



www.metcalfeco.com

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FOR LEASE

The Xante Center

2800 Dauphin Street ▪ Mobile, Alabama 36606





Professional office building located in a highly desirable location with easy access to Downtown Mobile and Interstate 65.

Location

2800 Dauphin Street, Mobile, AL

Total Building Size

80,000± square feet

Available Space

2,105± square feet

8,334± square feet

Lease Rate

\$17.50 per leasable square foot, full service rate, including parking

Parking

Approximately 4 spaces per 1000 square feet, subject to verification

Building Amenities

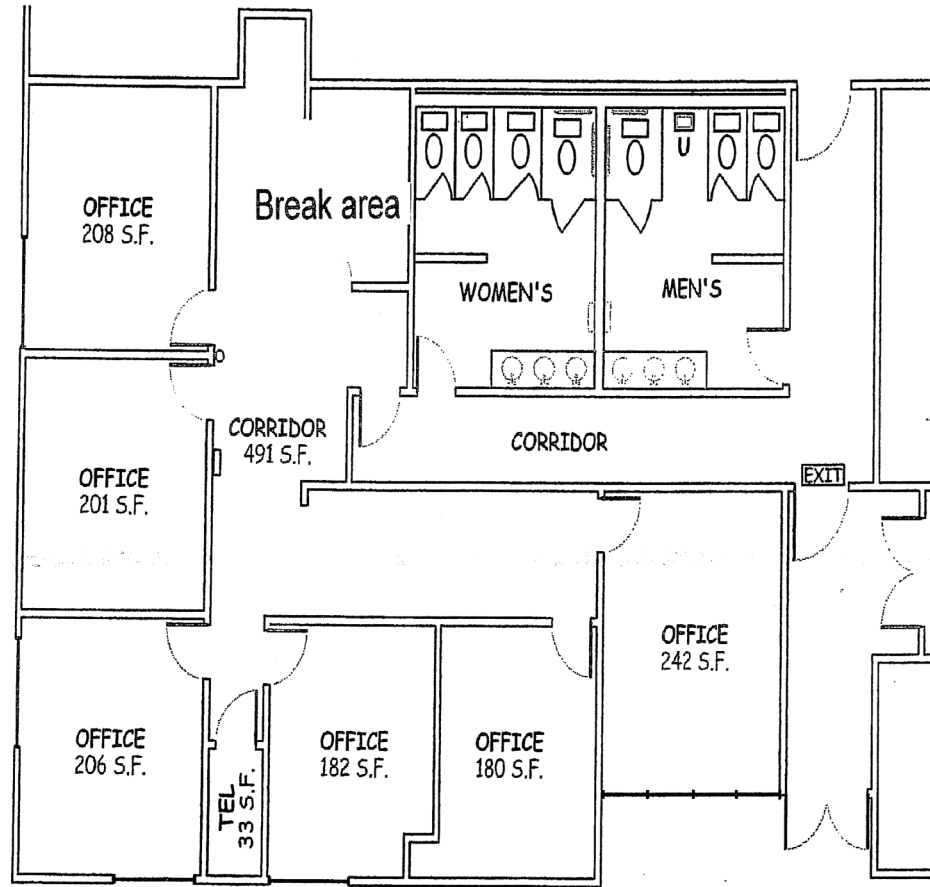
Access to building's emergency generator. Available capacity subject to verification

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**2800 DAUPHIN STREET
MOBILE, AL**

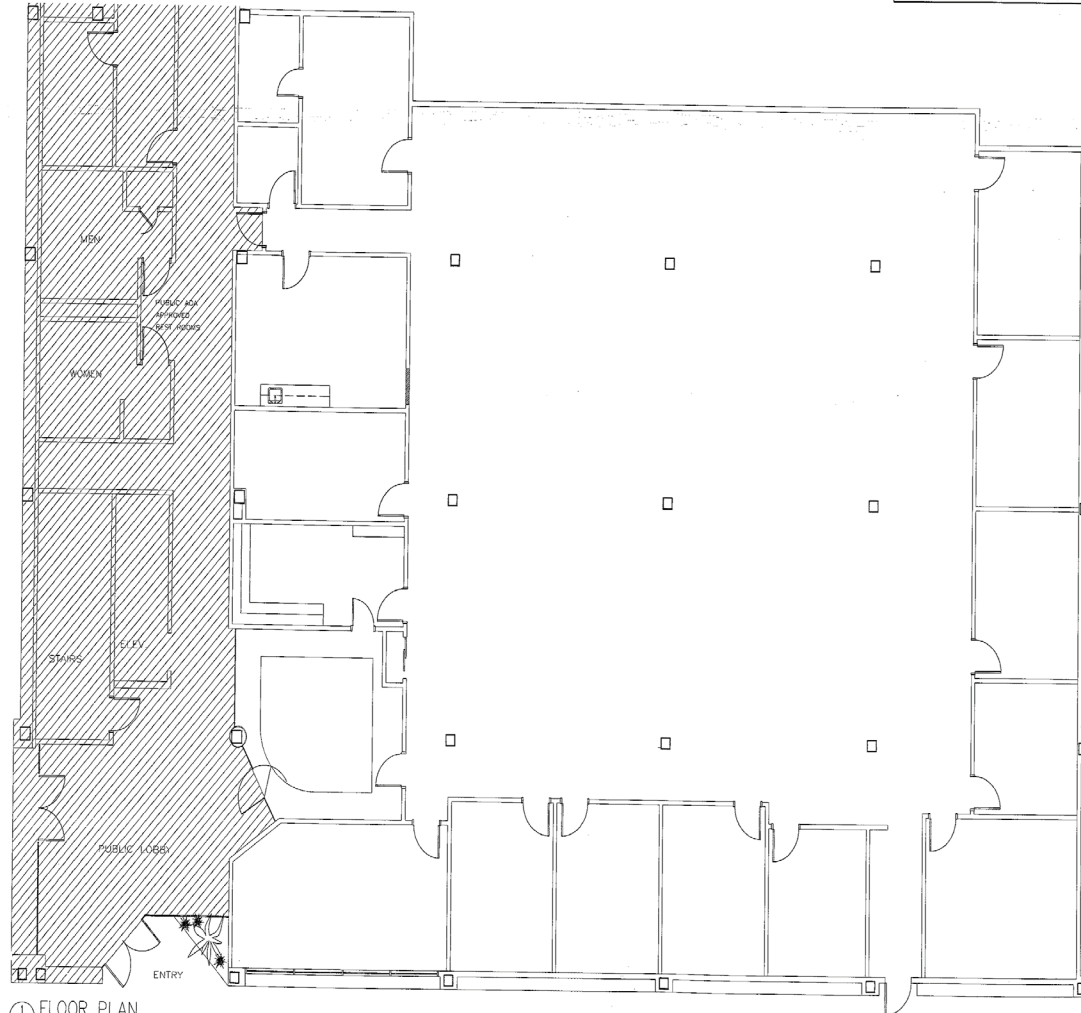
TOTAL AREA
2105 LEASABLE SF

approximate area
and configuration



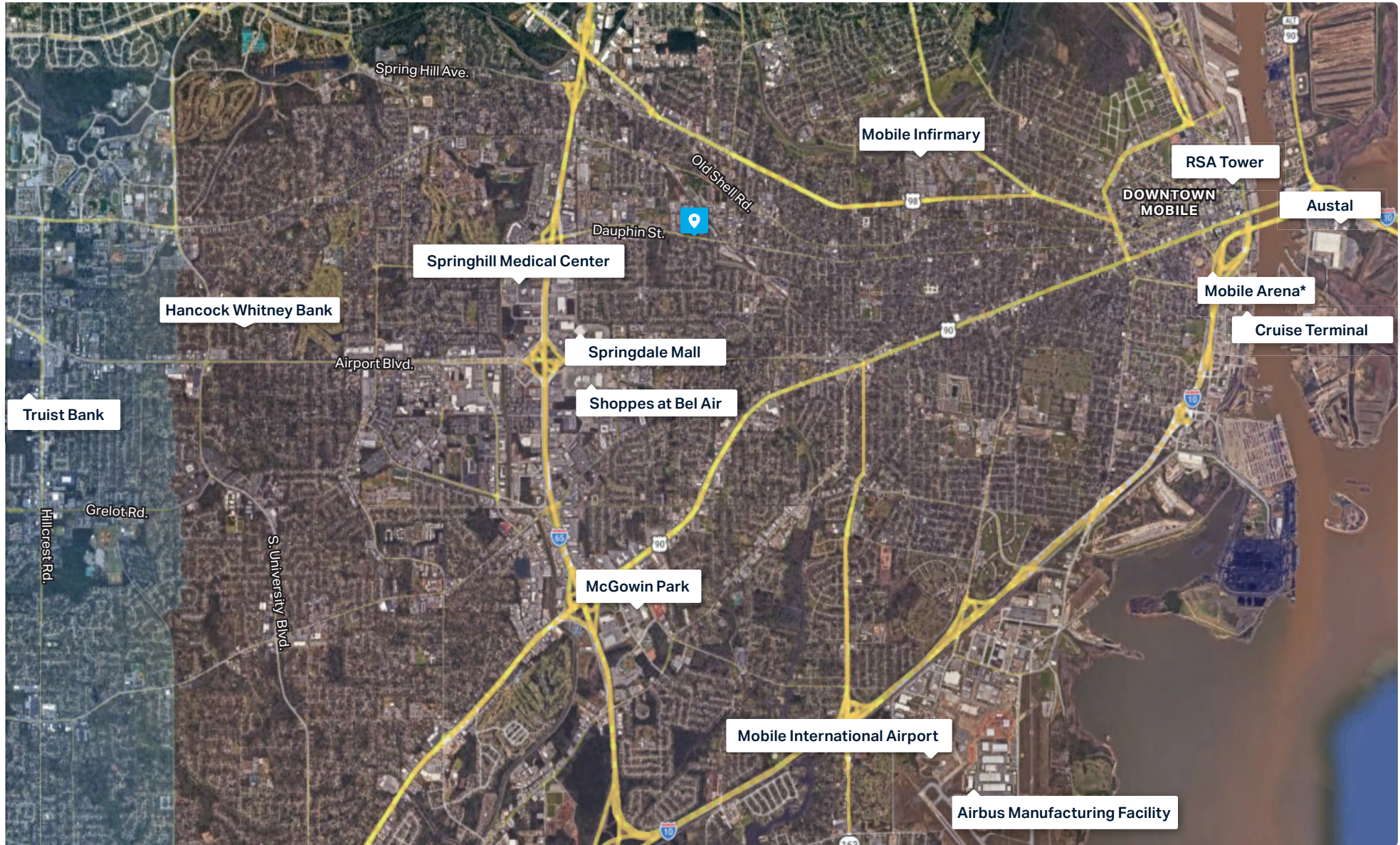
Total approximate area
8,334 leasable sf
May not be 100% correct

PARTITION LEGEND	
	EXISTING INTERIOR PARTITION OR EXTERIOR WALL TO REMAIN
	NEW METAL STUD/STYPED BOARD PARTITION 3 1/2" @ 16" GA. METAL STUDS @ 16" O.C. SECURED FROM FLOOR TO DECK ABOVE. (1) LAYER OF 5/8" FIBROCE C GYPSUM BOARD GARY FACE FULL HEIGHT. 1/2" MOULD. BATTIE FULL HEIGHT.



1 FLOOR PLAN
3/16"=1'-0"







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	69,890	141,058	274,747
Households	31,118	60,580	116,290
Families	17,523	34,646	71,154
Average Household Size	2.18	2.23	2.30
Owner Occupied Housing Units	15,181	30,972	67,369
Renter Occupied Housing Units	15,937	29,608	48,921
Median Age	38.3	37.7	38.6
Median Household Income	\$49,162	\$47,115	\$53,588
Average Household Income	\$74,429	\$71,291	\$77,515

141,058
Population

7,427
Total Businesses

98,261
Total Employees

\$47,115
Median Household Income