

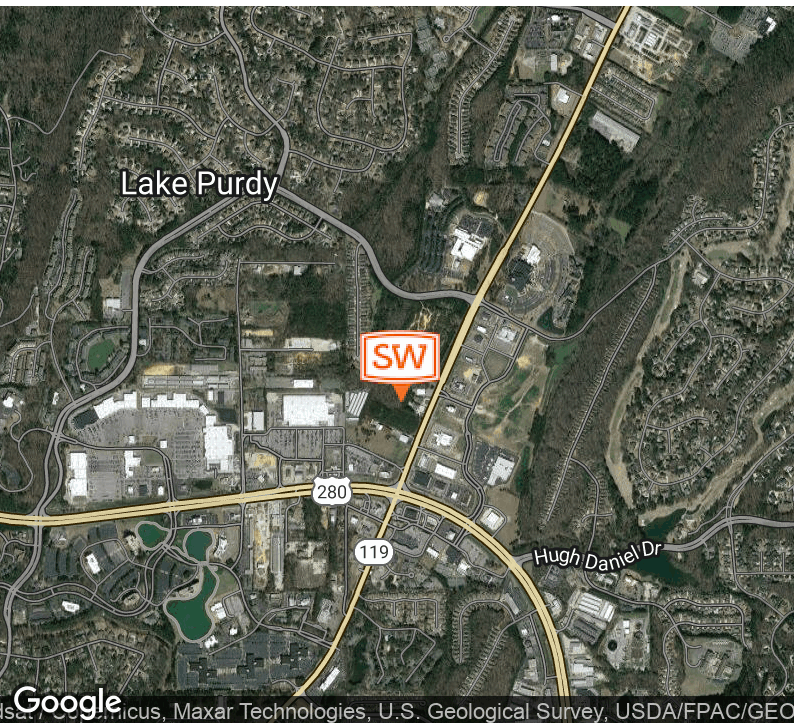
# FOR SALE OR LEASE

## Hwy 280/119 Office Building

Birmingham, AL 35242



SHANNON  
WALTCHACK



### OFFERING SUMMARY

<b>Sale Price:</b>	Subject to offer
<b>Lease Rate:</b>	\$23.00 SF/yr (Full Service)
<b>Space Available for Lease:</b>	3,600 SF
<b>Lot Size:</b>	2.59 Acres
<b>Building Size:</b>	7,200 SF

### PROPERTY DETAILS

- Office Building for Sale at Highway 280/119 intersection
- Fully Renovated in 2018
- Property frontage on high traffic Highway 119 (19,637 vehicles per day)
- Located directly across Highway 119 from the Brookwood Freestanding ER and one minute from St. Vincent's 119
- Only 3 miles from Grandview Medical Center
- Ample parking
- Convenient to restaurants, shopping and businesses along the Highway 280 Corridor

**MICHAEL WARSAW**  
205.913.5915  
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REAL ESTATE

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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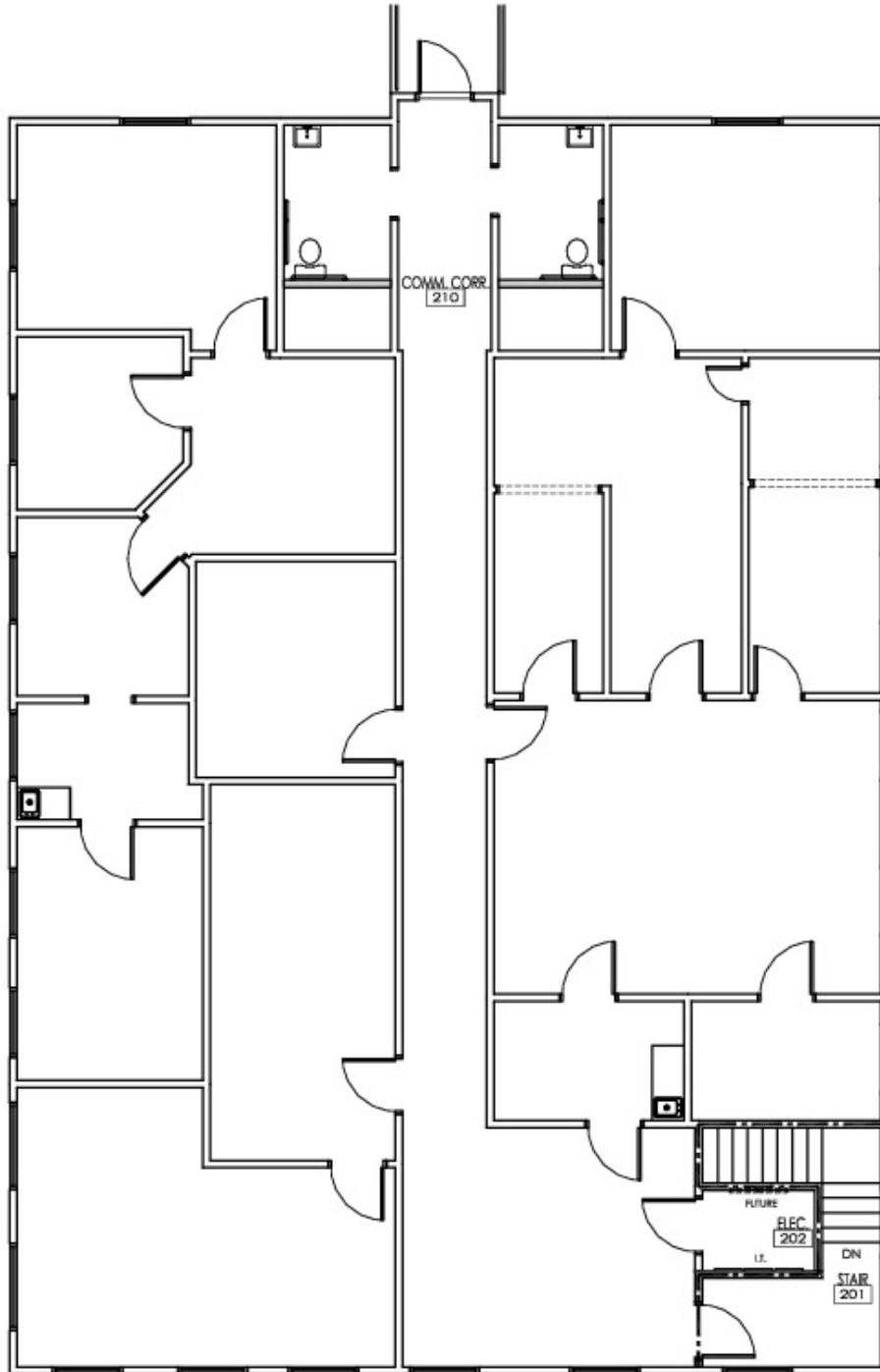
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