

518 15th Street East, Suite 202

Tuscaloosa, Alabama 35401 · ±1,060 SF professional office suite · 15th Street Retail Center



Suite 202, 15th Street Retail Center, inline between Jimmy John's and Cricket Wireless

ASKING BASE RENT	MONTHLY BASE	SUITE SIZE	AVAILABLE
\$35.00 /SF/yr	\$3,092	±1,060 SF	Nov 1, 2026

01 Executive Summary

Suite 202 is a professional office suite in the 15th Street Retail Center, a 2016 brick multi-tenant center on a high-volume Tuscaloosa commercial corridor. It is already built out as a professional office, with a reception and waiting area, an open work area, a break area and two restrooms, so a service tenant can occupy with minimal up-fit rather than funding a shell build. Co-tenants are Jimmy John's and Cricket Wireless on the same storefront line, ALDOT counted **34,500 to 34,900 vehicles per day** on 15th Street East in 2025, and building fascia and pylon signage are available to the tenant, subject to owner approval and applicable sign regulations.

WHO THIS SUITE FITS

Insurance, tax or CPA practice, financial planning, mortgage, title or closing office, or a similar appointment-based professional service user wanting corridor visibility with front-door parking. Center use restrictions are set out in Section 06.

02 Key Lease Terms

Asking base rent	\$35.00 / SF / year, NNN · \$37,100 per year · \$3,091.67 per month
Estimated NNN	±\$4.80 / SF / year (±\$424 per month)
Initial term	Five (5) years, base rent fixed over the initial term
Renewal options	Negotiable. Owner will consider one to two five-year options; terms fixed in any executed lease
Tenant pro-rata share	±26.7% of real estate taxes, insurance and CAM (1,060 of an owner-reported 3,970 SF center), to be fixed in any executed lease
Availability	November 1, 2026
Tenant responsibilities	Its own architecture, construction of improvements, and signage

03 The Property

Location and corridor. 15th Street East is a primary east-west commercial corridor connecting downtown Tuscaloosa and the University of Alabama to McFarland Boulevard (US-82). The center sits between Hillard Drive and the McFarland interchange, within a mile of DCH Regional Medical Center and the University. Surrounding uses are national and regional service retail rather than big-box, which gives the corridor steady daytime volume and keeps the center's parking field available to its own tenants.

The center. Built in 2016, the 15th Street Retail Center is a single-story brick inline building of approximately 3,970 SF on a 0.4051-acre site with 188 feet of frontage on 15th Street East. Construction is brick over wood framing on a slab, with a bar joist roof structure and a rubber membrane roof. Parking is a paved field directly in front of the storefront line.

Center built	2016
Center size	±3,970 SF (1,850 + 1,060 + 1,060, per architectural plans)
Site	0.4051 acres
Frontage	188.24 ft on 15th St E
Zoning	MX-3, City of Tuscaloosa
Flood	FEMA Zone X (minimal risk)
Parcel	31-06-24-4-010-012.000
Legal	Lot 1, Cedar Crest Res
Plat	Book 2015, Page 110
Traffic (ALDOT 2025)	34,500–34,900 VPD
Connectivity	AT&T Fiber (to 5 Gig), Xfinity
Utilities	Public water and sewer

04 Occupancy Cost

Base rent	\$35.00 / SF / year · \$3,091.67 per month
Estimated NNN	±\$4.80 / SF / year · ±\$424.00 per month
Estimated gross occupancy	±\$39.80 / SF / year · ±\$3,515.67 per month

NNN figures are estimates based on current operating costs and are not a representation of future expense. Real estate taxes, insurance and CAM are reconciled to actual cost, and final square footage and pro-rata share will be fixed in the executed lease.



Left: reception and waiting area at the storefront glass. Right: open work area.

Suite 202 is an inline unit of approximately 1,060 SF, currently occupied and available November 1, 2026. The existing build-out was designed by Ellis Architects and includes a reception and waiting area at the storefront, an open work area, a break area, and two restrooms. The suite is sprinklered, with a 2x2 suspended acoustical tile ceiling, recessed lighting, carpet and luxury vinyl tile flooring, and an electrical panel within the suite. Architectural plans for the build-out are on file and available on request, which gives a tenant making modest changes a head start on design and permitting.

STOREFRONT

Full-height glass line facing 15th Street with a covered awning and direct front-door parking.

SIGNAGE

Building fascia signage plus an available panel on the center's pylon at the street.

UP-FIT

Built out as an office already — no shell build, restroom construction, or ceiling and lighting work. Delivery condition is a letter-of-intent item.



Left: break area and rear service corridor. Right: one of two restrooms within the suite.



Left: the availability sign at the 15th Street frontage. Right: the center and its parking field from above.

06 Use Restrictions

The center carries existing use restrictions that run in favour of current tenants. A prospective tenant should confirm its intended use against these before signing a letter of intent. The following uses are **not permitted**:

- Any use offering or selling sandwiches of any kind, traditional or rolled, pre-made or made to order, for on- or off-premises consumption (use restriction associated with Jimmy John's)
- Any cell phone provider, and any use offering or selling cellular telephones or associated accessories (use restriction associated with Cricket Wireless)
- Any use with high parking demand relative to the center's parking field

REQUIRED DISCLOSURE OF PERSONAL INTEREST

As required by Ala. Code § 34-27-84, 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. This written disclosure is provided to every prospective tenant and cooperating broker before the first showing or any substantive negotiation.

07 Next Steps

1. TOUR

The suite is tenant-occupied through October 31, 2026. Showings are by appointment through the listing licensee.

2. CONFIRM USE

Check your intended use against the restrictions above and against City of Tuscaloosa MX-3 zoning.

3. LETTER OF INTENT

Submit an LOI with proposed term, commencement, and any requested improvement allowance.

Architectural plans, the floor plan and additional interior photography are available on request. Cooperating brokers are welcome; compensation is negotiable, is documented outside any multiple listing service, and requires a written co-brokerage agreement.

Ben Miller

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