



TWO SOUTH WATER STREET

Downtown Mobile, AL

A PROMINENT BUILDING IN A PREMIER LOCATION

Two South Water Street stands as one of Mobile's most significant architectural landmarks.

Built around 1860 for Daniels, Elgin & Company, the building has the last remaining cast-iron façade in the city. The ironfront was a phenomenon of the mid-nineteenth century and this building represents an early use of the principles of fabrication. In a very real sense, it is the precursor of today's steel-framed skyscrapers.

The four-story cascade of arched windows, columns, balustrades, rusticated quoins, and elaborate consoles presents an elegant façade. The building is one of the last vestiges in Mobile of a bold and innovative American art-form.

Two Water Street provides premium visibility, charismatic architectural interior and exterior finishes, easy access and upscale space for your business needs. Low-key and classic, this unique building positions your business as one

of the most distinguished and productive in Mobile. Close to major highway arteries and a short walk to the convention center, hotels, restaurants, professional services and residential spaces, you can have it all.





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HISTORIC OFFICE SPACE FOR LEASE

Visibility

On the corner of Mobile's two most distinguished streets, Dauphin Street and Water Street, give this address high visibility.

Easy access

Whether by car or foot, this location puts you where you want to be in downtown Mobile in the central business district.

Historic building

Recently renovated with 16-foot vaulted ceilings and beautiful period detail...plus striking views of the Port of Mobile.

Upscale space

The building offers functionality set in a handsomely appointed environment, featuring multiple entrances, custom interior finishes, large windows with natural light and on-site customer parking.

Address

Two South Water Street and Three Dauphin Street, Mobile, Alabama, USA

Space

1st Floor on Water Street
3,225 s/f (\$13.50 psf gross)

2nd Floor on Water Street
3,300 s/f (\$17.50 psf gross)

1st Floor on Dauphin Street
2,260 s/f (\$12.50 psf gross)

2nd Floor on Dauphin Street
4,026 s/f (\$12.50 psf gross)

Tenant finish allowance available.

Lease Term

Three (3) to five (5) years

Parking

Tenant parking available next door in City Parking Garage. Customer parking available on site.

Location

Mobile's central business district across from the RSA Tower.

Contact

Richard Inge or Steven McMahon
Inge & Associates, Inc.
169 Dauphin Street, Suite 101
Mobile, Alabama 36602
251.432.2520 office
ringe@ingerealestate.com
smcmahon@ingerealestate.com

