

THE XANTE CENTER

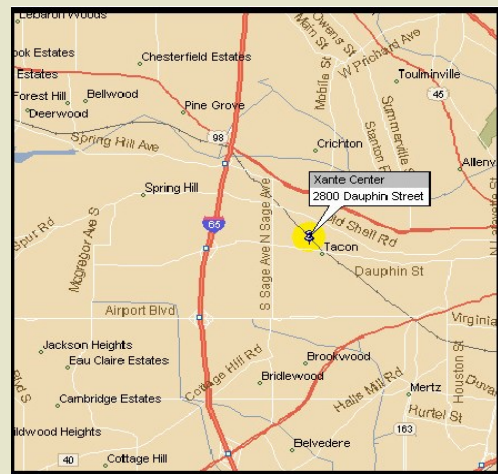
2800 Dauphin Street, Mobile, AL



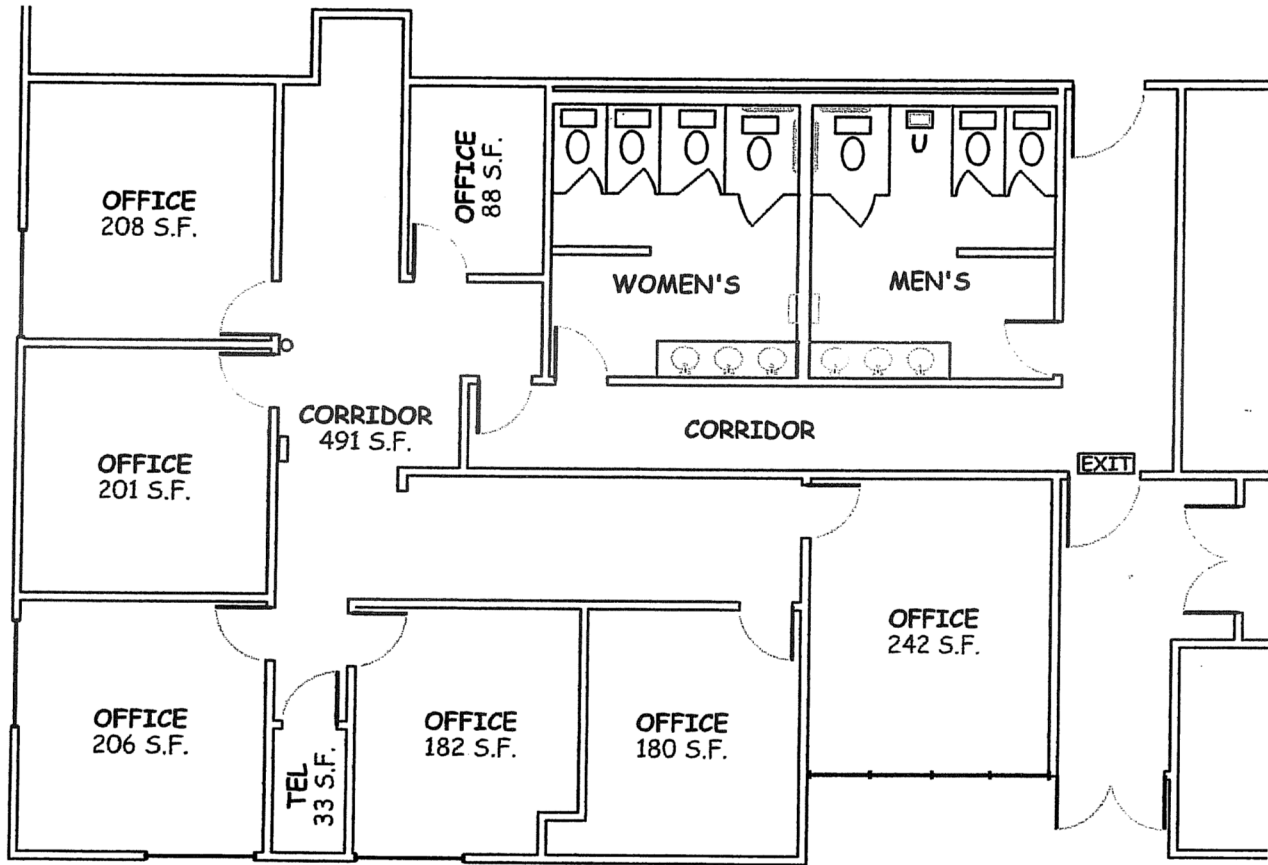
SIZE:	Approximately 80,000 square feet total
AVAILABLE:	Approximately 2,105 square feet available on the first floor
LEASE RATE:	\$17.50 per leasable square feet (full service rate, including parking)
PARKING:	Approximately 4 spaces per 1000 square feet, subject to verification
BUILDING AMENITIES:	Access to building's UPS system and emergency generator. Available capacity subject to verification



For further information
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2800 DAUPHIN STREET
MOBILE, AL

TOTAL AREA
2105 LEASABLE SF