

OFFICE BUILDING FOR LEASE

AZALEA OFFICE PARK

572 AZALEA RD, MOBILE, AL 36609



PROPERTY DESCRIPTION

Azalea Office Park is a professionally managed, multi-building office complex offering 43 individual suites designed for small businesses and service providers. Most suites range from 400 to 1,000 SF, giving tenants practical, affordable space without excess square footage. Each building features efficient layouts and clean, well-maintained common areas, creating a straightforward work environment that supports daily operations with minimal hassle.

LOCATION DESCRIPTION

Azalea Office Park sits in a convenient Midtown Mobile location between Airport Blvd and Cottage Hill Road, offering quick access to I-65 and major commercial corridors. A bus stop is located directly in front of the property, and the surrounding area includes numerous restaurants, retailers, hotels, and daily-use services — making it easy for employees and clients to get where they need to go.

PROPERTY HIGHLIGHTS

- Multi-building office complex totaling 41,110 SF
- Typical suite sizes range from 400–1,000 SF
- Ample on-site parking in a private lot
- Easy access to Airport Blvd, Cottage Hill Rd, and I-65

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	43
Available SF:	355 - 1,165 SF
Lot Size:	111,461 SF
Building Size:	41,110 SF

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	355 - 1,165 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
572 Azalea Rd, Suite 100	1,165 SF	Modified Gross	\$14.00 SF/yr	Suite 572-100 is a 1,165 SF office suite offering a flexible layout with four private offices, one of which can function as a conference room, along with a reception area and an open work area. The configuration provides a strong balance of private offices and collaborative space, making it well-suited for professional or service-based users. Located on the ground floor, the suite offers convenient access for clients and staff, with shared restrooms and a break room available within the building.
574 Azalea Rd, Suite 111	498 SF	Modified Gross	\$14.00 SF/yr	Suite 111 offers 498 SF of efficient, move-in-ready office space within the Azalea Office Park complex. The suite features a practical layout with private offices and an open workspace, making it a great fit for small businesses or professionals who need a clean, functional environment without excess square footage. Located on the ground floor with easy access to on-site parking, Suite 111 provides everyday convenience for both employees and clients. Positioned between Airport Blvd and Cottage Hill Road, the property sits near major retailers, restaurants, and essential services, giving tenants quick access to the amenities they rely on throughout the workday.
574 Azalea Rd, Suite 125	826 SF	Modified Gross	\$14.00 SF/yr	Suite 574-125 is an 826 SF, move-in-ready office suite featuring a functional layout with two private offices, a conference room, and an open work area. The suite also includes a dedicated reception area and access to shared restrooms and a break room. Located on the ground floor, the space offers convenient access for both employees and clients, making it well-suited for professional or service-based users seeking a clean, efficient office layout without excess square footage.
578 Azalea Rd, Suite 117	586 SF	Modified Gross	\$14.00 SF/yr	Suite 578-117 is a 586 SF, move-in-ready office suite featuring one private office, a dedicated storage room, and an open work area. The efficient layout is well-suited for a small professional or service-based user who needs functional workspace with built-in storage.
578 Azalea Rd, Suite 122	355 SF	Modified Gross	\$14.00 SF/yr	Suite 578-122 is a 355 SF, move-in-ready office suite featuring one private office and an open work area. The compact layout is ideal for an individual professional or small business seeking efficient, affordable office space without excess square footage.
578 Azalea Rd, Suite 126	488 SF	Modified Gross	\$14.00 SF/yr	Suite 578-126 is a 488 SF office suite featuring two private offices and an open work area that can function as a reception area or collaborative workspace. The layout offers a good balance of private offices and open space, making it well-suited for professional or service-based users seeking efficient, flexible office space.

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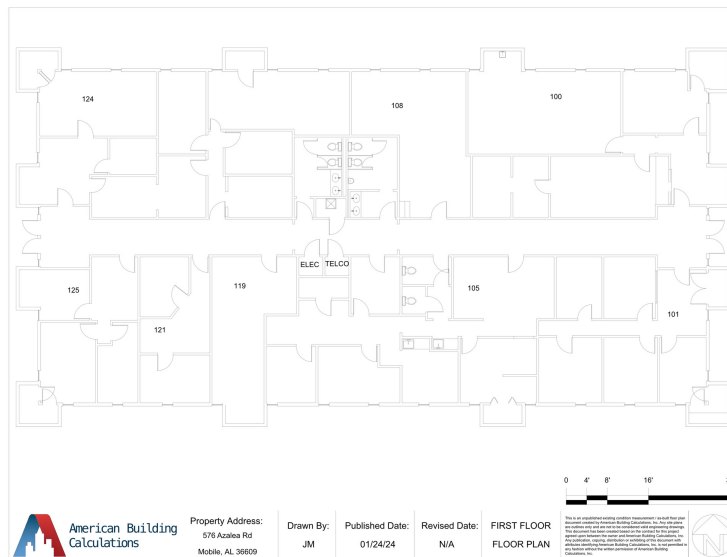
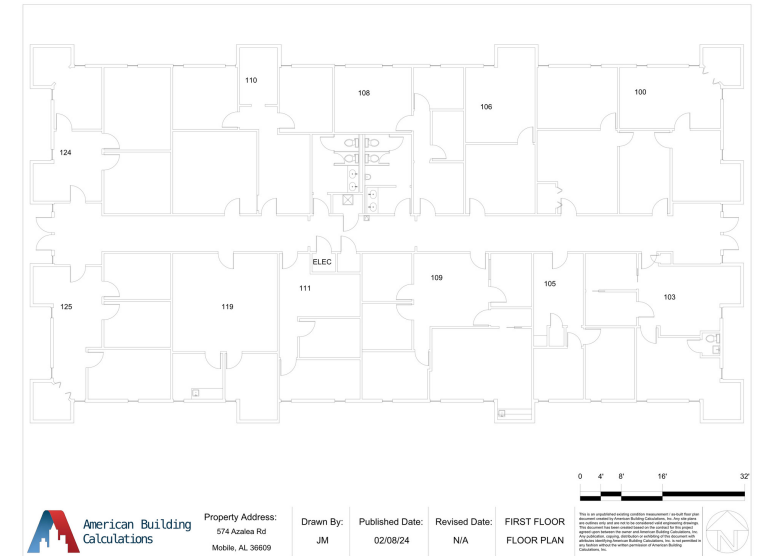
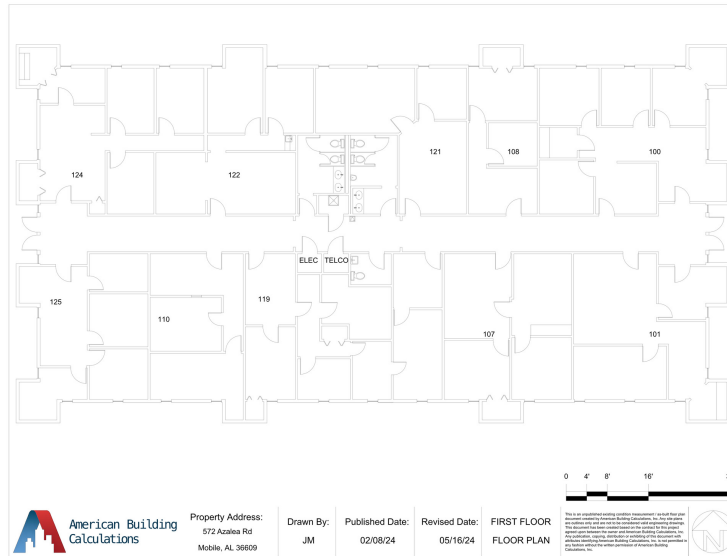
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