

Meadow Lake Business Park

Hoover, AL 35242 (Hwy 280 Corridor)

Space for Lease

3000-4000 Meadow Lake Drive
Hoover, AL 35242

Property Info

Space Available:

3,561 SF Office Space

2,616 SF—Former Medical Space

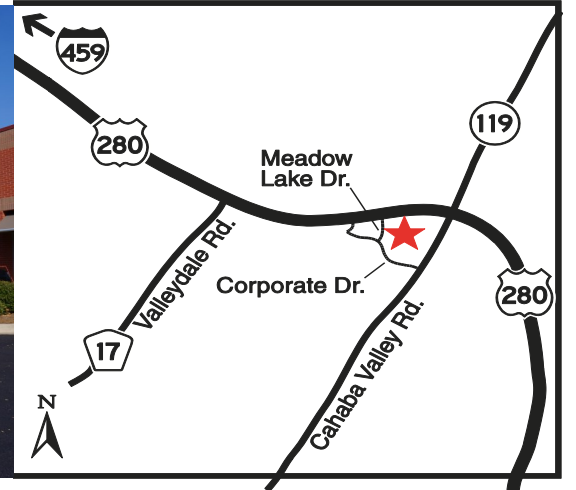
Total GLA:

Approximately 34,661 SF

Rental Rate:

Base Rate: \$15.00 TO \$16.00 PER SF
NNN: Cam, Tax & Ins (\$4.08 psf)
(Water & Dumpster in Cam)

Special Notes: * Located in Shelby County,
City of Hoover, No
Occupational Tax



www.engelrealty.com

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MEADOW LAKE BUSINESS PARK

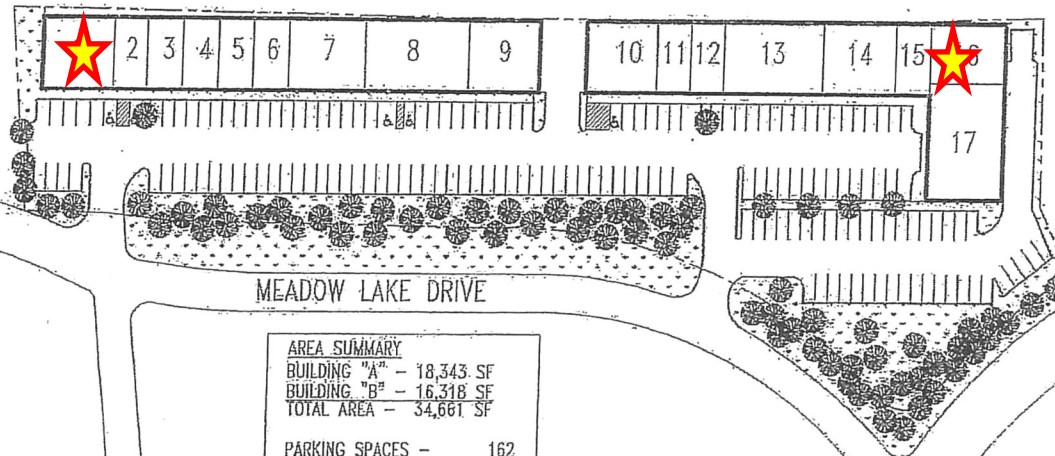
Legend

1. MiBella Gynecology
2. Cartridge World
3. All State
4. Vacant (1,241 SF)
5. Acupressure
6. Serenity Salon
7. Vacant (2306 sf)
8. Core Life
9. Golden City Rest
10. ICS
11. Nationwide Ins
12. Edward Jones & Co
13. Snider Vision
14. Estes Chiropractic
15. Wood Eng
16. Wood Eng
17. Wood Eng

BUILDING "B" - 16,318 S.F.

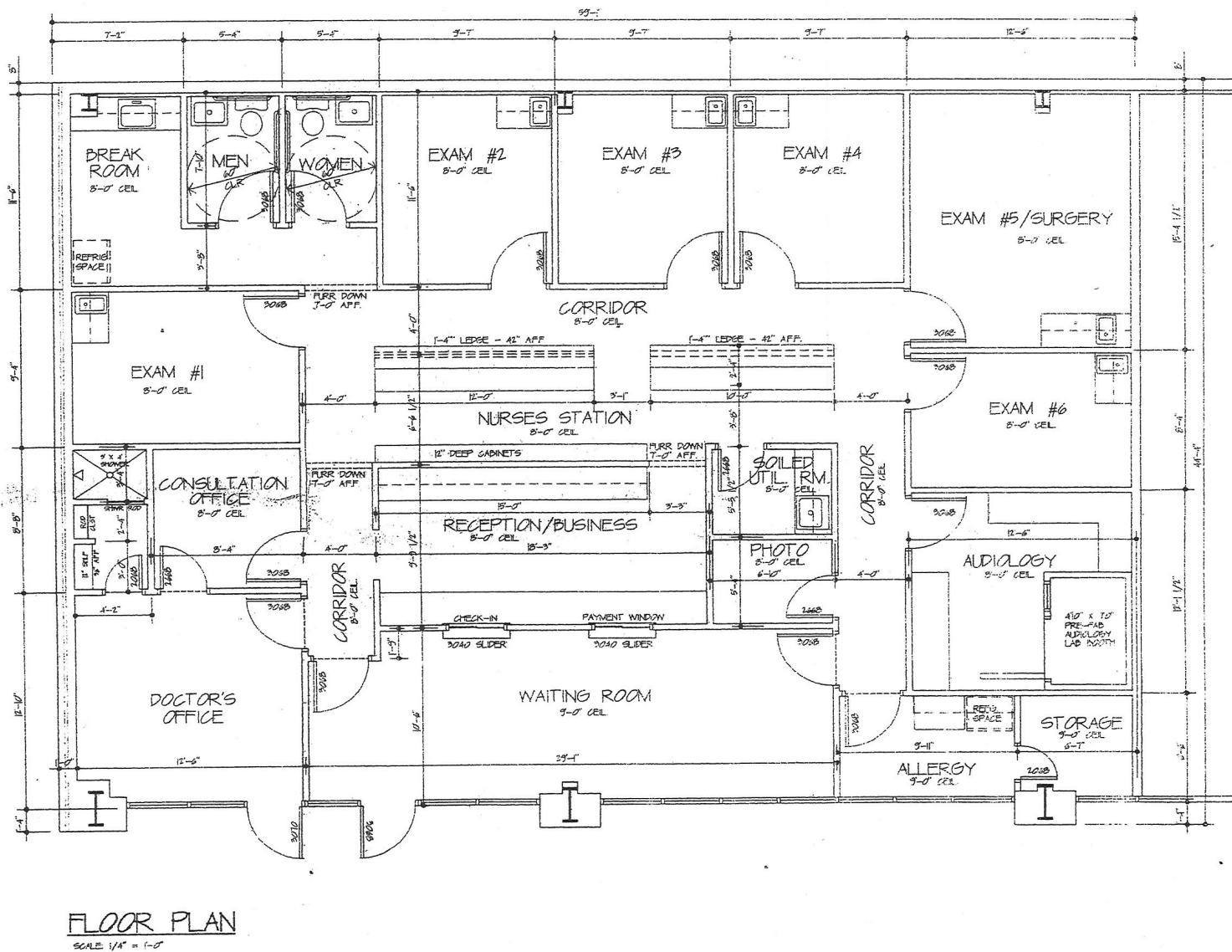
BUILDING "A" - 18,343 S.F.

HIGHWAY 280 SOUTH



AREA SUMMARY	
BUILDING "A"	- 18,343 SF
BUILDING "B"	- 16,318 SF
TOTAL AREA	- 34,661 SF
PARKING SPACES	- 162
H.C. PARKING SPACES	- 6
TOTAL PARKING SPACES	- 168
CALCULATED @ 5. PARKING SPACES PER 1,000 SF	

2,616 SF MEDICAL SPACE



Space 1 on site plan

3,561 SF



Space 15 & 16 on site plan



