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FOR LEASE

Gateway Center West

1201 Montlimar Drive ■ Mobile, Alabama 36609





Gateway Center West is a high quality office/service center complex located in the best location in Mobile. Gateway offers flexible floor plans with some suites having minimal warehouse space.

Location

1201 Montlimar Drive
Mobile, AL
Between Airport Boulevard and Michael Boulevard

Building

Size: 42,695± rentable square feet
Type: Single story mutli-tenant
Construction: All masonry
Fire Protection: Fully sprinkled
Ceiling Height: 8' 6"± finished, 14"± to bar joists

Site

Size: 4.31± Acres

Available Space

Suite 100 - 3,445± square feet
Suite 325 - 2,101± square feet
Suite 1000 - 4,705± square feet

Rental Rate

\$15.50 per square foot, MG

Amenities

Abundant parking 5±/1,000
Front and rear parking and access
Large rear truck court
New roof
Exterior lighting
Well maintained landscaping
Individual HVAC units
Stable/long term tenants
Professionally managed
Retail, restaurants and hospitality nearby
Fiber available

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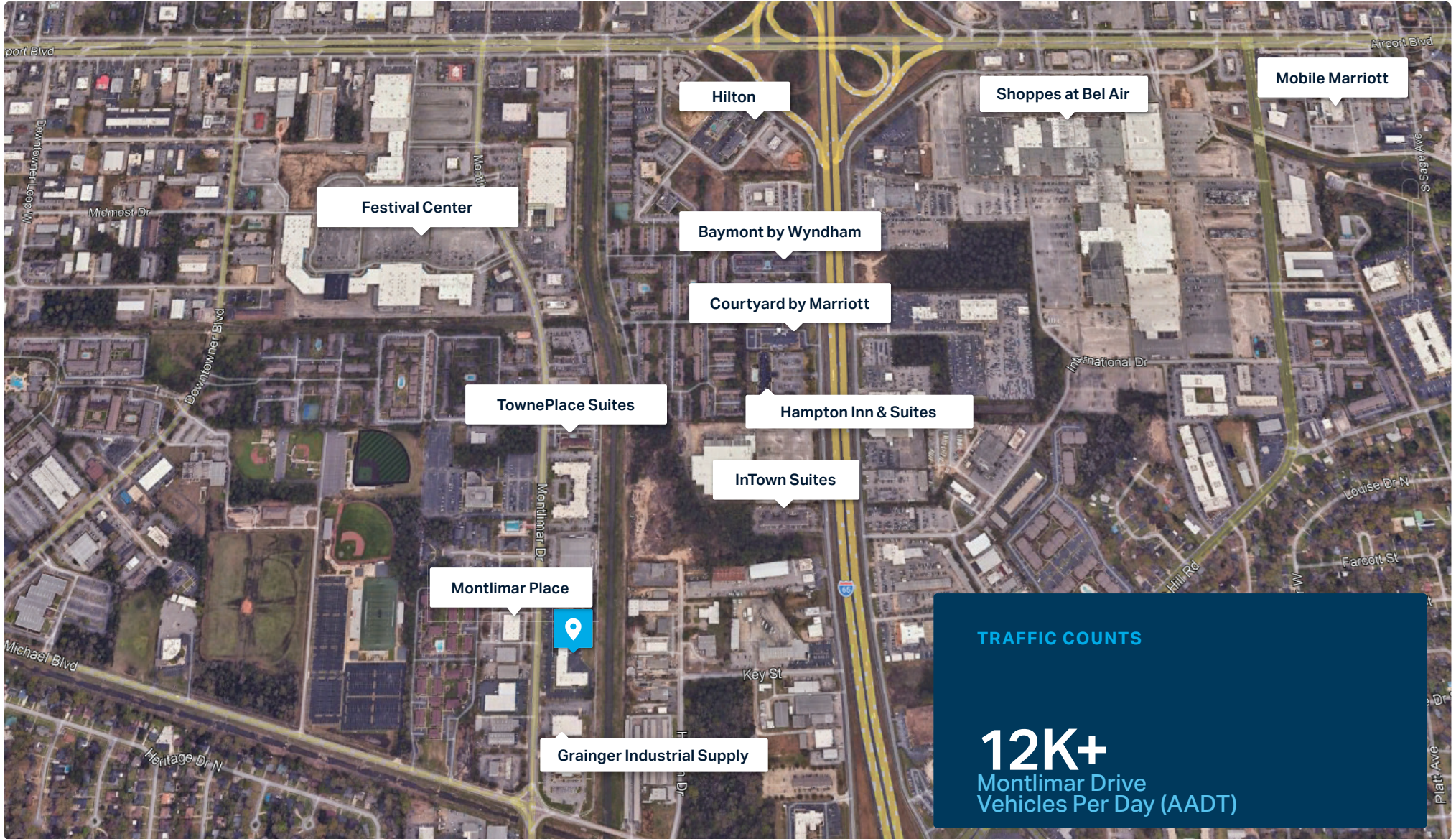
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Mobile, AL 36652

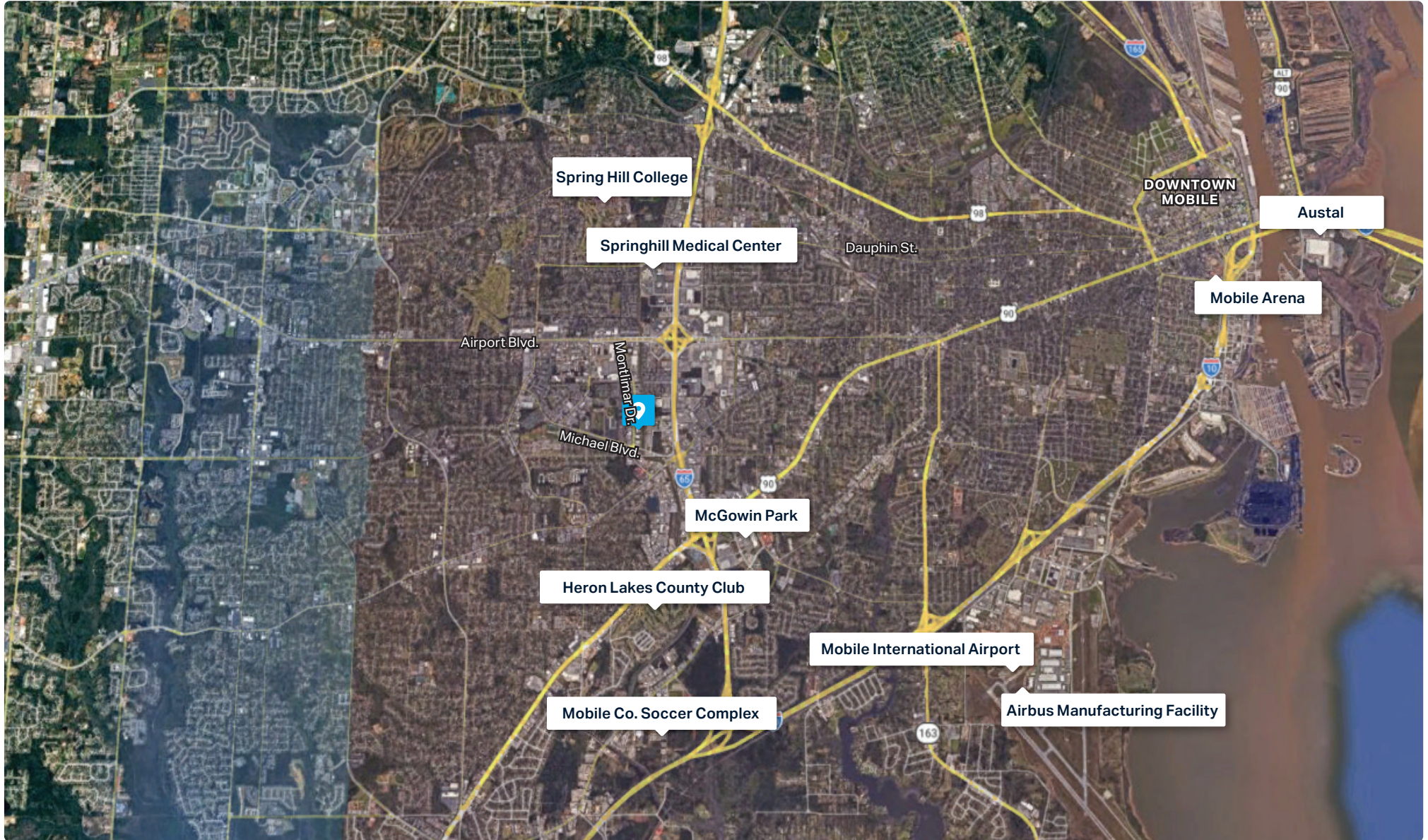
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The beautiful city of Mobile, Alabama is known for being the only saltwater port in the state, and the 9th largest port in the United States.

The Port of Mobile is now the deepest container port on the Gulf Coast, with its main ship channel deepened to 50 feet. This expansion, known as the Mobile Harbor Modernization Project, allows the port to handle the largest container ships in the world and is expected to boost trade and economic growth for the region.

This beautiful 300 year old city is the oldest and largest along the Gulf Coast, and its stunning architecture, lively arts and entertainment district, and excellent local seafood make it a popular tourist and convention destination. Mobile is also a welcoming commercial hub with both Airbus and Amazon joining the list of business making Mobile home in the last 10 years.

2025 DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	68,007	161,798	293,773
Households	29,868	70,843	123,338
Families	17,081	40,795	76,603
Average Household Size	2.97	2.94	2.97
2025 Housing Units	33,374	81,476	139,430
Owner Occupied Housing Units	49.2%	52.9%	59.5%
Renter Occupied Housing Units	50.8%	47.1%	40.5%
Median Age	36.4	37.9	38.6
Median Household Income	\$54,446	\$52,462	\$55,247
Average Household Income	\$35,556	\$33,781	\$32,956

161,798
Population

6,979
Total Businesses

90,683
Total Employees

\$52,462
Median Household Income