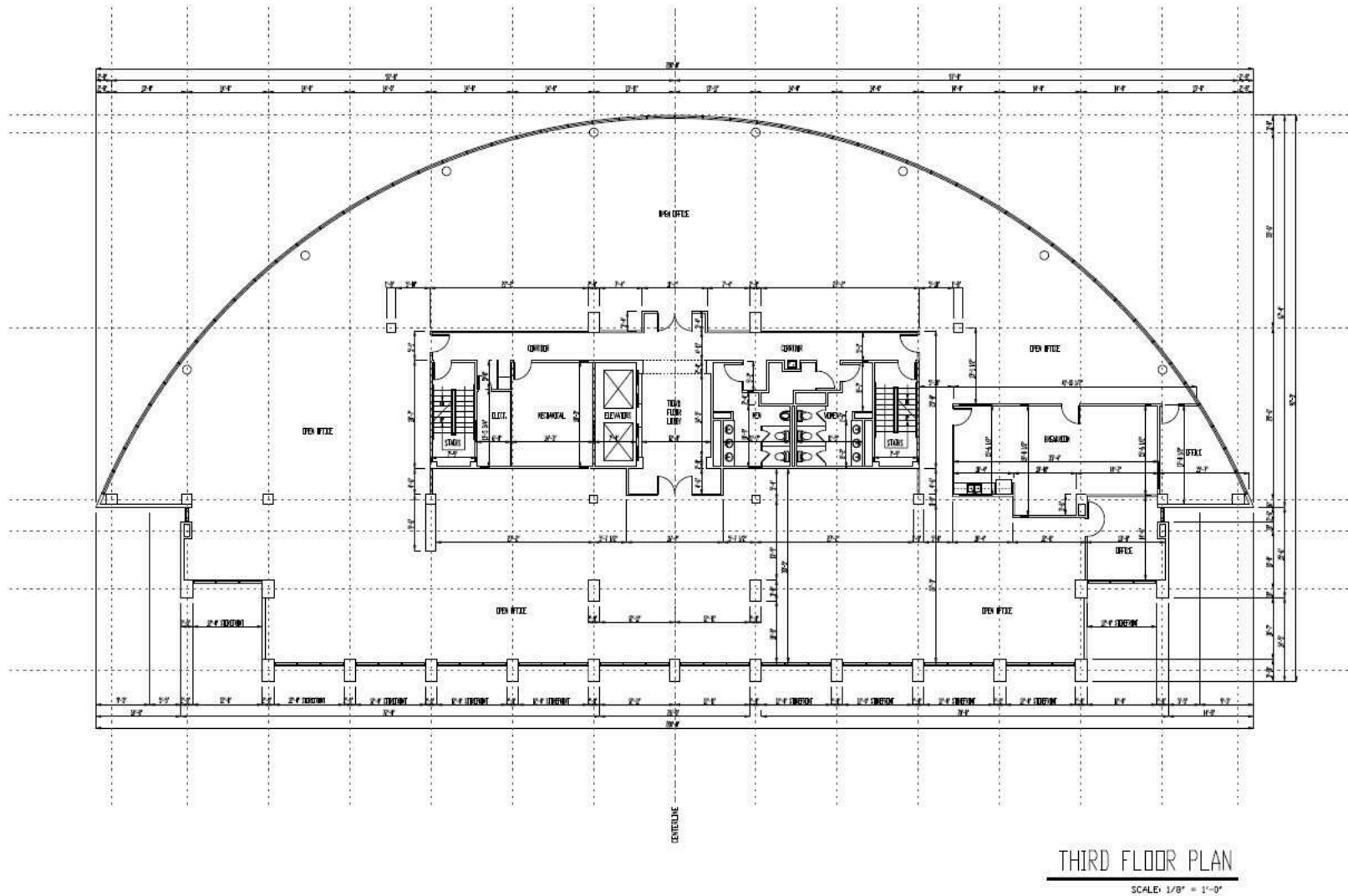
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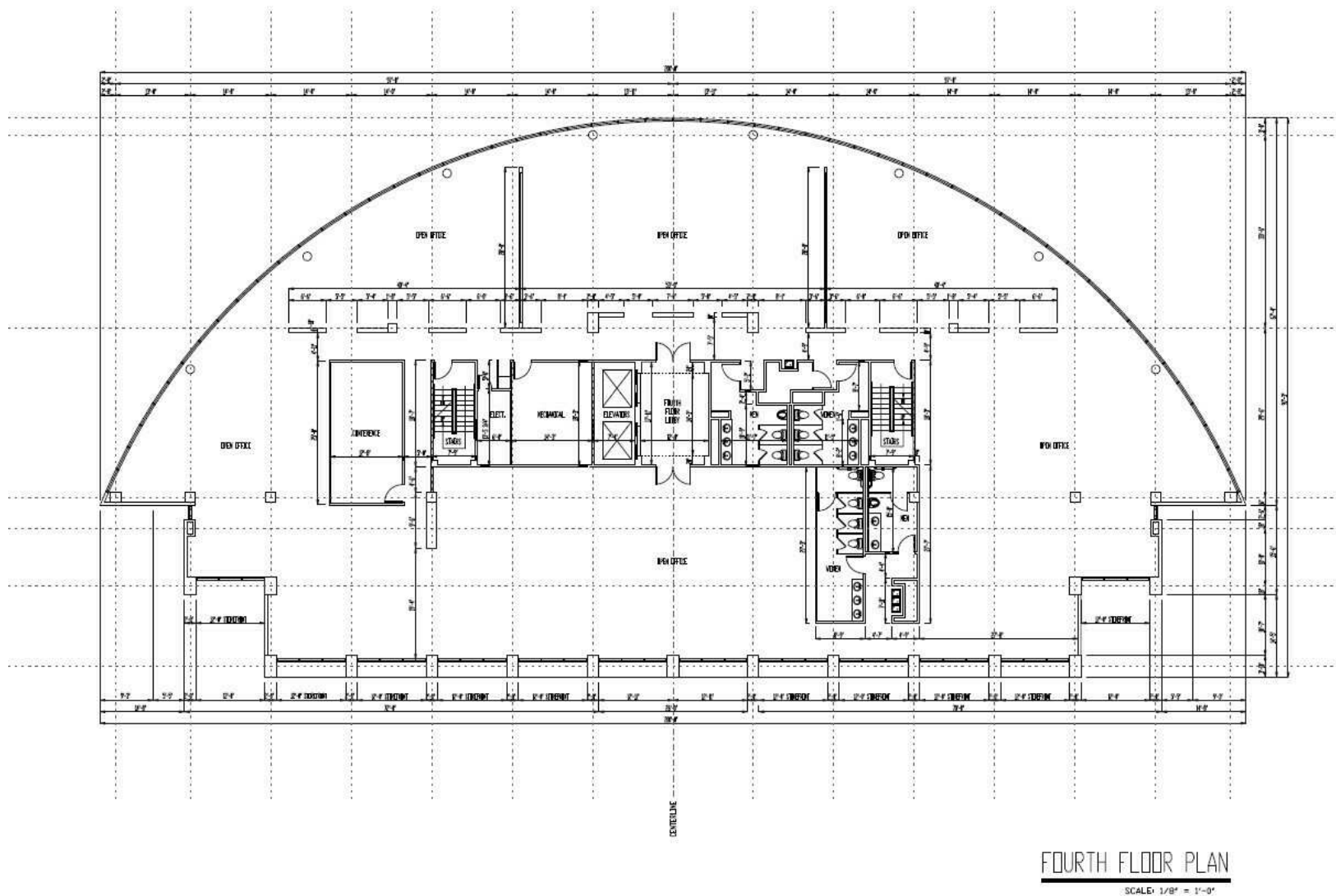
2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

FILE NUMBER	23
PROJECT NUMBER	08
DATE	01.10.2014
WARD	01-1-1
SHEET TITLE	SECOND FLOOR PLAN
OWNER PROVIDED	<p>FIRST FLOOR S.F. 32,265 SF                  SECOND FLOOR S.F. 33,755 SF                  THIRD FLOOR S.F. 34,265 SF                  FOURTH FLOOR S.F. 34,265 SF                  FIFTH FLOOR S.F. 32,435 SF</p> <p>TOTAL SQ. FT. 66,225 SF</p>



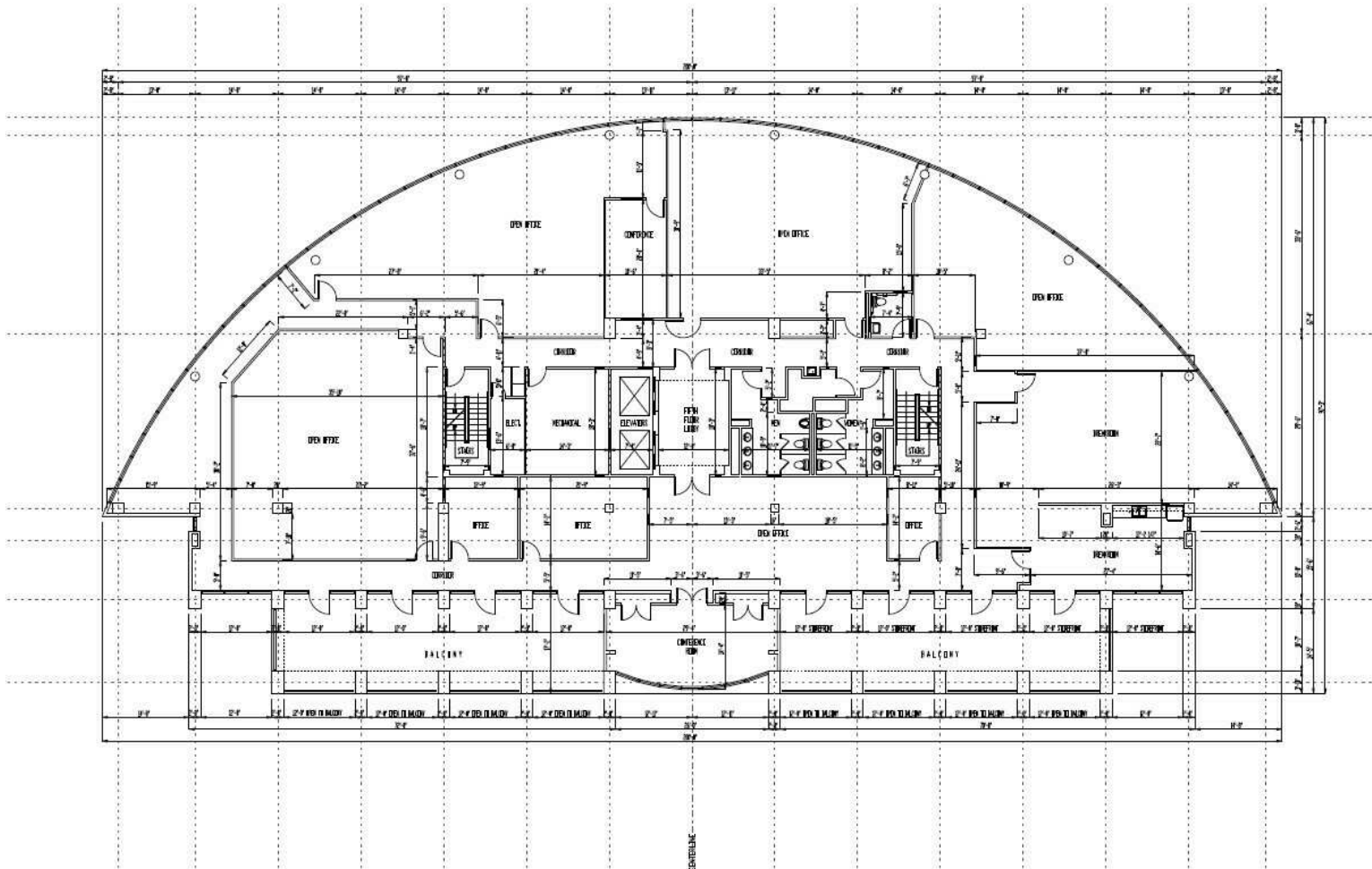
**2400 PRESIDENTS DRIVE**  
 MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	011
DATE	01.12.2014
SHEET TITLE	
THIRD FLOOR PLAN	
SHEET REVISION	
FIRST FLOOR S.F. 12,825 SF	
SECOND FLOOR S.F. 13,725 SF	
THIRD FLOOR S.F. 14,825 SF	
FOURTH FLOOR S.F. 14,825 SF	
FIFTH FLOOR S.F. 12,435 SF	
TOTAL SQ. FT. 66,225 SF	



2400 PRESIDENTS DRIVE  
 MONTGOMERY, ALABAMA

FILE NUMBER	20
PROJECT NUMBER	04
DATE	07.12.2014
SCALE	1/8" = 1'-0"
DESK TITLE	FOURTH FLOOR PLAN
DATE PLOTTED	
FIRST FLOOR SF.	32,245 SF
SECOND FLOOR SF.	33,725 SF
THIRD FLOOR SF.	34,825 SF
FOURTH FLOOR SF.	34,825 SF
FIFTH FLOOR SF.	32,435 SF
TOTAL SQ. FT.	66,225 SF



FIFTH FLOOR PLAN

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

2400 PRESIDENTS DRIVE  
MONTGOMERY, ALABAMA

FILE NUMBER	201
PROJECT NUMBER	CR
DATE	07.12.2014
STANDARD	1-14
SHEET TITLE	FIFTH FLOOR PLAN
NAME PROVIDED	
FIRST FLOOR S.F.	20,825 SF
SECOND FLOOR S.F.	13,775 SF
THIRD FLOOR S.F.	14,825 SF
FOURTH FLOOR S.F.	14,825 SF
FIFTH FLOOR S.F.	20,425 SF
TOTAL SQ. FT.	66,225 SF
SHEET NUMBER	A5.0

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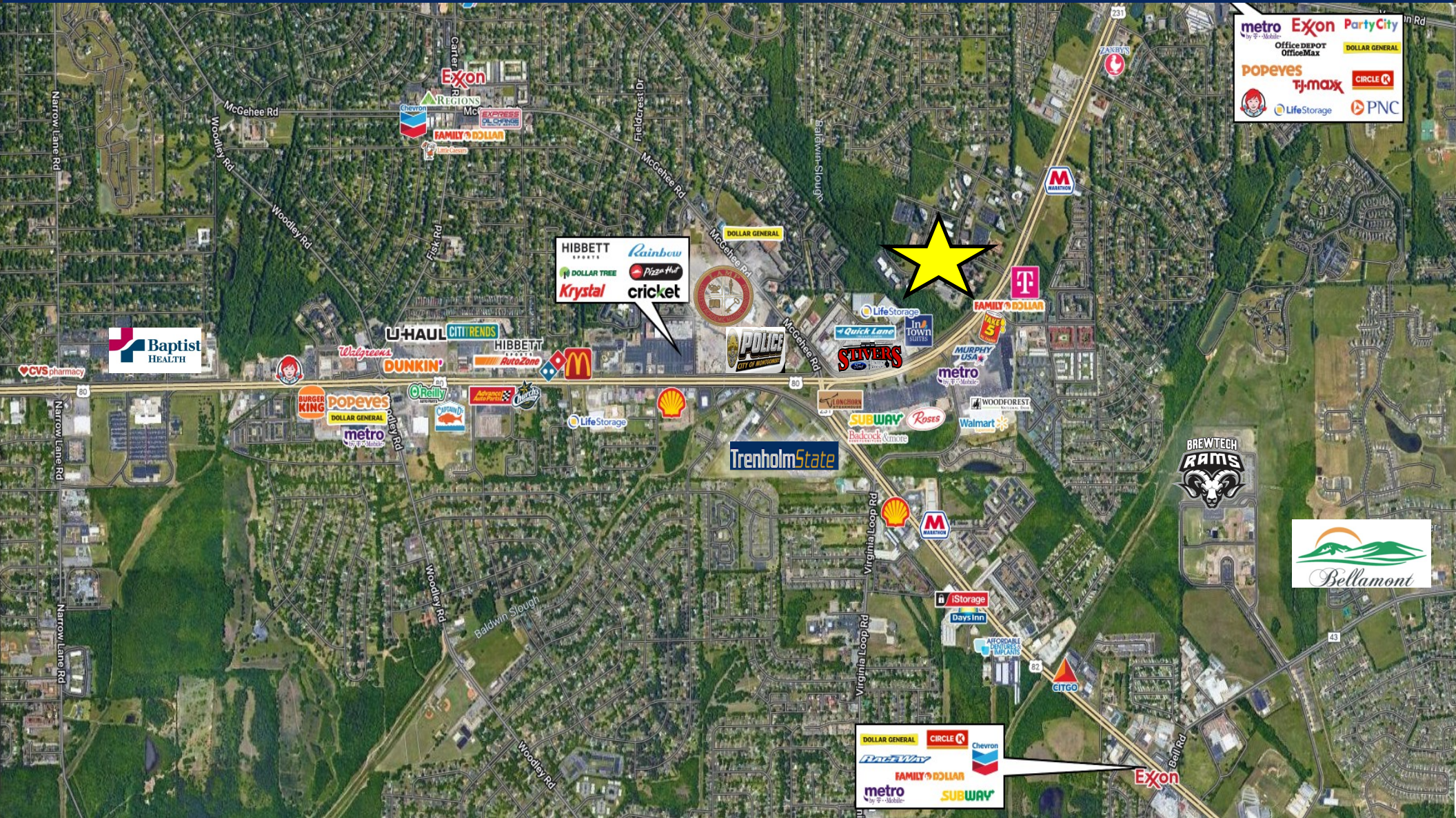
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## Retail Map



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