

COMMERCE TOWER



ANNISTON, AL

OFFICE FOR LEASE

HARBERT
REALTY SERVICES

OFFICE SPACE FOR LEASE IN DOWNTOWN ANNISTON

Available Suites:

- Suite 108 - 1,200 SF
- Suite 310 - 1,260 SF
- 5th Floor - 5,260 SF
- 6th Floor - 5,260 SF
- 7th Floor - 5,260 SF
- Suite 801 - 600 SF
- Suite 850 - 3,454 SF
- Suite 912 - 1,260 SF
- Suite 1016 - 600 SF
- Suite 1019 - 1,194 SF

- Call for Lease Rate
- Full service leases
- Building SF: 73,000 SF
- Conveniently located on Noble Street and 8th Street East
- Prime visibility
- 105 on-site parking spaces

AVERAGE HOUSEHOLD INCOME

1 mile \$ 38,770
 3 miles \$ 46,413
 5 miles \$ 54,318

POPULATION

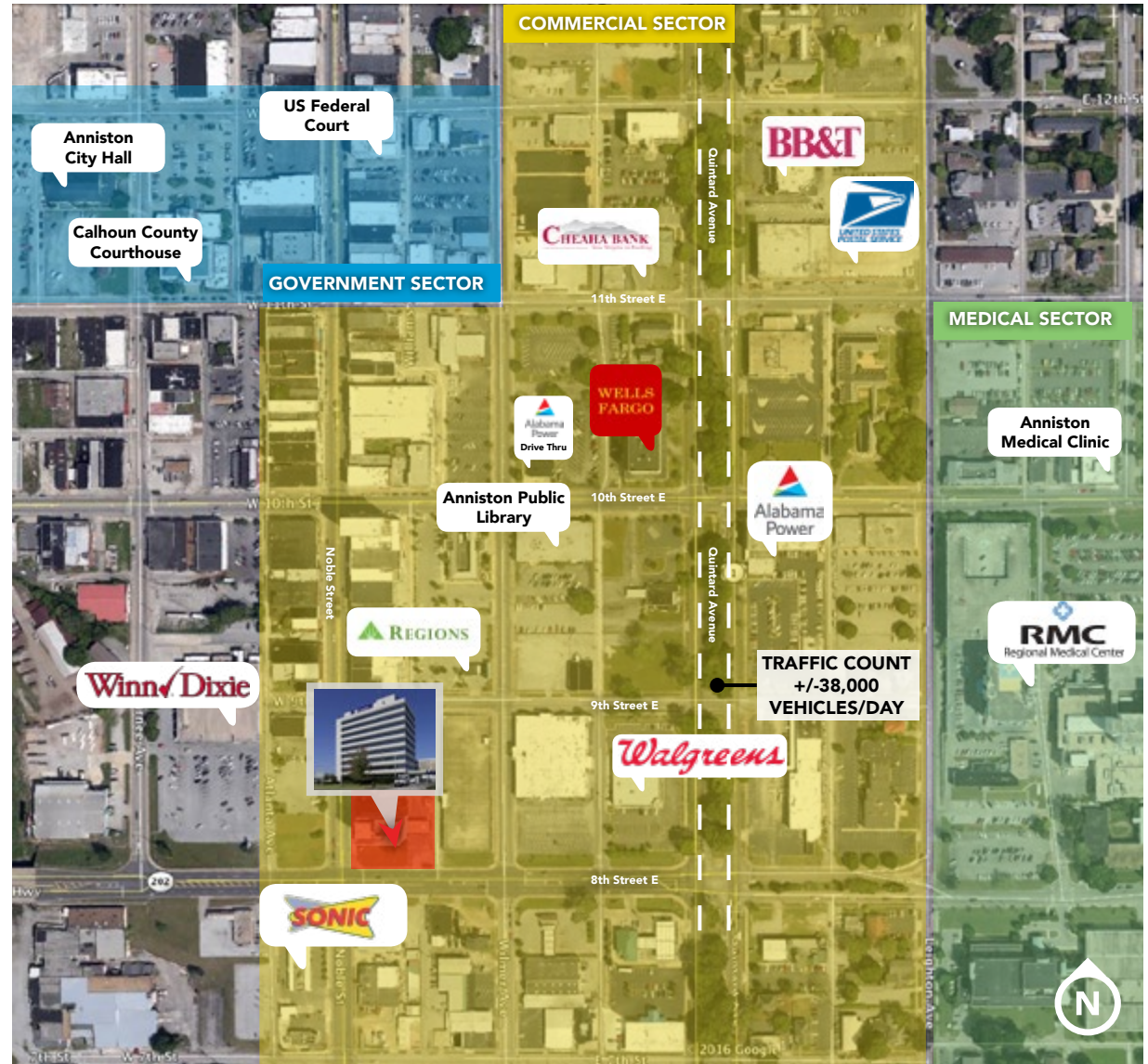
1 mile 5,003
 3 miles 24,394
 5 miles 47,443

TRAFFIC COUNTS

Quintard Ave
 +38,000 cars/day
 10th Street
 +15,000 cars/day

DAYTIME BUSINESS POPULATION

1 mile 8,103
 3 miles 18,691
 5 miles 32,548



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

Casey Howard
 choward@harbertrealty.com
 205.202.0814

Charlie Norton
 cnorton@harbertrealty.com
 205.458.8116

HarbertRealty.com
 205.323.2020
 2 North Twentieth Street
 Suite 1700
 Birmingham, AL 35203



KINDRED HOSPICE ELEVATOR LOBBY



MAIN LOBBY



MAIN LOBBY



ELEVATOR LOBBY



ELEVATOR LOBBY



Anniston was ranked number 15 in Expansion Magazine's top 20 small metro area list of "Best Cities for Business Recruitment and Attraction".

Expansion Magazine, produces a "Best Cities for Business Recruitment and Attraction" list. The list includes the most popular commercial relocation designations in the nation.

AREA HIGHLIGHTS

HEALTH HUB

North Eastern Regional Medical Center
Stingfellow Memorial Hospital

RECREATIONAL OPPORTUNITIES

Cold Water Mountain Bike Trail
Chief Ladiga Trail (Silver Comet Trail)
Mount Cheaha - Alabama State Parks

EDUCATIONAL OPPORTUNITIES

Gadsden State Community College
Anniston Museum of Natural History
Longleaf Botanical Garden

TOP EMPLOYERS

Anniston Army Depot
Regional Medical Center
Center for Domestic Preparedness/DHS
Jacksonville State University
Calhoun County Schools
Honda Plant
BAE Systems
NABI
Stringfellow Hospital
Oxford School System



The Anniston-Oxford Metropolitan Statistical Area is the most populated metropolitan area in Northeast Alabama next to Huntsville. At the 2000 census, it had a population of 112,249. The MSA is anchored by significant jobs at **Jacksonville State University**, **Regional Medical Center**, **Stringfellow Hospital**, the **Anniston Army Depot**, and the **Department of Homeland Security at McClellan**. Anniston remains strong in health care, legal, financial services and manufacturing.

Jacksonville is an important city in the region due to its student population and education resources at Jacksonville State University.



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

Casey Howard
choward@harbertrealty.com
205.202.0814

Charlie Norton
cnorton@harbertrealty.com
205.458.8116

HarbertRealty.com
205.323.2020
2 North Twentieth Street
Suite 1700
Birmingham, AL 35203