



Retail Space Available

The Atlantic & Pacific Development

Montgomery • Alabama

Rental Rate

\$18.50 / RSF

\$2.50 / RSF - CAM (Includes Taxes and Insurance)

3% - Annual Escalation

Five Year Term

Tenant Improvement Allowance

\$30.00 / RSF

- HVAC System Currently Installed
- Lighting Allowance Included



Building	Unit	Square Feet	Comments
505 Cloverdale Road	101	± 1,102	Finished Restroom and Break Area
509 Cloverdale Road	101	± 1,104	Finished Restroom With Open Plan

Leasing Representative

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The Atlantic & Pacific Development

The new standard in modern living.

The Atlantic & Pacific Development provides stunning dwellings and creative spaces in the city's most sought-after neighborhood.

The architectural design vision for The Atlantic & Pacific Development is that of a mixed-use development that restores life and vitality to this historic village center. The architectural details, building scale, and use are sensitive to the surroundings and enhance the long history of elegance and quality that is Old Cloverdale.

Architectural Design by McAlpine Tankersley Architecture

Exterior Finishes

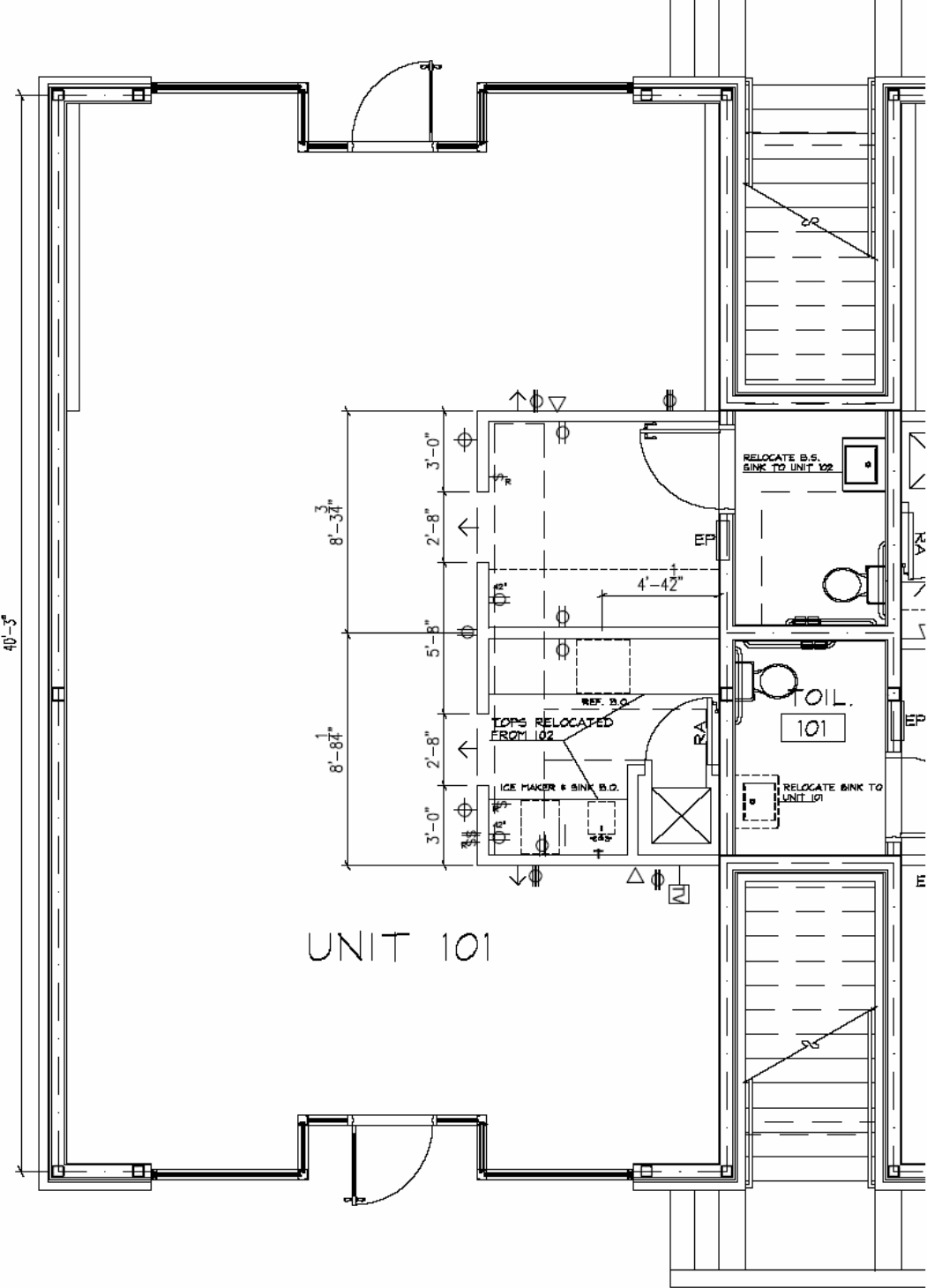
Custom Aluminum Shopfront Windows and Exterior Doors
Antique Crittall Steel Windows imported from England
Masonry Exterior Walls with Flush Mortar and durable Exterior Paint
Custom Bevolo Lanterns
Balconies with Street and Courtyard Views
Wide Sidewalks with newly planted Street Trees
Landscaped Courtyard
Underground Utilities
Commercial Steel & Concrete Construction Throughout

Amenities

Wireless Internet throughout Development
24 Hour Surveillance and Monitoring
Restaurant Located on-site
Shops and Services located on ground floor
Maintenance of all Common Areas

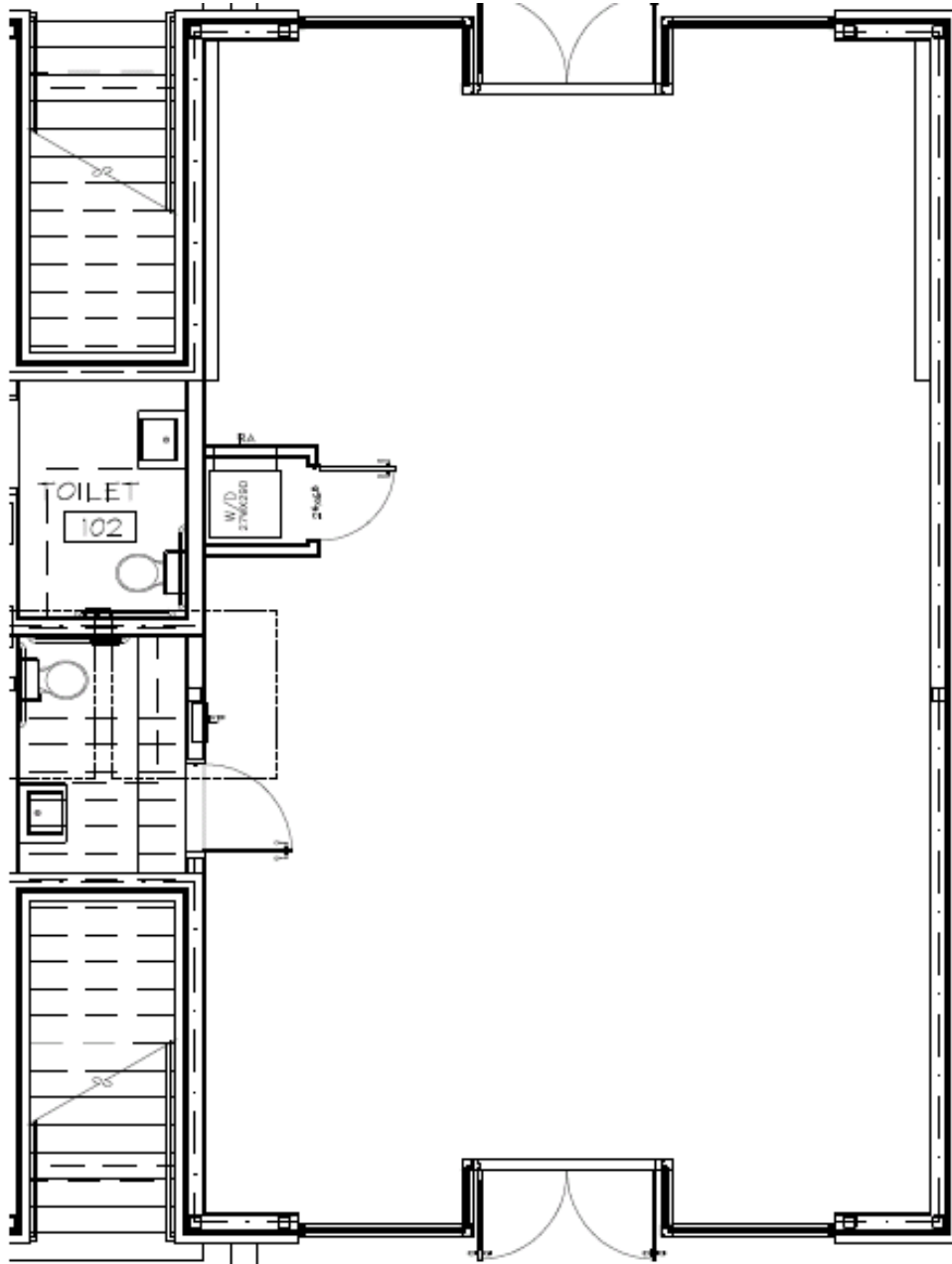
Brand names may be substituted with equivalent. Some details not applicable to all units.
This information is subject to errors, omissions, prior and subsequent sales, changes and/or withdrawals of and by the owner.
The site plan, features, uses, floor plans, dimensions, details are subject to change without notice. Equal Housing Opportunity.

PLAN NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES



505 Cloverdale Road, Unit 101

PLAN NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES



509 Cloverdale Road, Unit 101