1792 MCFARLAND BLVD N

Tuscaloosa, AL 35406

OFFICE BUILDING
FOR LEASE

RIGHT SPACE COMMERCIAL





PROPERTY OVERVIEW

Highlights

- **3,384 SF per floor, with up to 6,768 SF available**
- **Updated office interiors with modern finishes**
- **Mix of private offices and open work areas**
- **Luxury vinyl plank (LVP) flooring**
- **Convenient location along McFarland Boulevard North (US-82)**

1792 McFarland Blvd N is a renovated, two-story office building located along McFarland Boulevard in Tuscaloosa. The **6,768 SF property offers two floors of 3,384 SF each**, available individually or together to accommodate businesses with different space requirements.

The building features an **extensive private office layout** with updated finishes and luxury vinyl plank **(LVP) flooring**. The first floor includes eight designated offices, a dedicated waiting room, and a separate reception area. The second floor offers seven designated offices, additional flexible rooms, and a breakroom.

Property Specs

Property Type

Traditional Office

Total Building Size

6,768 SF

Available Space

3,384–6,768 SF

Floors

2

Parking

On-Site Surface

Year Built

1999 | Renovated 2026

Lease Term

36-60 Months

Tenancy

Multi-Tenant

FOR LEASE

$20–$24 / SF / YR | NNN

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PROPERTY PHOTOS













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AVAILABLE OFFICE SPACE

First Floor – 3,384 SF

$24 / SF / YR | $6,768 / Month + NNN

Renovated first-floor office space featuring eight designated private offices, a spacious waiting room, a separate reception area, and two additional rooms. The layout also includes two restrooms and a utility room. Updated LVP flooring and neutral finishes create a professional setting with clearly defined areas for employees and visitors.

Second Floor – 3,384 SF

$20 / SF / YR | $5,640 / Month + NNN

Second-floor office space featuring seven designated private offices, several additional rooms, a dedicated breakroom, and two restrooms. The layout includes larger rooms that can accommodate meeting, training, or shared workspace functions, providing flexibility for businesses with multiple departments or teams.

Entire Building – 6,768 SF

Both floors may be leased together, providing 15 designated private offices, multiple additional rooms, reception and waiting areas, and a dedicated breakroom. This configuration offers businesses the ability to separate departments, administrative functions, and client-facing operations across two floors.

Base rent shown above. NNN expenses are additional.

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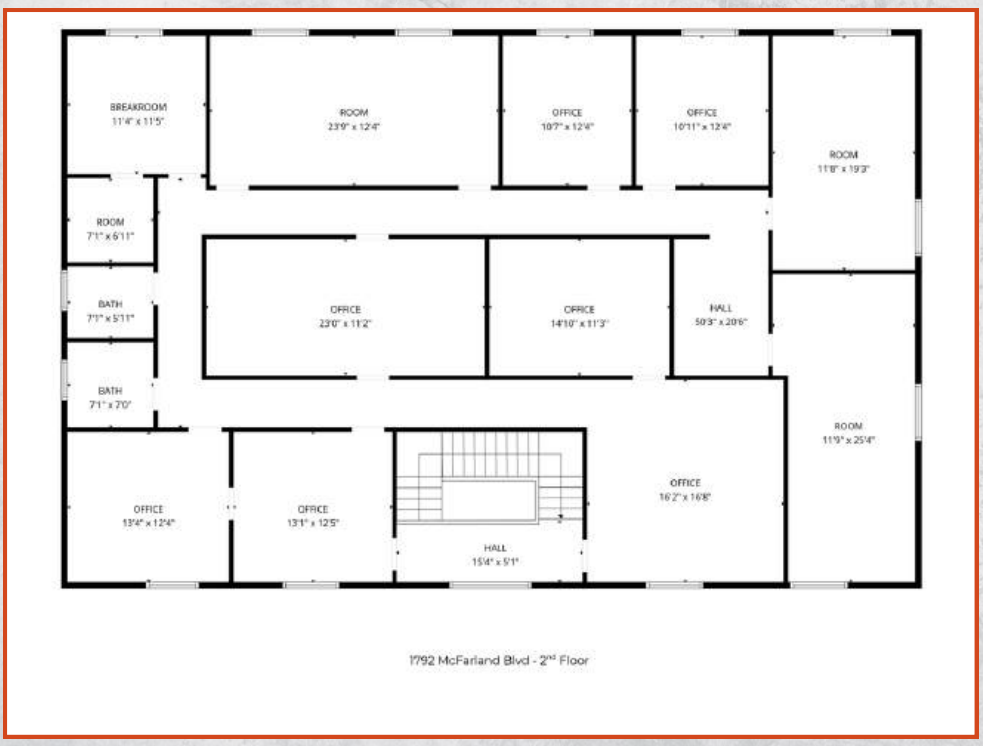
FLOOR PLANS

First Floor - 3,384 SF



1792 McFarland Blvd - 1st Floor

Second Floor - 3,384 SF



1792 McFarland Blvd - 2nd Floor

Floor plans are provided for illustrative purposes. Dimensions and layouts should be independently verified.

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LOCATION & ACCESS

Tuscaloosa, Alabama



Location Overview

Located along McFarland Boulevard North (US-82), 1792 McFarland Blvd N offers office space in Tuscaloosa's established North of the River area. The location provides connections to central Tuscaloosa, Northport, and surrounding commercial areas.

- McFarland Boulevard North (US-82) location
- Established North of the River commercial area
- Access to Tuscaloosa and Northport
- On-site parking for tenants and visitors

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