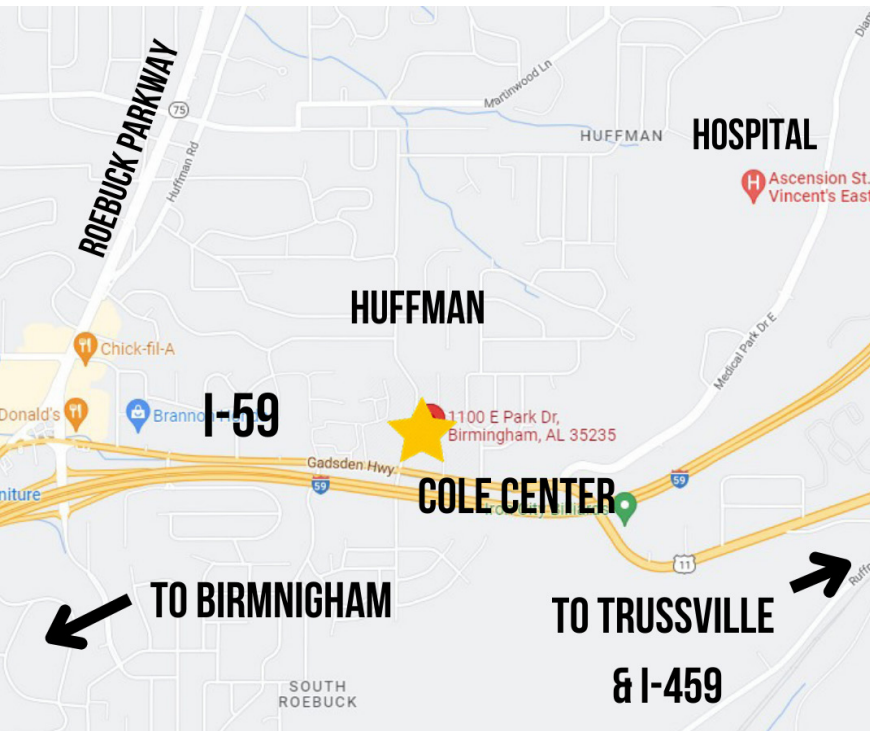


OFFICE BUILDING FOR SALE

1100 East Park Drive | Birmingham, AL 35235

\$2,100,000



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

KEITH ARENDALL

karendall@lahcommercial.com | 205-870-8580

ROY HOCKMAN

roy@lahcommercial.com | 205-870-8580

2850 Cahaba Road, Suite 200 • Birmingham, AL 35223 • 205-870-8580 (o) • lahcommercial.com

Information deemed reliable but not guaranteed

Property Summary

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

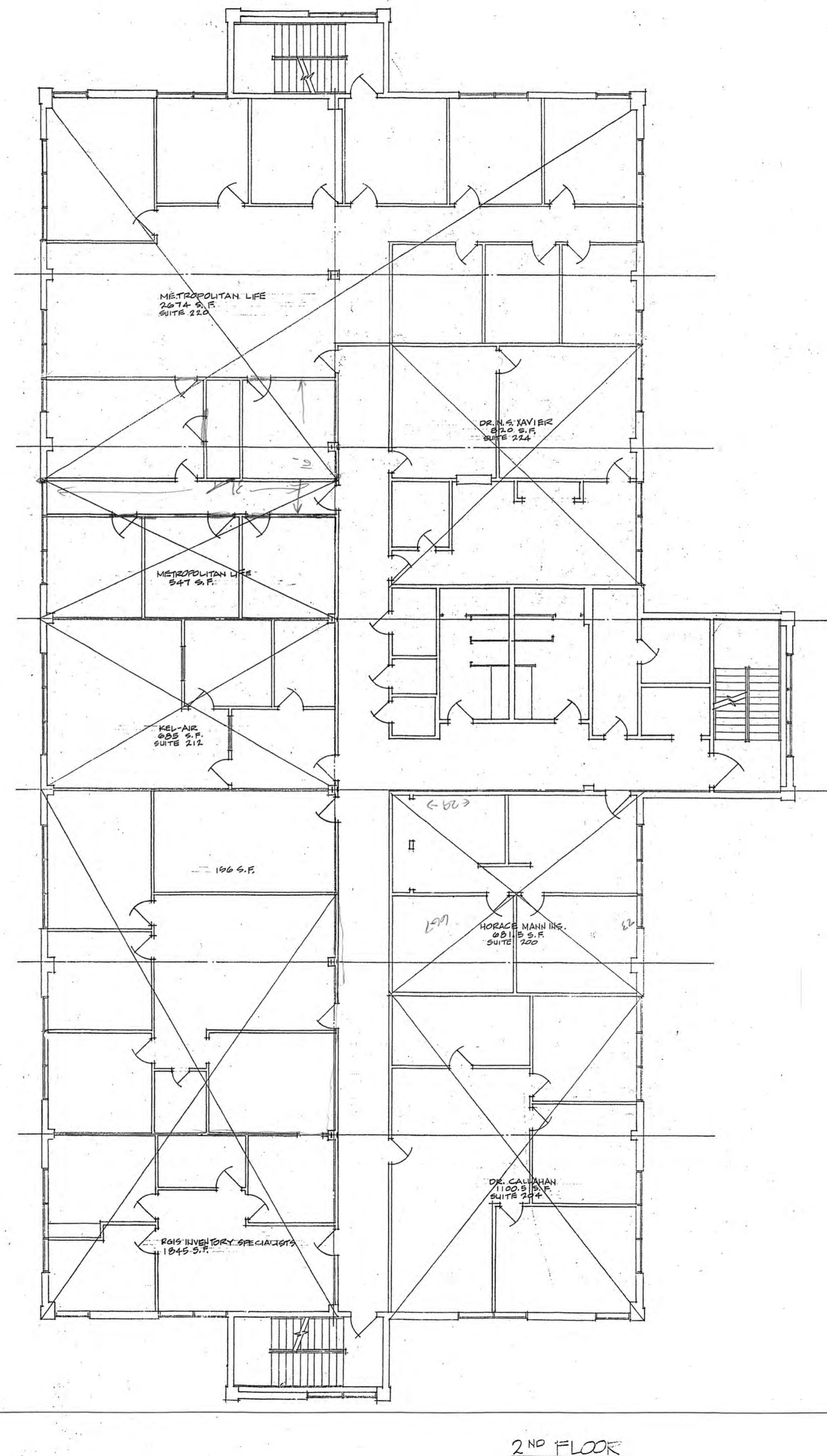
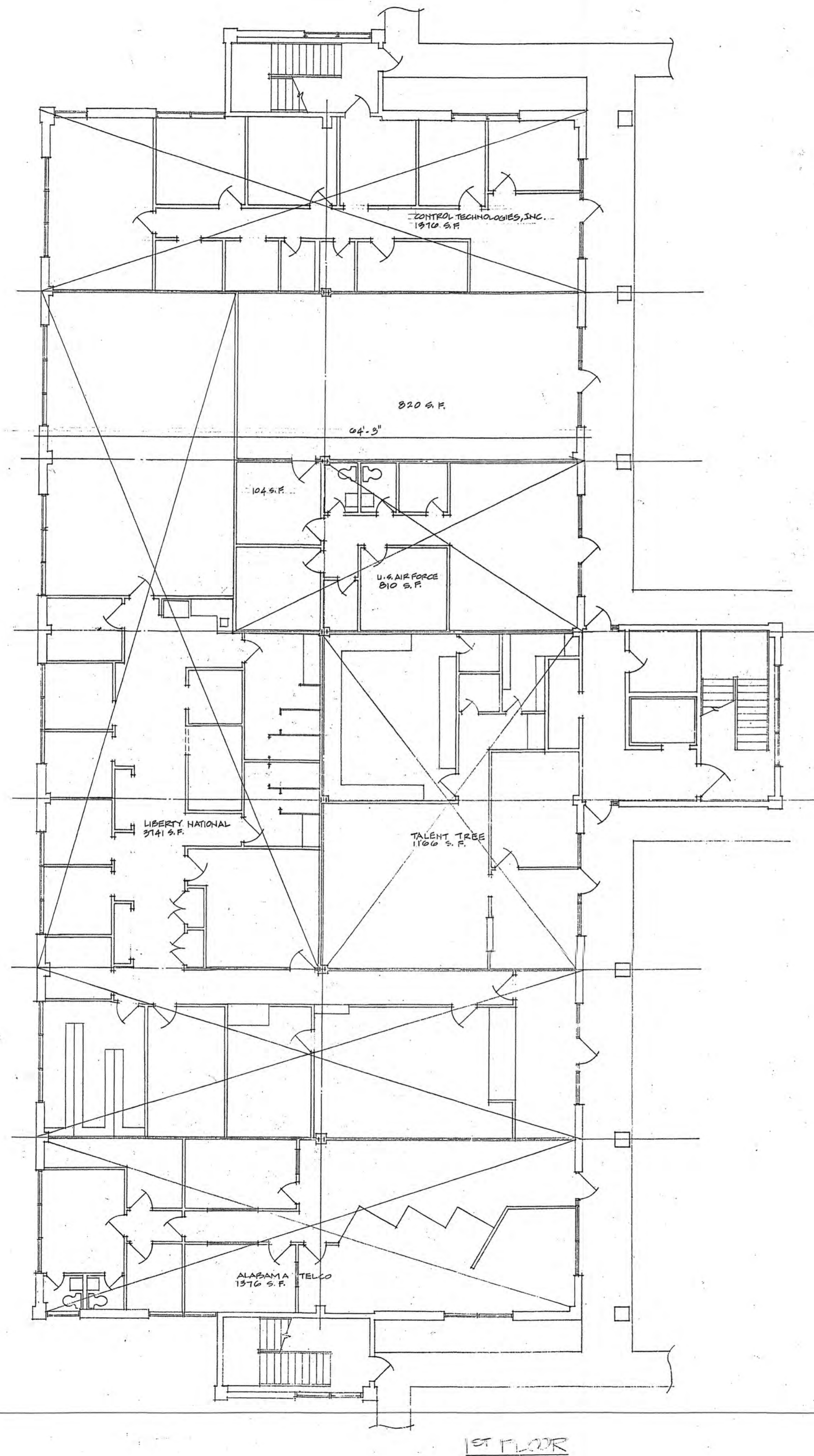
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.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

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REVISIONS

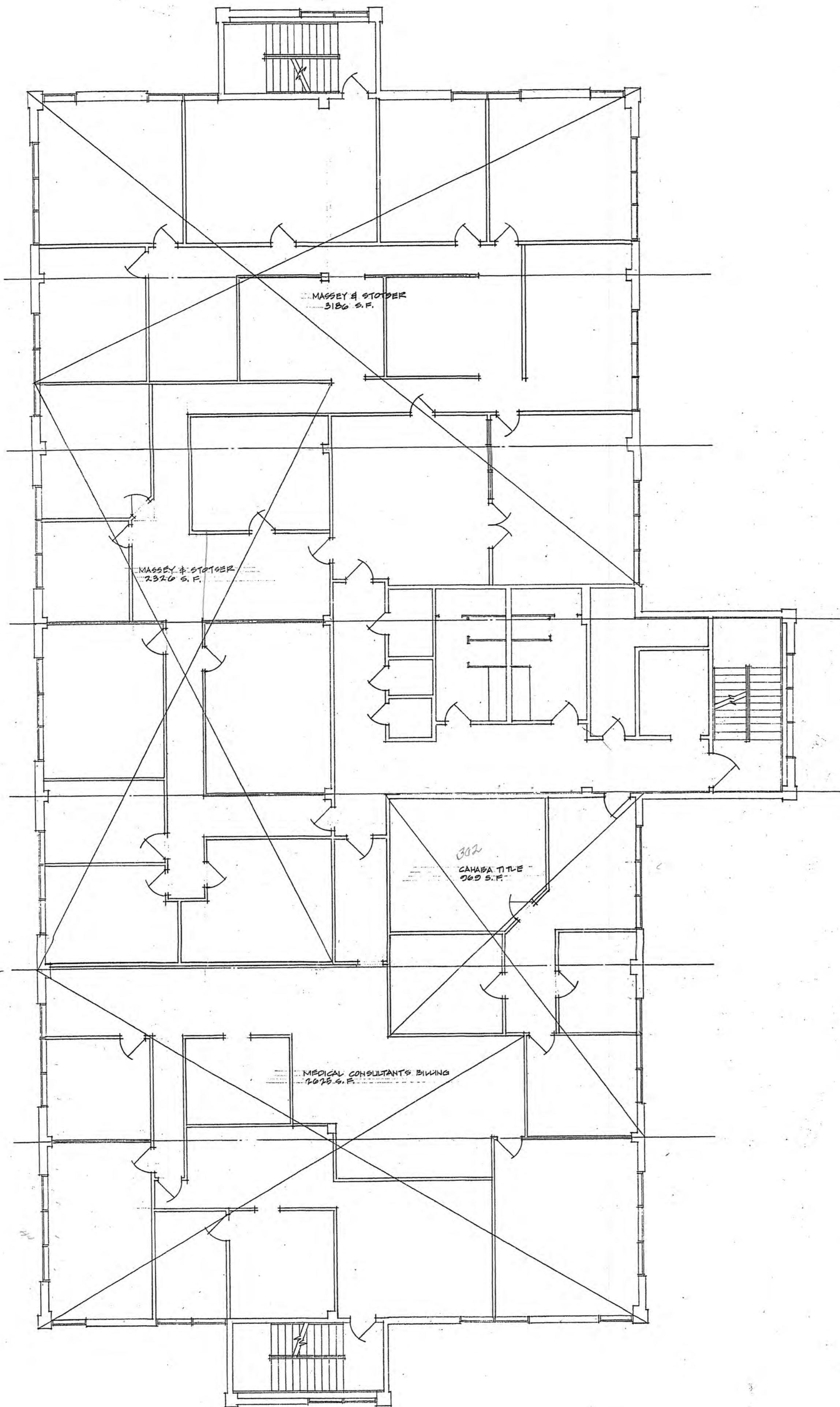
UPDATED DATE

5/12/88
6/14/89
3/14/92
1/14/93
4/2/94

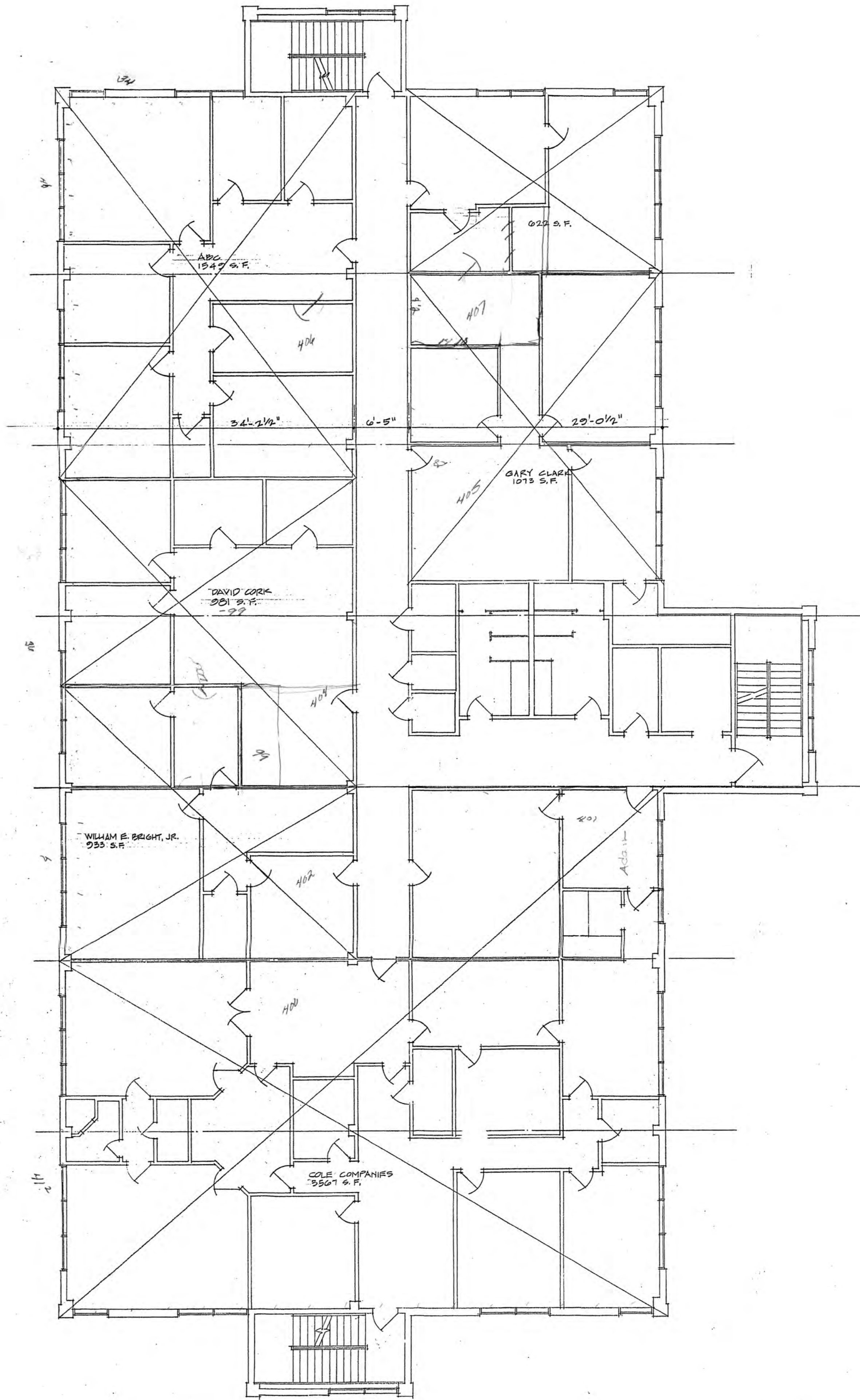
NEIL BRUCE ASSOCIATES
ARCHITECTS
3928 MONTCLAIR ROAD
BIRMINGHAM, ALABAMA 35213

DRAWN
CHECKED
DATE
COMM. NO.

SHEET NO.
of



3RD FLOOR



4TH FLOOR

REVISIONS

UPDATED DATE

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

NEIL BRUCE ASSOCIATES
ARCHITECTS
3928 MONTCLAIR ROAD
BIRMINGHAM, ALABAMA 35213

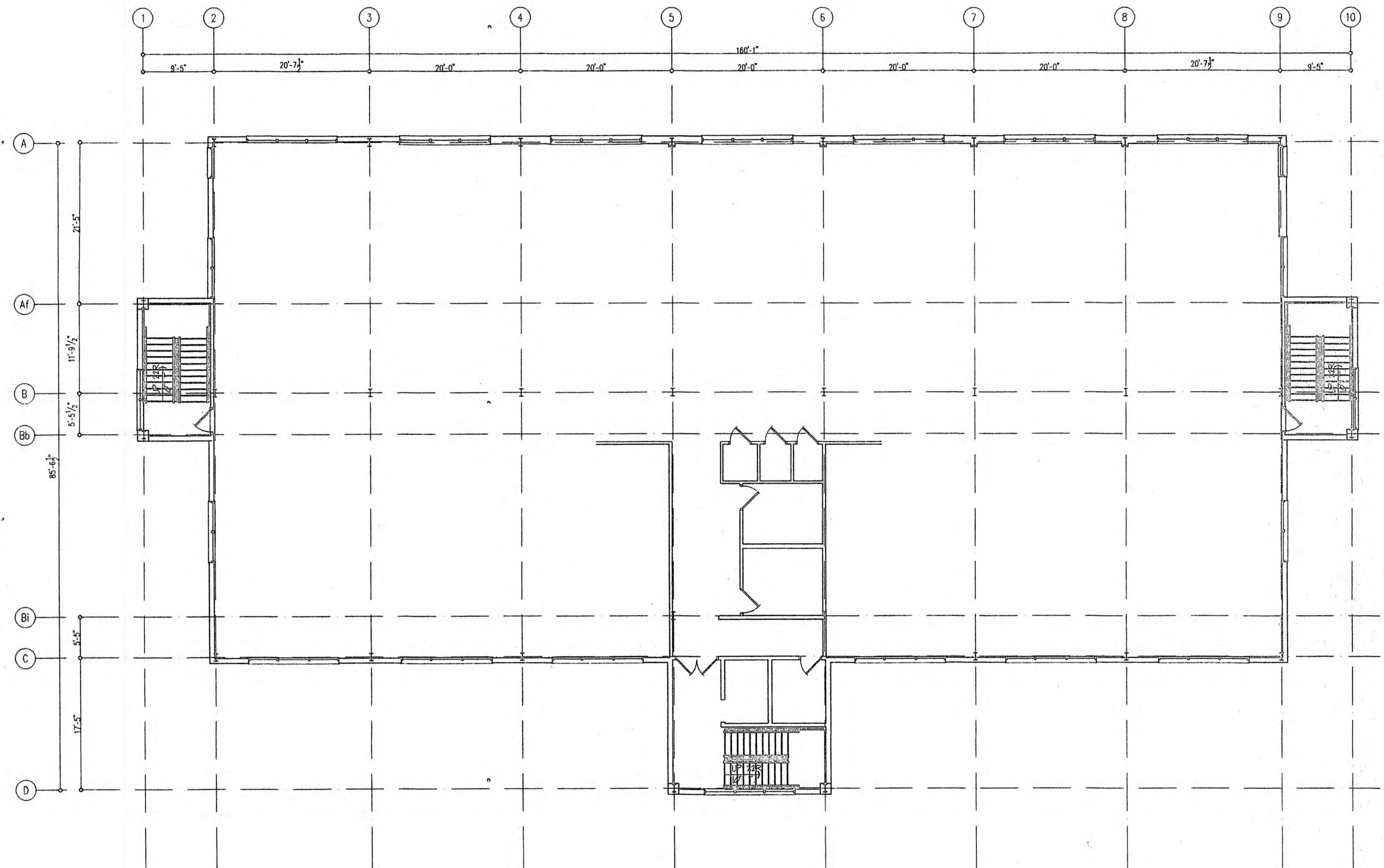
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DATE

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SHEET NO.
of



AN OFFICE BUILDING
FOR
THE COLE COMPANIES

SHEET TITLE
SECOND FLOOR PLAN

HARRIS AND ASSOCIATES
ARCHITECTS / PLANNERS

3037 MASSEY ROAD (205) 823-4884
BIRMINGHAM, ALABAMA 35216 FAX 822-5222

REGISTERED ARCHITECT
RAYMOND C. HARRIS
1106
BIRMINGHAM
ALABAMA

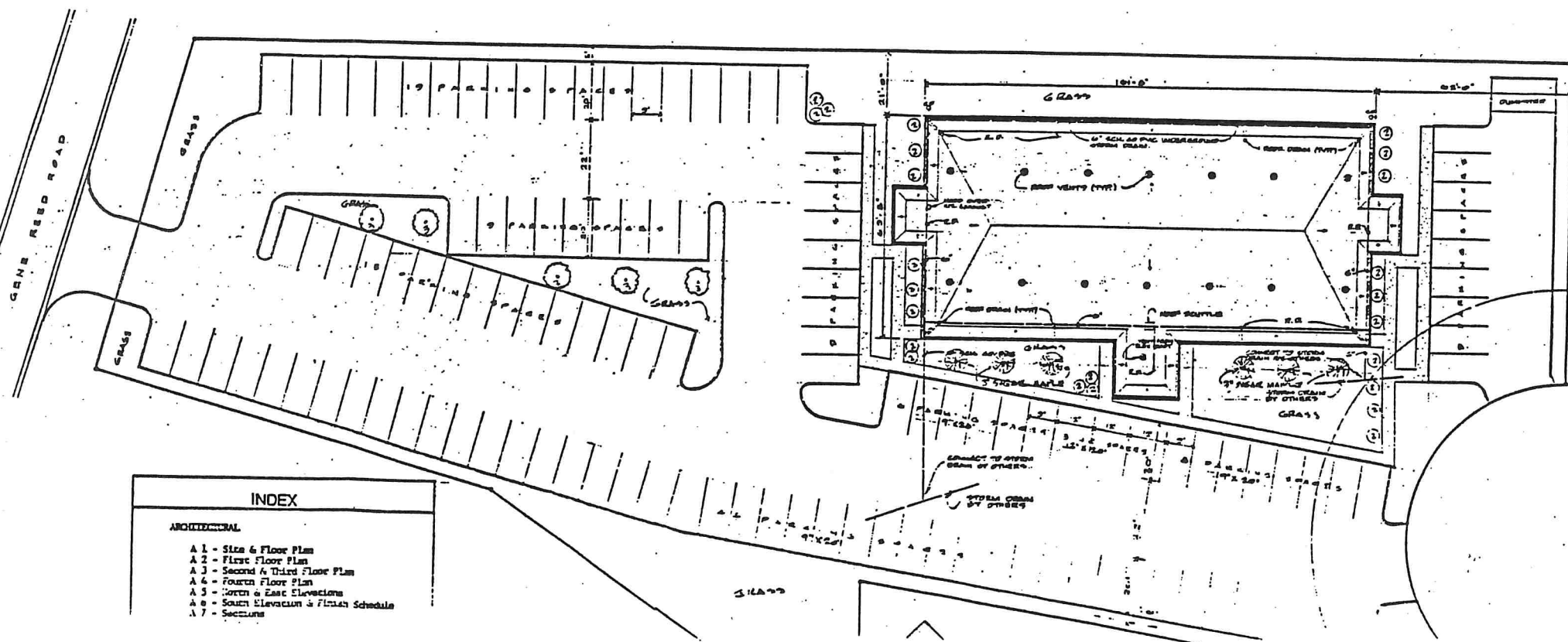
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08/18/98
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NEA
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RCH

REV.

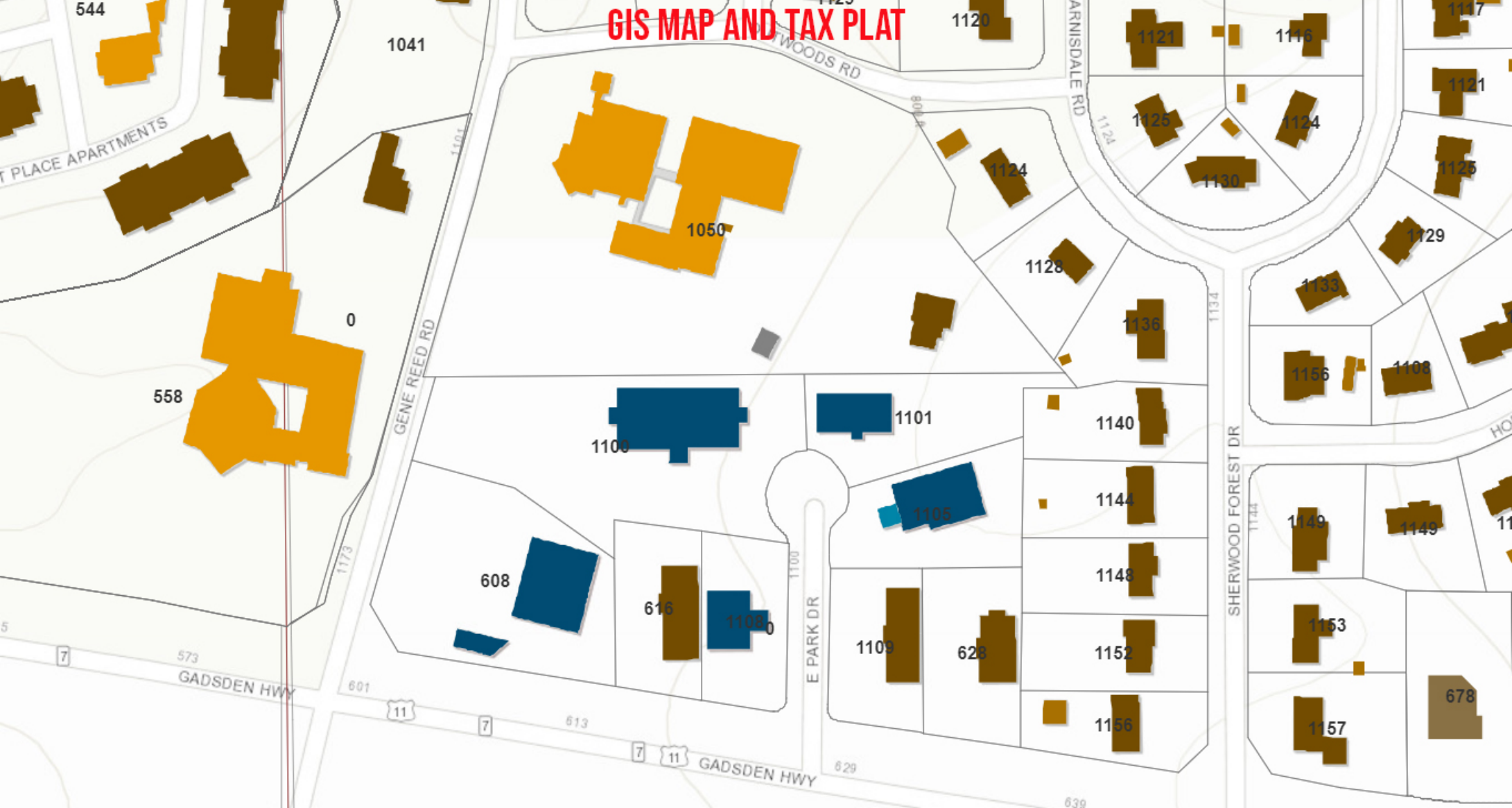
SHEET NO.

A-2

OF
SEQ. NO. PROJECT NO.
OF



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.



Navigate

Year of Traffic Data

2020

Zoom to County

Zoom to City

Find Traffic Sites

- ☒ Permanent
- ☒ Portable
- ☒ Virtual



Print



Help



Counter ID: Jefferson 233

County: Jefferson
2020 AADT: 16,941

Highway

Gadsden Highway

Gadsden Highway

East Park Drive

Sherwood Forest Drive

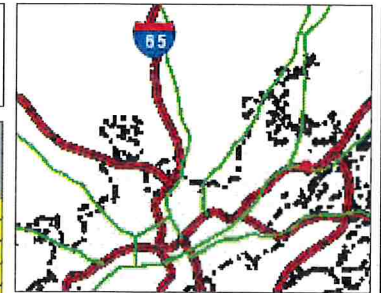
Hob Hill Road

Counter ID: Jefferson 234

County: Jefferson
2020 AADT: 15,746

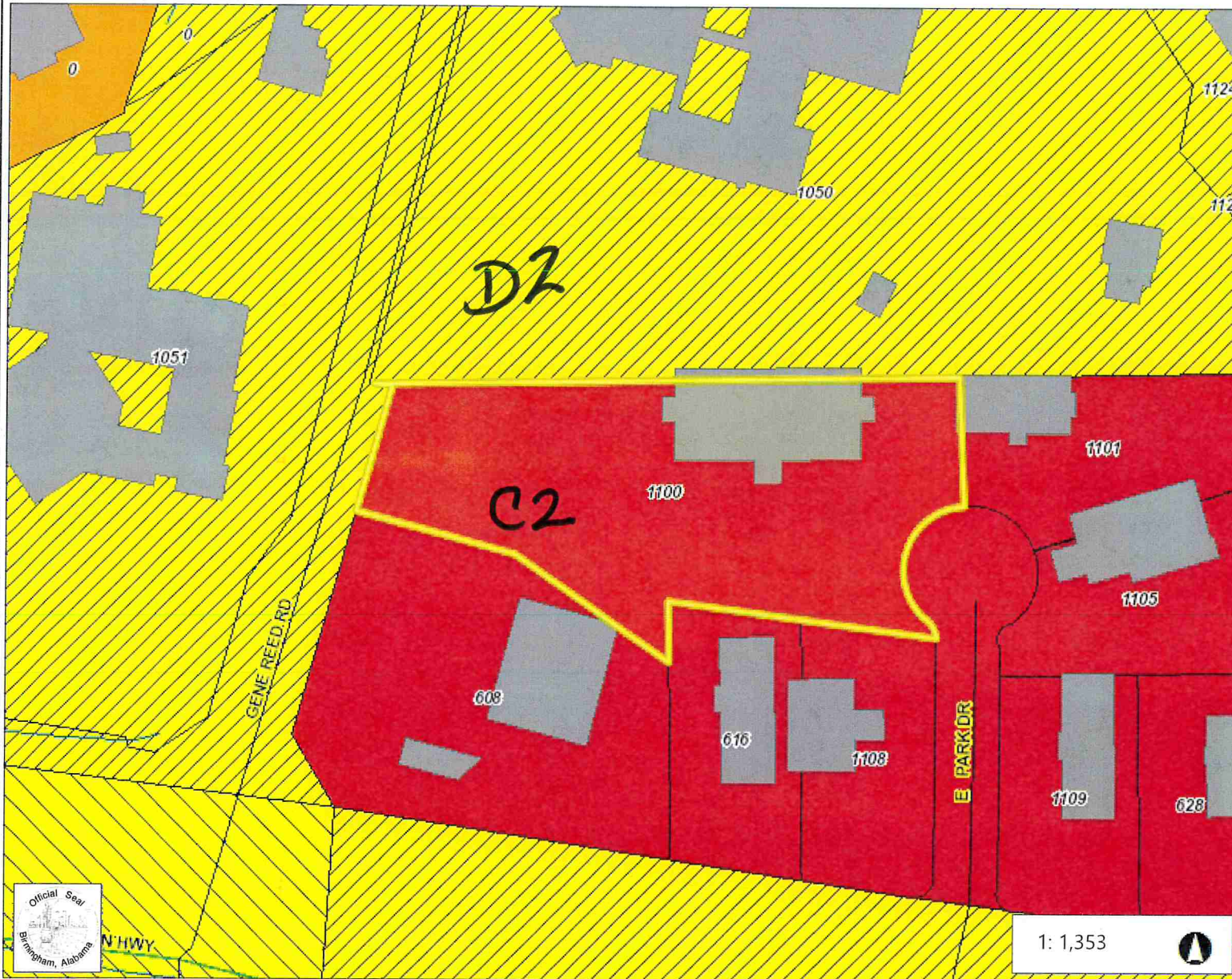
I-59

US 11



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



225.5 0 112.77 225.5 Feet

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 hereby certify that no mortgage tax or deed tax has
been collected on this instrument.
Michael F. Bolin
Judge of Probate
"No Tax Collected"

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