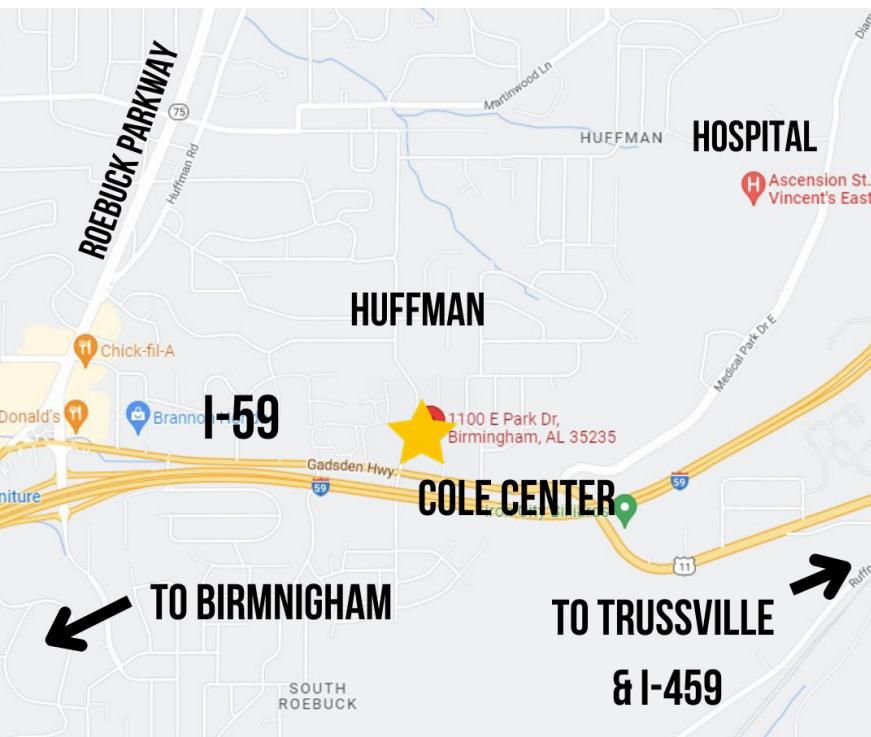
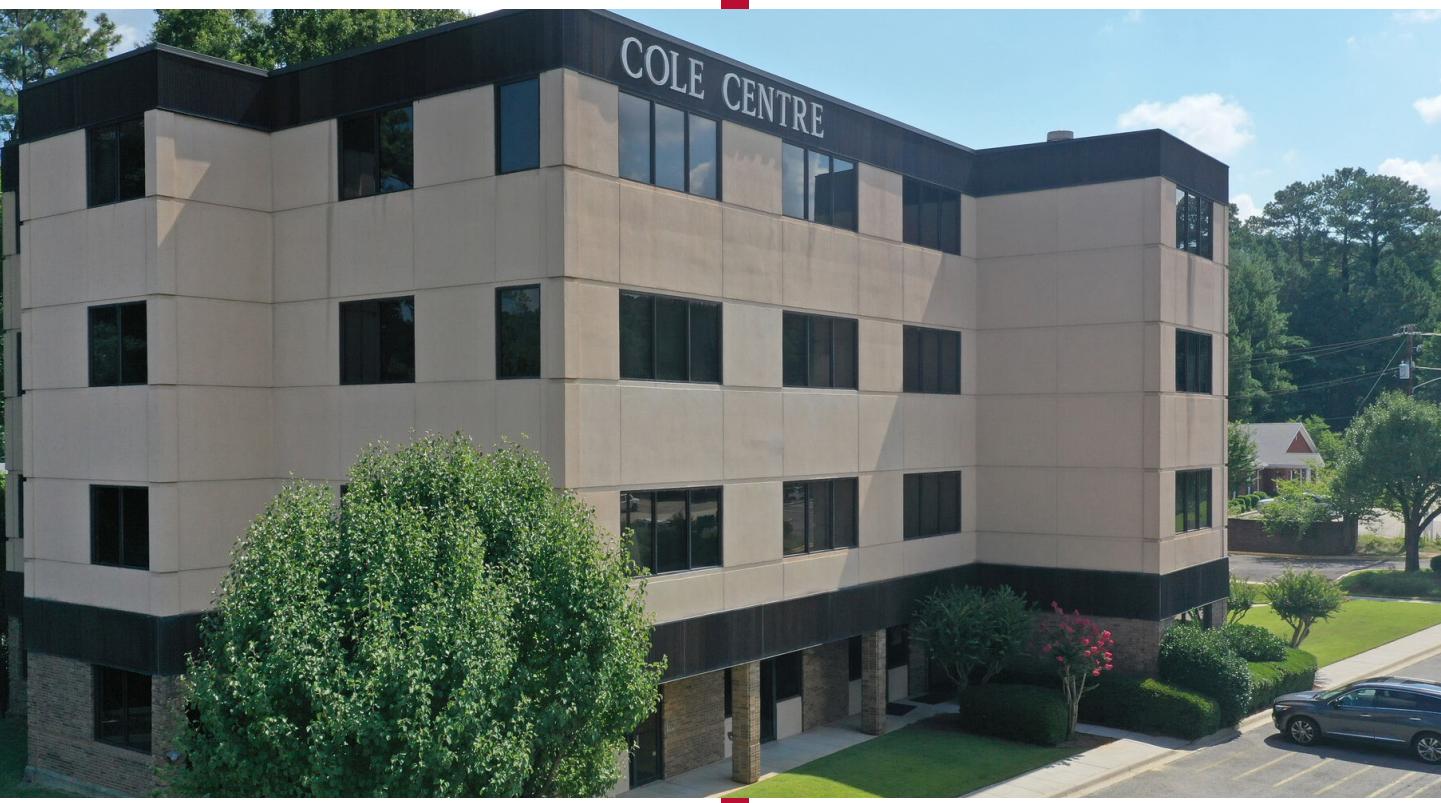


# OFFICE BUILDING FOR SALE

1100 East Park Drive | Birmingham, AL 35235

# \$2,100,000



## KEITH ARENDALL

karendall@lahcommercial.com | 205-870-8580

## OWNER FINANCING AVAILABLE

- Building Size: 42,017 +/- Gross SF and 35,426 +/- Rentable SF
- Great building for owner occupant
- Very near St. Vincent's East Hospital & adjacent to other medical professional & office buildings
- Priced less than \$50 per SF, well below replacement cost

**LAH** COMMERCIAL  
REAL ESTATE

## ROY HOCKMAN

roy@lahcommercial.com | 205-870-8580

## Property Summary

|                          |  |  |  |
|--------------------------|--|--|--|
| <b>THE OFFERING:</b>     |  | Property<br>Property Address<br><br>Property Type<br>Assessor's Parcel Number  | The Cole Centre<br>1100 East Park Drive<br>Birmingham, Alabama 35235<br>Office Building<br>24-06-005-002.007   |
| <b>SITE DESCRIPTION:</b> |  | Parcel Size<br>Building Area<br>Zoning<br>Parking Spaces<br>Landscaping<br>Topography<br>Street Frontage<br>Cross Street<br>Highway Access<br>Land for Add'l Development | 1.69 Acres<br>42,017<br>CB2CO1<br>121<br>Irrigated, Well landscaped & maintained<br>Flat/Level<br>Approx. 133.2 ft<br>U. S. Highway 11<br>U. S. Highway 11, I-59 & I-459<br>None |
| <b>CONSTRUCTION:</b>     |  | Year Built<br>Construction Type<br>Number of Floors<br>Number of Suites<br>Floor Plate Size<br>Exterior Walls<br>Roof<br>Foundation<br>Parking Surface<br>Stairwells     | 1987<br>Steel frame, Concrete, Brick & Dryvit<br>4<br>Currently 26<br>Approx. 10,500 SF<br>Wood/Brick<br>Truss-Joist<br>Slab<br>Asphalt<br>3                                     |
| <b>MECHANICAL:</b>       |  | Elevator<br>Fire Protection<br>HVAC<br>Utilities<br>Plumbing   | One<br>Alarm System<br>All suites have separate HVAC<br>All Electric-3 Phase<br>Standard Commercial  |
| <b>INTERIOR DETAIL:</b>  |  | Walls<br>Ceilings<br>Floor Coverings<br>Restrooms<br>Corridors<br>Hallway Width  | Dry-wall<br>Acoustical Ceiling Tiles<br>Granite, Ceramic tile & Carpet<br>6 Common & 11 among individual suites<br>3<br>6'-0"  |

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. 2007 Cole Realty

## Property Description

### BASIC CONSTRUCTION FEATURES:

Foundation: Reinforced concrete slab on vapor barrier

Exterior Walls: Metal stud walls with brick veneer and dryvit exterior

Roof: Steel open web joists with 3" insulated concrete deck and membrane cover. New 20 year roof. No deductible warranty.

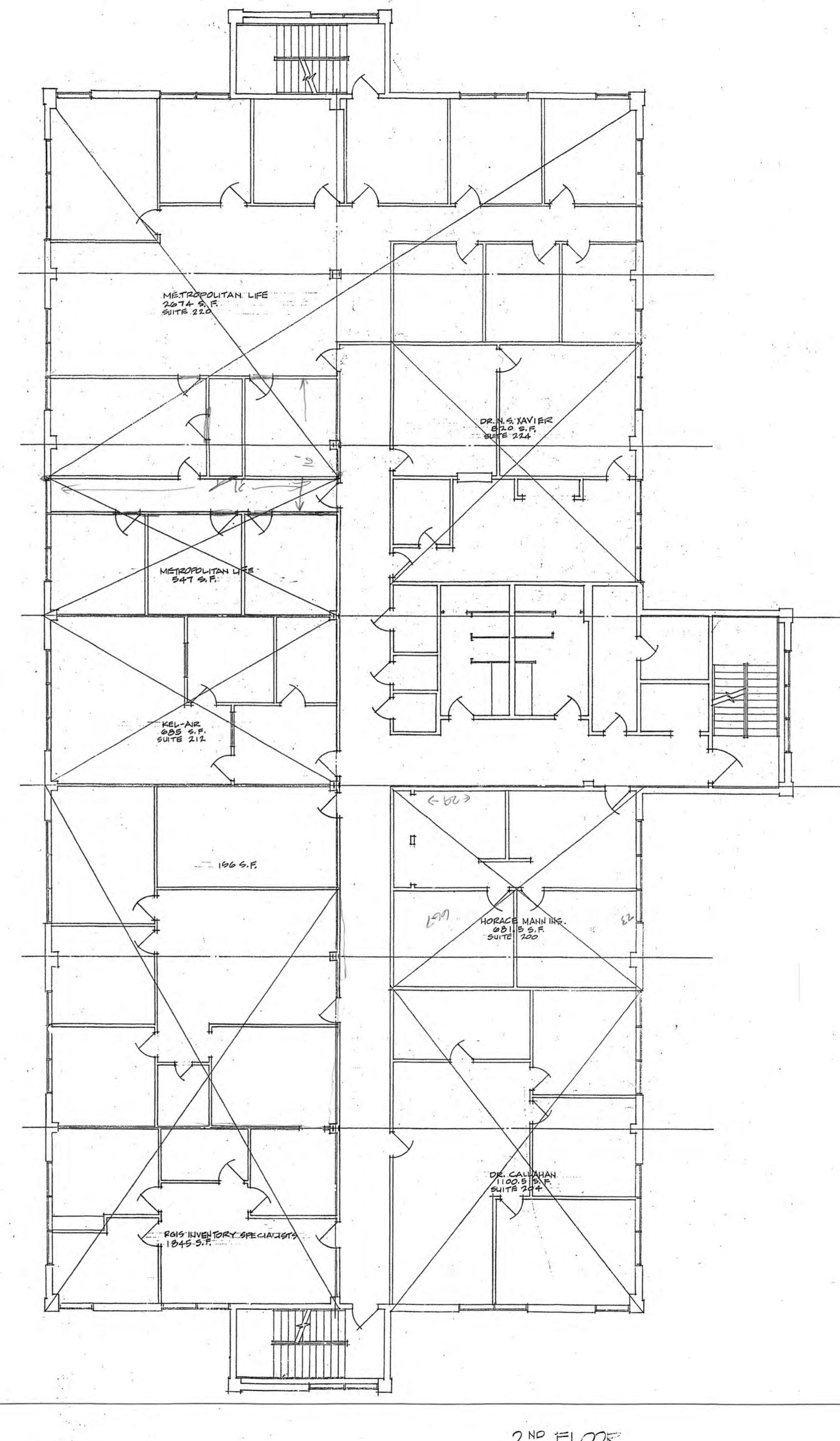
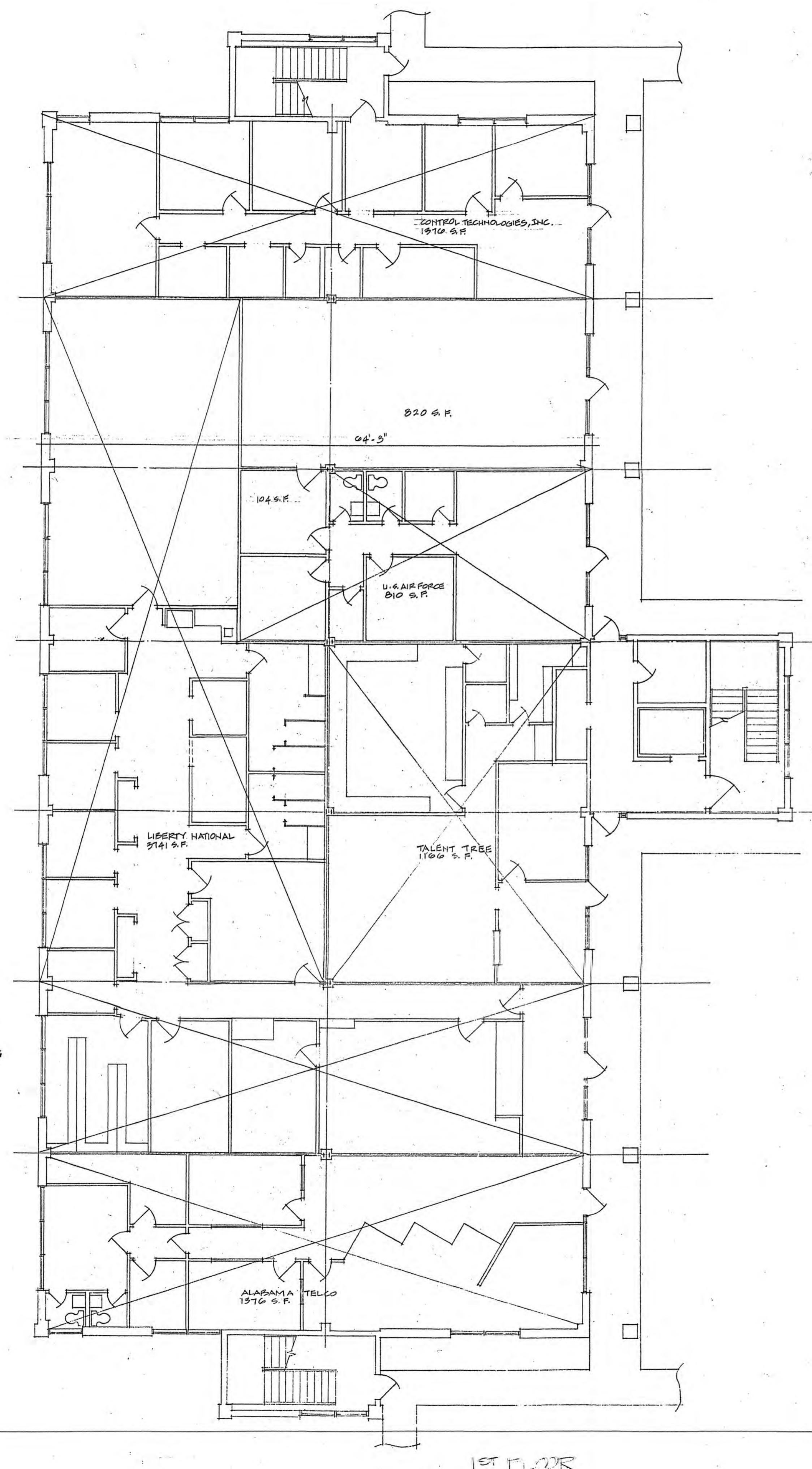
Windows: Tinted, plate glass insulated windows with metal frames

Interior Finish: The lobby has granite floors, travertine walls with granite accents and crown molding. The common area hallways have granite and ceramic tile floors, sheetrock walls with paint and vinyl wall coverings, lay-in acoustical tile ceilings, and recessed fluorescent lighting. The individual suites vary in terms of finishes and materials. The average quality space consists of commercial grade carpeting, painted sheetrock walls, lay-in acoustical tile ceilings, and recessed fluorescent lighting. The high quality space consists of good grade carpeting, sheetrock walls with vinyl wall coverings, decorative acoustical ceiling tiles, crown and wide base moldings, and recessed fluorescent and incandescent light fixtures.

Restroom Fixtures: The building contains two (2) common area restrooms on the second, third, and fourth levels. The men's restroom on each level contains two (2) water closets, one (1) urinal, and two (2) lavatories. The ladies' restroom on each level contains three (3) water closets and two (2) lavatories. The individual suites on the first level have their own restroom facilities. Also, several of the executive offices on the upper levels have private restrooms.

HVAC: The entire building is centrally heated and cooled by rooftop and ground AC units and heat pumps.

Other: The building includes one (1) centrally located hydraulic elevator and three (3) stairwells. It has a functional design for its intended and present use as a multi-tenant office building. Additional improvements include an asphalt-paved parking lot for approximately 121 cars, concrete sidewalks, and landscaping.



NEIL BRUCE ASSOCIATES  
ARCHITECTS  
3928 MONTCLAIR ROAD  
BIRMINGHAM, ALABAMA 35213

DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_  
COMM. NO. \_\_\_\_\_

SHEET NO. \_\_\_\_\_  
of \_\_\_\_\_

REVISIONS

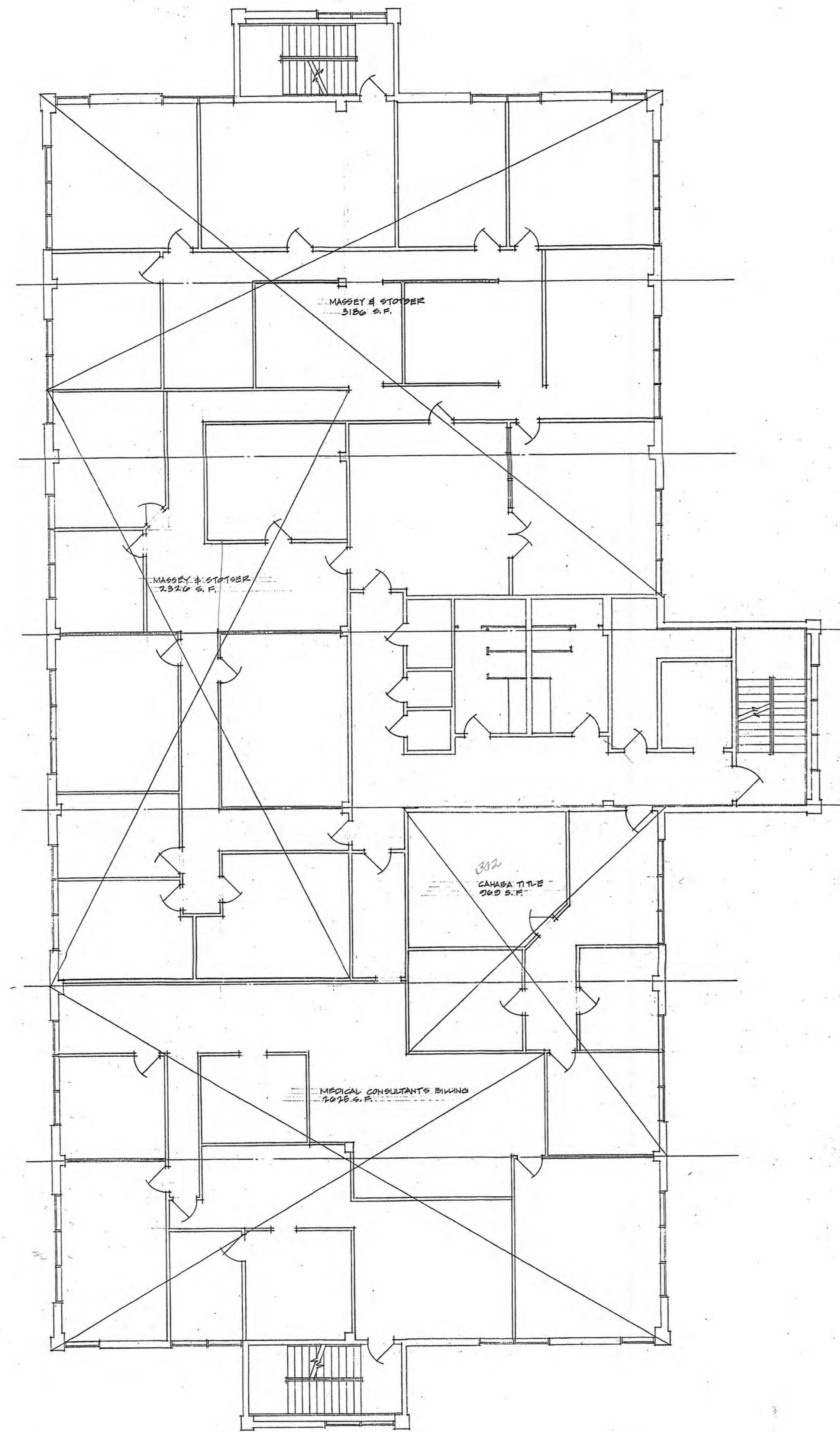
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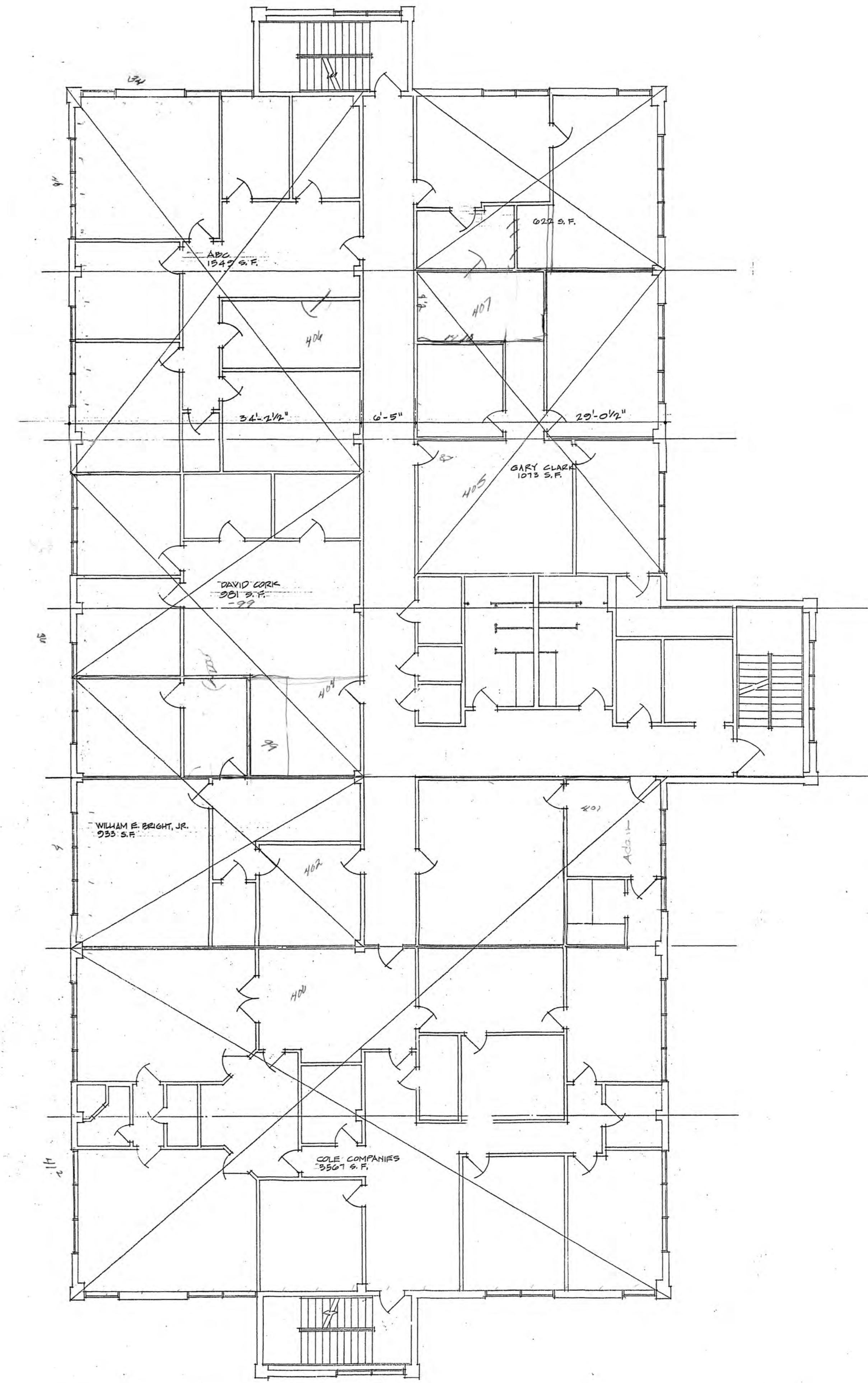
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UPDATED DATE

9/12/88  
6/14/89  
3/14/90  
1/14/93  
2/9/94



3RD FLOOR



4TH FLOOR

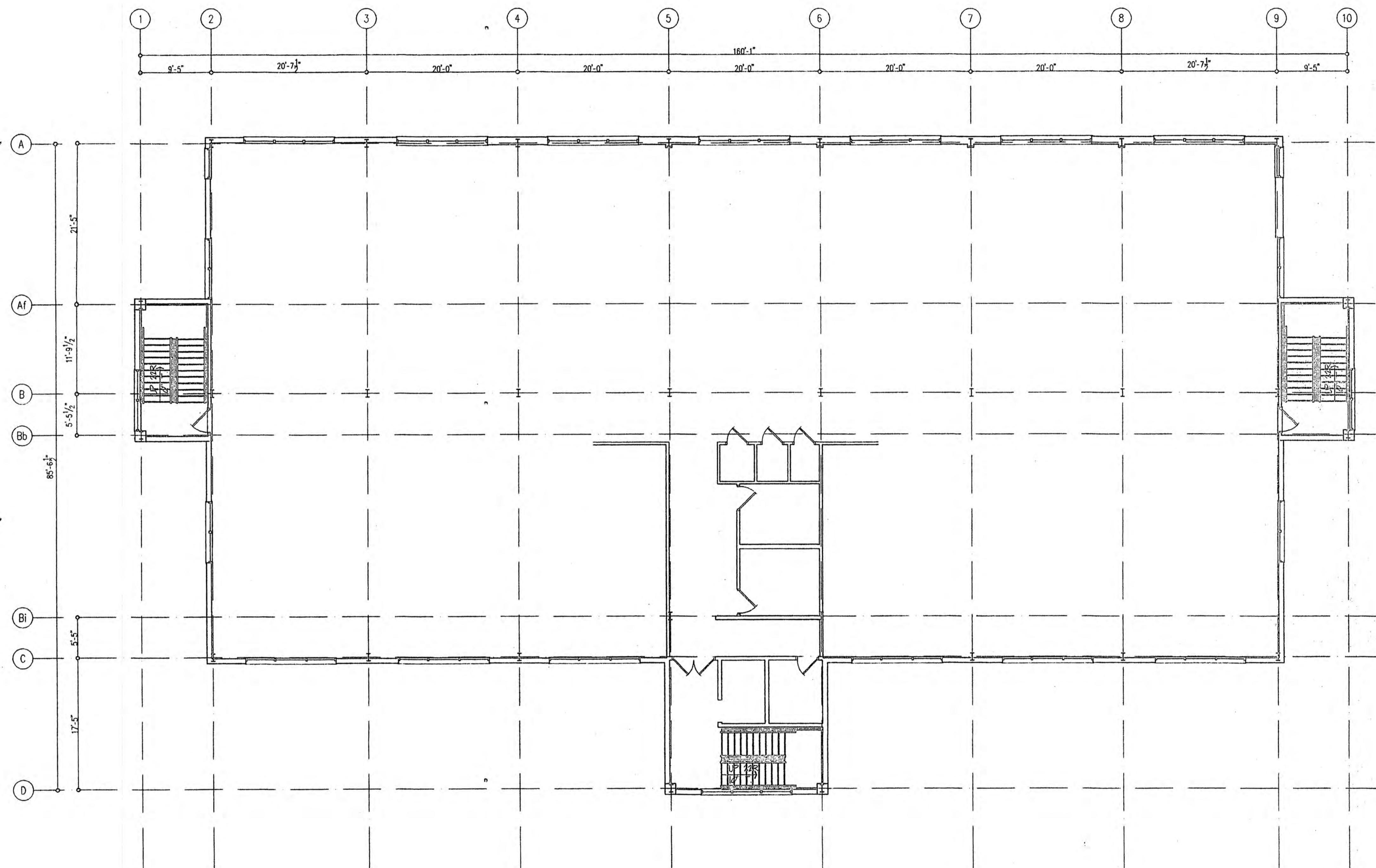
NEIL BRUCE ASSOCIATES  
ARCHITECTS  
3928 MONTCLAIR ROAD  
BIRMINGHAM, ALABAMA 35213

DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_  
COMM. NO. \_\_\_\_\_

SHEET NO. \_\_\_\_\_  
of \_\_\_\_\_

REVISIONS

UPDATED DATE  
9/12/88  
3/14/90  
1/14/93  
4/7/94



AN OFFICE BUILDING  
FOR  
THE COLE COMPANIES

SECOND FLOOR PLAN

HARRIS AND ASSOCIATES  
ARCHITECTS / PLANNERS

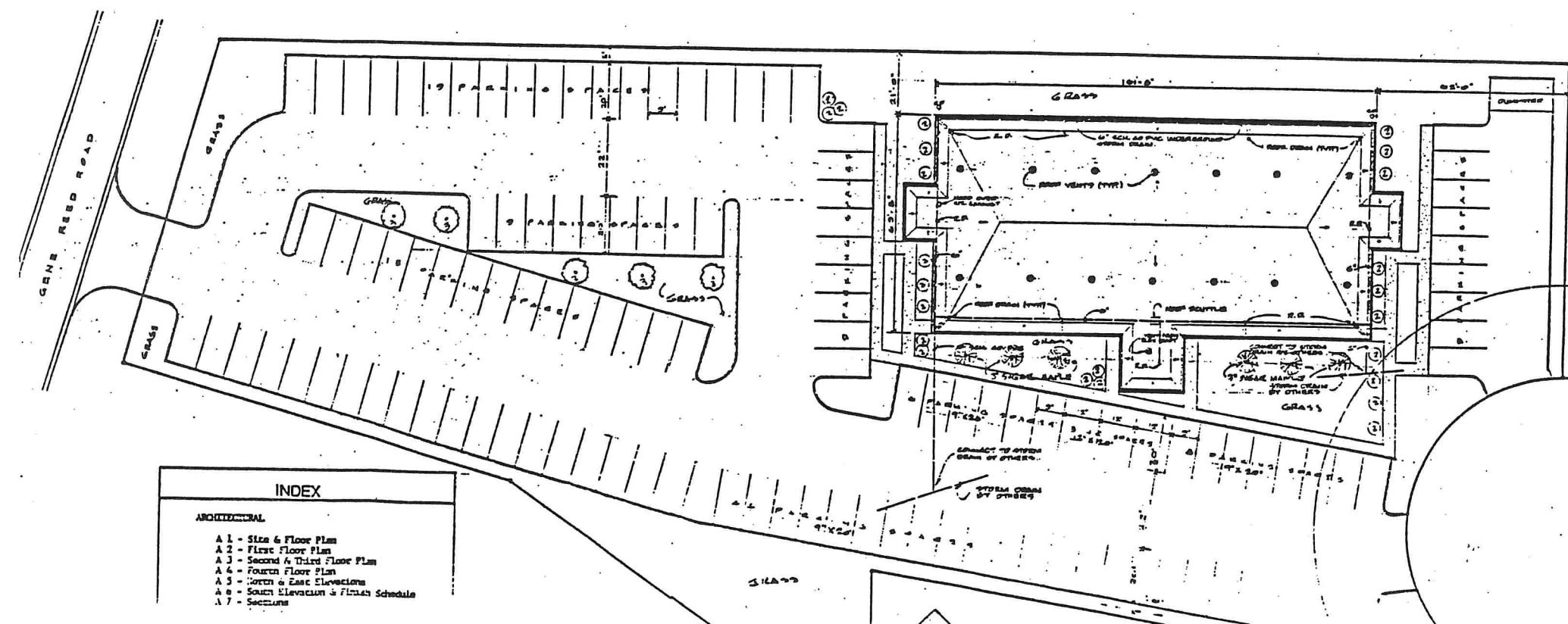
3037 MASSEY ROAD (205) 823-4684  
BIRMINGHAM, ALABAMA 35216 FAX 822-5222

REGISTERED  
RAYMOND C. HARRIS  
1106  
BIRMINGHAM  
ALABAMA

DATE  
08/18/98  
DRAWN BY  
NEA  
CHECKED BY  
RCH

REV.

OF  
SEQ. NO.  
PROJECT NO.  
OF

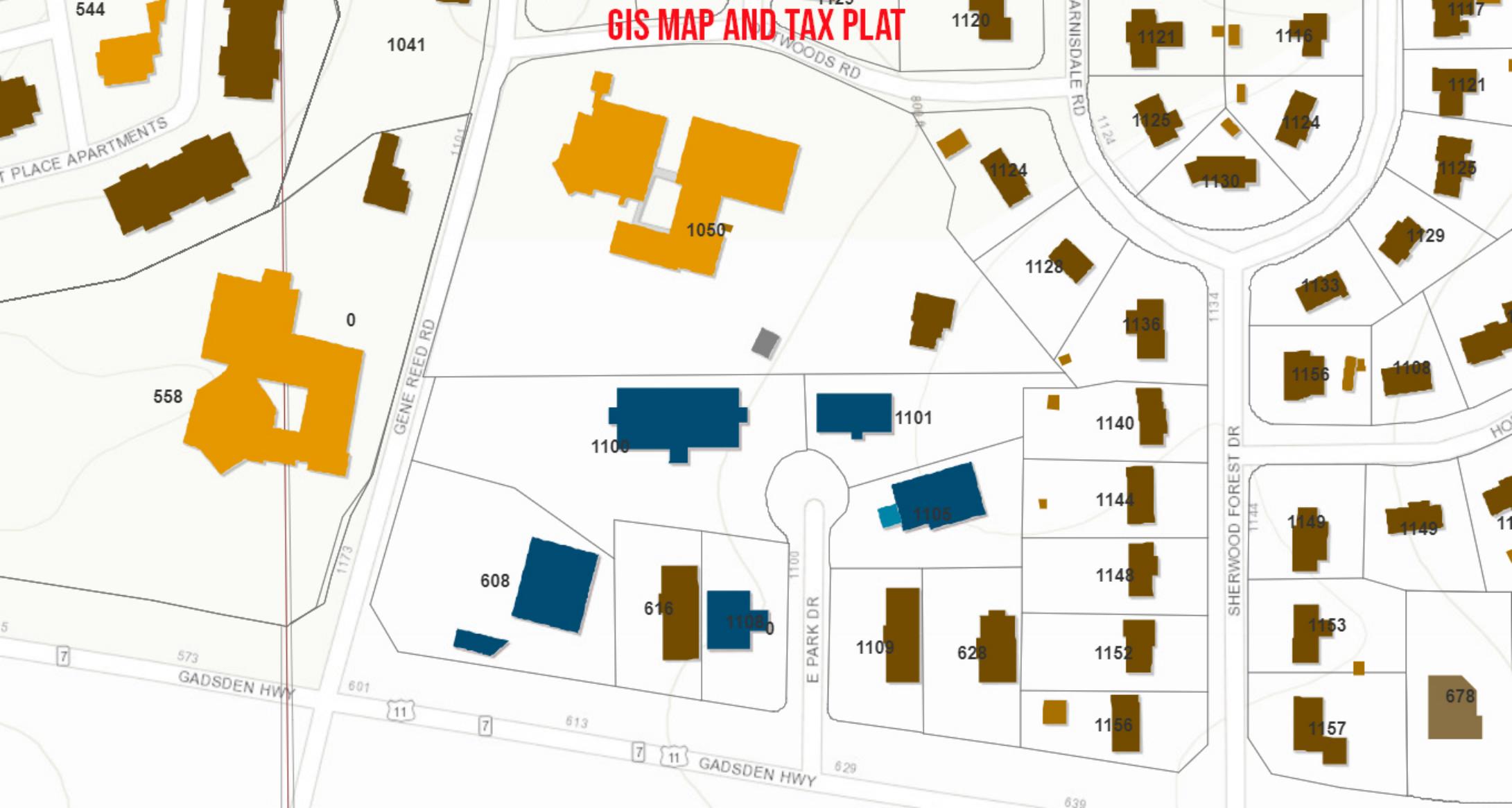


## INDEX

ARCHITECTURAL.

- A 1 - Site & Floor Plans
- A 2 - First Floor Plan
- A 3 - Second & Third Floor Plans
- A 4 - Fourth Floor Plan
- A 5 - North & East Elevations
- A 6 - South Elevation & Fixtures Schedule
- A 7 - Sections

# GIS MAP AND TAX PLAT





## Alabama Traffic Data

Neither the Alabama Department of Transportation nor any employees thereof, make any warranty assumes any legal liability, or responsibility, for the usefulness of any information contained on this map.



Year of Traffic Data  
2020

Zoom to County  
[dropdown]

Zoom to City  
[dropdown]

- Permanent
- Portable
- Virtual



Find Traffic Sites



Counter ID: Jefferson 233

County: Jefferson  
2020 AADT: 16,941

Gene Reed Road

Jefferson

East Park Drive

Sherwood Forest Drive

Hob Hill P

Counter ID: Jefferson 234

County: Jefferson  
2020 AADT: 15,746

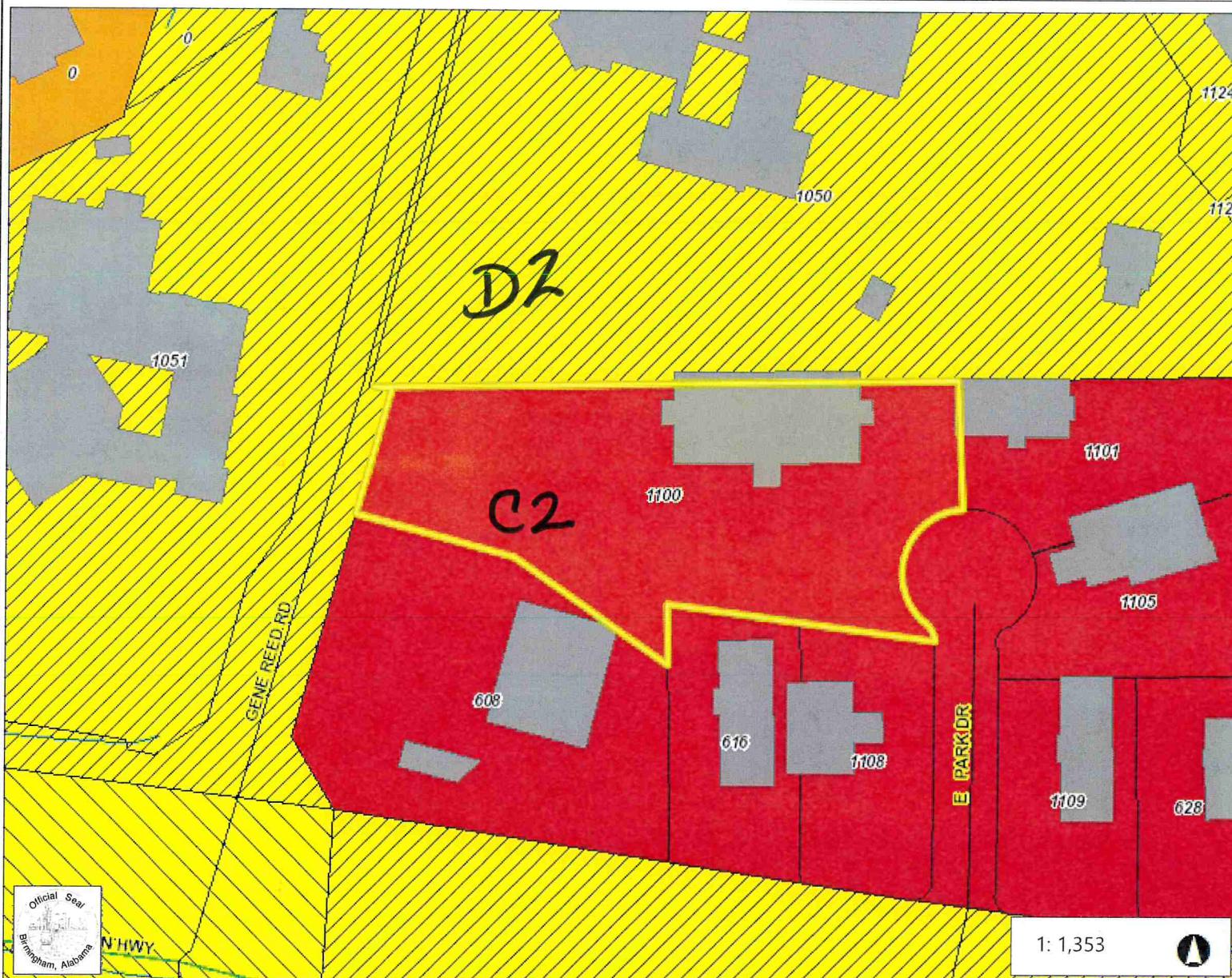
Highway

Gadsden Highway

Gadsden Highway

Gadsden Highway US 11

159



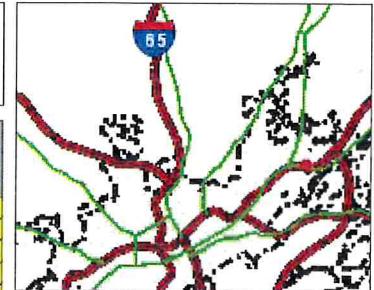
1: 1,353

225.5

0

112.77

225.5 Feet



#### Legend

|   |
|---|
| Centerline Labels                       |
| — Railroad                              |
| — Alleys                                |
| — Local Roads                           |
| — Arterials                             |
| — County Highways                       |
| — State Highways                        |
| — US Highways                           |
| Interstates                             |
| — Limited Access                        |
| — Ramp                                  |
| Buildings                               |
| Hydrology Lines                         |
| Hydrology Areas                         |
| Parcels                                 |
| City Parks                              |
| Airport                                 |
| Zoning Shaded                           |
| ■ R1; D1 - Single Family District - ClA |
| ■ R2; D2 - Single Family District - ClA |
| ■ R3; D3 - Single Family District; R3   |
| ■ R4; D4 - Two Family District; R4      |
| ■ R4A - Multiple Dwelling District      |
| ■ R5; D5 - Multiple Family District; D5 |
| ■ R6; D6 - Multiple Family District     |
| ■ R7 - Multiple Family District         |

#### Notes

EXHIBIT "A"

Legal Description of Property

Lot A, according to the Resurvey of Lot 3-B of a resurvey of Lot 3, of H. H. Garner, Jr. Subdivision and Lot 3 of Office Park East, as recorded in Map Book 151, page 11, in the Probate Office of Jefferson County, Alabama.

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2003 MAY 08 P. M. 14:52  
Recorded and \$  
and \$ 10.50 Deed Tax and Fee Amt.  
\$ MICHAEL F. BOLIN, Judge of Probate  
Total \$ 10.50  
200307/1338

STATE OF ALABAMA - JEFFERSON COUNTY  
I hereby certify that no mortgagor tax or deed tax has  
been collected on this instrument  
*Michael F. Bolin*  
Judge of Probate  
"No Tax Collector"