



NO. 2
SOUTH
WATER
STREET

A landmark for opportunity since 1866



From the beginning, the cast-iron facade was engineered to bridge past and future on a site where opportunities converge. Today, Two South Water Street commands a prominent spot at the confluence of Mobile's growth sectors.

Next-door neighbors include the RSA Battle House Tower—the state's tallest building, the waterfront Mobile Convention Center and two landmark hotel-parking complexes; across the river is 4,000-employee-strong Austal USA. Water Street provides immediate access to I-65, I-10 and the Eastern Shore, with the new Mobile Downtown Airport seven minutes away. Dauphin Street's dining/entertainment corridor is adjacent.

The building's unique architecture allows for large spans of glass with views of the port and skyline; behind the National Historic Landmark's facade are spaces soaring with modern design, historic detail and natural light.

The four-floor 2 South Water includes the adjoining, two-story Three Dauphin Street for a total of 21,600 square feet +/- of commercial space and a stand-out address amid a growth zone of shipbuilding, aerospace, shipping and coastal tourism.

- 16-foot ceilings
- Arched windows
- Exposed brick
- Water- and city-oriented views

Offering at \$3,600,000



- Alabama State Docks
- RSA Tower
- River View Hotel
- Outlaw Convention Center
- Parking next door
- Austal Marine

View looking South



View looking West



Brisk & Jacobson are Manufacturers and Dealers in Clothing and Gents' Furnishing Goods, corner of Dauphin & Water streets. This firm occupies four floors, each 40 by 100 feet area, in the large and conspicuous White building, shown in the cut on this page, and carry, for



the trade of Mississippi, Alabama and Florida, a most complete line of children's, boys', youths' and men's clothing. Their manufacturing place is on Broome street in New York city, and Mr. Jacobson, of the firm, spends the greater portion of his time there. They undoubtedly have as fine a line of goods,—as their drummers' samples prove—as are made.

The house is a consolidation of two others formerly run separately here by Mr. Brisk and Mr. Jacobson. Both partners have had long experience in their line of trade here, and each had done business long enough before their union to have acquired the entire confidence of all who had relations with them.

1ST FLOOR



LOBBY



SUITE CORRIDOR - FACING NORTH



NORTH EAST CORNER



SUITE CORRIDOR - FACING SOUTH

SECOND FLOOR



SUITE LOBBY



SUITE LOBBY FACING NORTH



OFFICE NORTH WEST



OFFICE NORTH EAST

3RD FLOOR



SUITE COMMON AREA



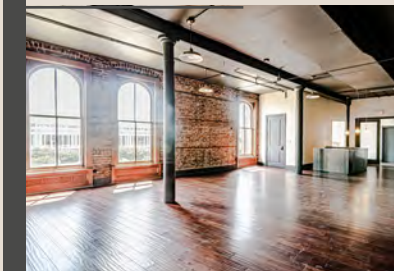
RECEPTION



SUITE COMMON AREA & KITCHEN



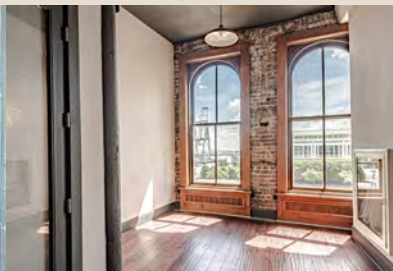
OFFICE NORTH EAST



SUITE COMMON AREA



COMMON AREA



OFFICE SOUTH



OFFICE SOUTH

4TH FLOOR



SUITE LOBBY



SUITE LOBBY

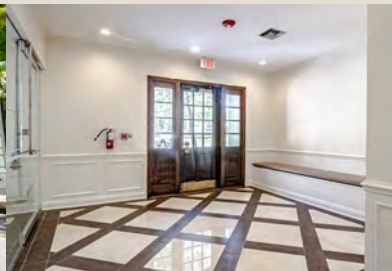


CORRIDOR

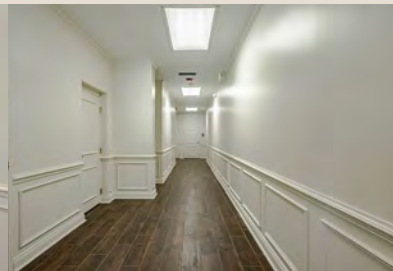


CONFERENCE

3 DAUPHIN STREET



SUITE LOBBY



CORRIDOR



3280 Dauphin St. Suite C104
Mobile, AL 36606
251.473.7517



118 North Royal Street Suite 700
Mobile, AL 36602
(251) 432-2520