

FOR LEASE

518 15th St E • Tuscaloosa, AL 35401



±1,060 SF Professional Office / Service Suite, Alongside Jimmy John's & Cricket Wireless

PROPERTY HIGHLIGHTS

- Existing professional build-out: reception/waiting, open work area, break room, and **two in-suite restrooms**
- High-visibility 15th Street frontage with **building & pylon signage** available
- 34,500–34,900 vehicles/day** on 15th St E (ALDOT 2025)
- Quality 2016 brick construction, single-story center
- National co-tenants Jimmy John's and Cricket Wireless on the same storefront line
- Convenient front-door parking
- AT&T Fiber (up to 5 Gig) & Xfinity available
- Zoned MX-3 (City of Tuscaloosa); FEMA Flood Zone X (minimal risk)
- Ideal for:** insurance agency, tax prep / CPA, financial planning, mortgage, or other professional services

LEASE TERMS

Available	November 1, 2026
Size	±1,060 SF
Base Rent	\$35.00 / SF / YR
Monthly Base	\$3,092
Lease Type	NNN
NNN Est.	±\$4.80 / SF
Term	5 years, renewal options negotiable
Suite Type	Inline, single story

Existing use restrictions apply: sandwiches of any kind, cellular phones and accessories, and high parking-demand uses are not permitted.

Required disclosure of personal interest. As required by Ala. Code § 34-27-84(a)(6), Ben Miller, the listing licensee, discloses that he has a personal relationship with the owner. Harwood Real Estate, LLC represents the owner in this transaction.

BEN MILLER

Harwood Real Estate, LLC

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