



Metcalfe & Company, inc.

Brian. P. Metcalfe

251-432-2600

brian@metcalfeco.com

Post Office Box 2903, Mobile, AL 36652

# The Xante Center

2800 Dauphin Street, Mobile, AL

## FOR LEASE

### SIZE:

- Approximately 80,000 square feet total

### AVAILABLE:

- Approximately 2,105 square feet available on the first floor

### LEASE RATE:

- \$17.50 per leasable square feet (full service rate, including parking)

### PARKING:

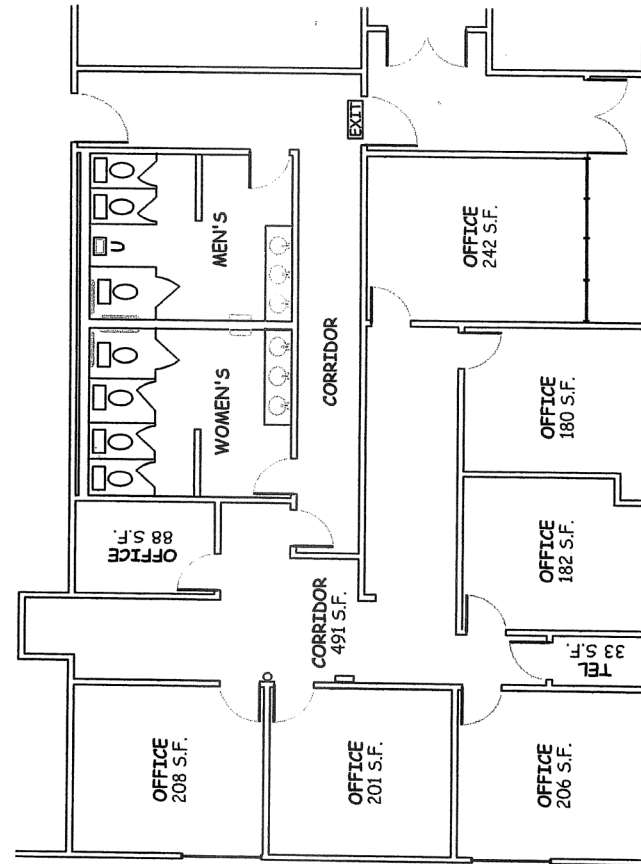
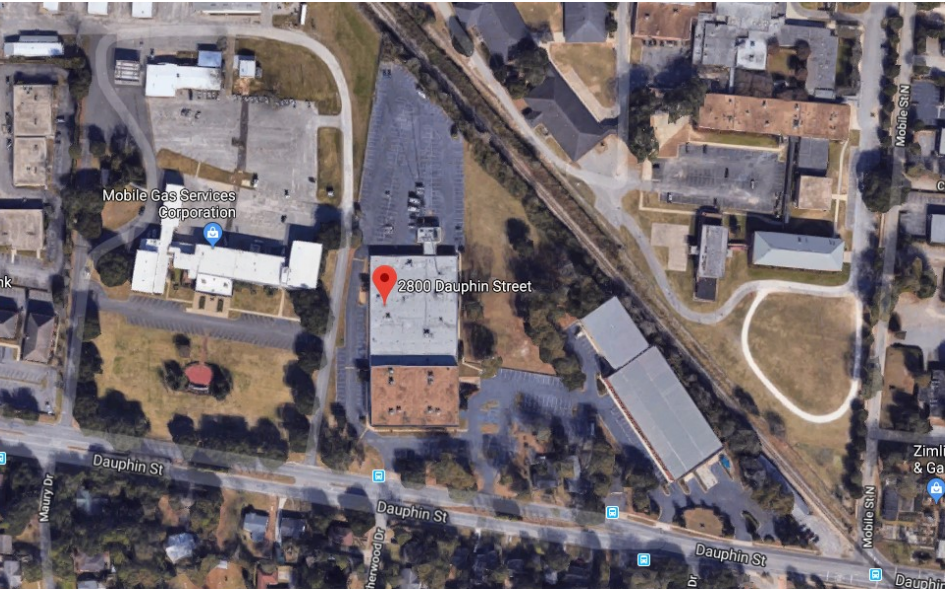
- Approximately 4 spaces per 1000 square feet, subject to verification

### BUILDING AMENITIES:

- Access to building's UPS system and emergency generator. Available capacity subject to verification



The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.



TOTAL AREA  
2105 LEASABLE SF

**2800 DAUPHIN STREET**  
**MOBILE, AL**

The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.