



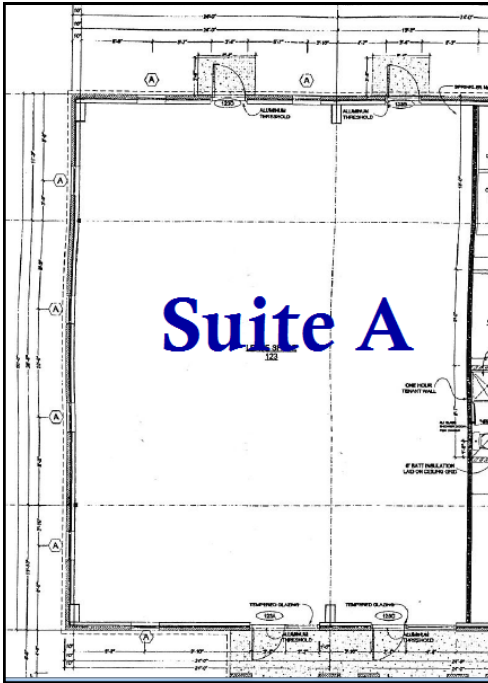
**Dr. NICOLE JONES**  
 President, Nicole Jones Commercial Real Estate  
 Business: (256) 886-7700  
*Office, Medical, Industrial, and Land Sites*

*Have Confidence in Nicole Jones, a Commercial Real Estate Professional with a Background in Business and Development—*

Bachelor of Arts in History  
 - Research interests in Government and Public Policy  
 Master of Business Administration (MBA)  
 Master of Science (MS) Acquisition and Contract Management  
 Certified Alabama Planning and Zoning Official  
 Economic Development Leadership Certification

**NICOLE JONES**  
**COMMERCIAL REAL ESTATE**

***For Lease— Build-to Suit***  
***Office or Medical Space in The Phoenix Center***



**Build-to-suit**

***250 Sun Temple Drive, Madison, AL 35758***

**Shell Space / Build-to-Suit**

- **Approximately 1,800 Square Feet**
- **The Phoenix Center**
- **Office or Medical Use**
- **First Floor, End Cap**
- **Private Entry—Two entryways and two exits**
  - **Minimum five-year lease required**
  - **Contractor estimate required**
  - **Owner will build out, with discretion**
  - **Negotiable terms based on Lessee's financials and contribution to build-out**

Located directly off of Hughes Road, this office building in The Phoenix Center, Madison's professional office development, is in close proximity to other offices, medical facilities, government buildings, churches, schools, retail, and residential subdivisions, thus making 250 Sun Temple a convenient site to serve clients or patients.

This information contained herein was obtained from sources deemed to be reliable; however, Nicole Jones Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof.