

# Sterling Place Office Building

## 2005 Cobbs Ford Rd, Prattville, AL 36066

Listing ID: 29939824  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Office Building  
 Contiguous Space: 414 - 1,032 SF  
 Total Available: 2,270 SF  
 Lease Rate: \$600 - 1,375 (Monthly)  
 Unit Price: \$15.99 - 17.39 PSF (Annual)  
 Base Monthly Rent: \$600 - 1,375  
 Lease Type: Modified Gross



### Overview/Comments

The Sterling Place Building is approximately 20,000 square feet of Class A Office space located on Cobbs Ford Rd in Prattville, AL.

Sterling Place has one elevator servicing all floors, and two stairwells. The location is prominently situated along Prattville's busiest commercial corridor. Amenities surround the property, including numerous restaurant choices, shopping, commuter offerings and multiple points of ingress and egress to the property.

Sterling Place offers your business a long standing, notable business address in the fast growing city of Prattville, AL (Montgomery MSA).

Prattville is the fifth fastest growing city in the state. The population of Autauga County increased 27.6 percent (City of Prattville, 24.1 percent growth) between 1990 and 2000.

Prattville is a pro-business community and according to the Alabama Administrative Office of Courts, Prattville had zero jury verdicts in compensatory or punitive damage cases in 2000.

Annual property taxes on an \$80,000 home are about \$183 and \$659 for a \$250,000 home.

Located about 12 miles north of Montgomery in Prattville, Capitol Hill is the eighth and newest addition to the Robert Trent Jones Golf Trail, the largest golf course construction project in the world and featuring 378 holes. Capitol Hill is home to three 18-hole championship courses, with plans for a fourth course to be added in the future.

### More Information Online

<https://davidmcclintonccim.catylist.com//listing/29939824>

### QR Code

Scan this image with your mobile device:



### General Information

Office Type: Office Building

### Available Space

Suite/Unit Number:	304-A	Space Type:	Relet
Suite Floor/Level:	3	Date Available:	02/29/2016
Space Available:	1,032 SF	Lease Term (Months):	36 Months
Minimum Divisible:	1,032 SF	Lease Rate:	\$1,375 (Monthly)
Maximum Contiguous:	1,032 SF	Lease Type:	Modified Gross

### Available Space

Suite/Unit Number:	401-C	Maximum Contiguous:	414 SF
Space Available:	414 SF	Space Type:	Relet
Minimum Divisible:	414 SF	Date Available:	04/01/2016

Lease Rate: \$600 (Monthly)  
 Lease Type: Modified Gross  
 Parking Spaces: 0

**Available Space**

Suite/Unit Number:	403	Space Type:	Relet
Suite Floor/Level:	4	Date Available:	02/29/2016
Space Available:	824 SF	Lease Term (Months):	36 Months
Minimum Divisible:	824 SF	Lease Rate:	\$1,100 (Monthly)
Maximum Contiguous:	824 SF	Lease Type:	Modified Gross

**Area & Location**

Property Visibility: Excellent  
 Highway Access: Interstate 85 less than one mile  
 Site Description: Site fronts Cobbs Ford Rd and is a outparcel to the Premiere Place Shopping Center

Area Description •Prattville is the fifth fastest growing city in the state. The population of Autauga County increased 27.6 percent (City of Prattville, 24.1 percent growth) between 1990 and 2000. •Prattville is a pro-business community and according to the Alabama Administrative Office of Courts, Prattville had zero jury verdicts in compensatory or punitive damage cases in 2000. •Annual property taxes on an \$80,000 home are about \$183 and \$659 for a \$250,000 home. •Located about 12 miles north of Montgomery in Prattville, Capitol Hill is the eighth and newest addition to the Robert Trent Jones Golf Trail, the largest golf course construction project in the world and featuring 378 holes. Capitol Hill is home to three 18-hole championship courses, with plans for a fourth course to be added in the future. •A \$12.5 million dollar conference center, The Marriott Legends Conference Center, features a 120-seat auditorium/banquet room, state-of-the-art conference facilities, and lodging to include over 100 rooms, and two eight-room luxury villas. •The Robert Trent Jones Golf Trail was funded by the Retirement Systems of Alabama and is the brainchild of Dr. David G. Bronner, CEO of the Retirement Systems. Dr. Bronner was looking for ways to invest the state’s pension fund and benefit Alabama’s image, economy, and quality of life for its citizens. Six million dollars worth of land had to be purchased and given to RSA in order to make the golf course a reality. Prattville leaders began working with neighboring governments to enabled regional funding for this project. Regionalism and a spirit of cooperation were birthed for our area. •Shopping venues and restaurants are becoming commonplace to our area because of the growth trends.

**Building Related**

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	4	Passenger Elevators:	1
Typical SF / Floor:	5,000 SF		

**Location**

Address: 2005 Cobbs Ford Rd, Prattville, AL 36066  
 County: Autauga  
 MSA: Montgomery



### Property Images



IMG\_1421 (1)



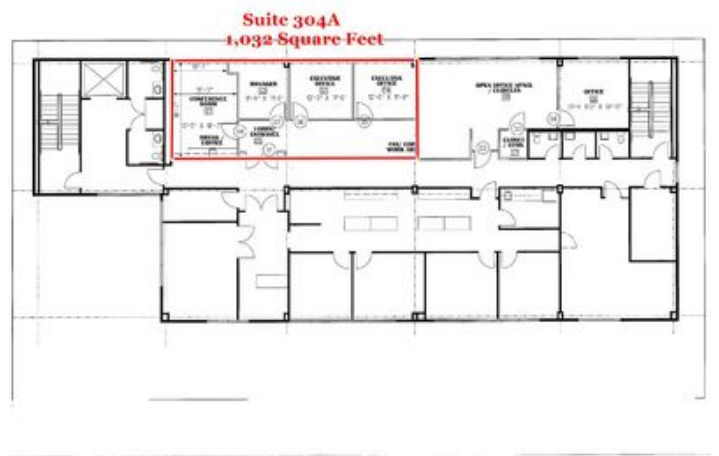
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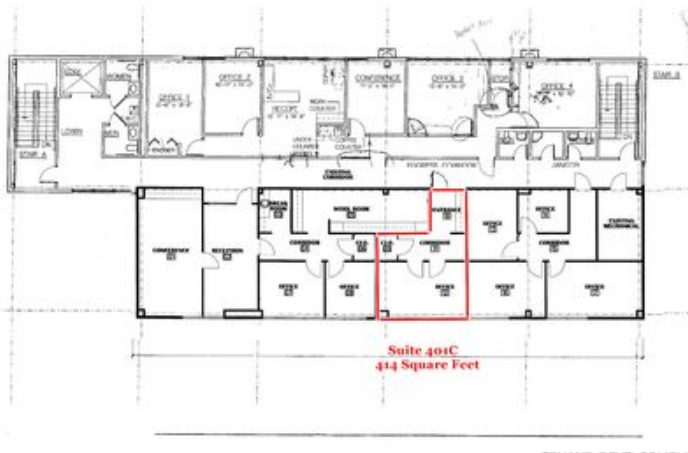
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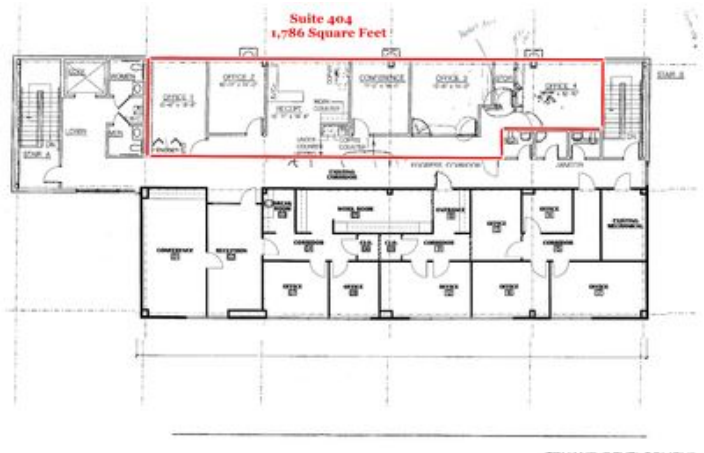
Sterling Place Interior Office



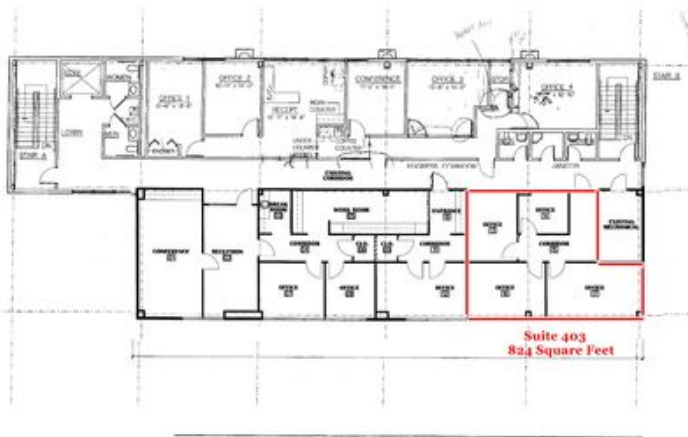
Ste 304A



Ste 401C



Ste 404



Ste 403

## Property Contacts



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