



For Lease

\$23.50
PSF, FS

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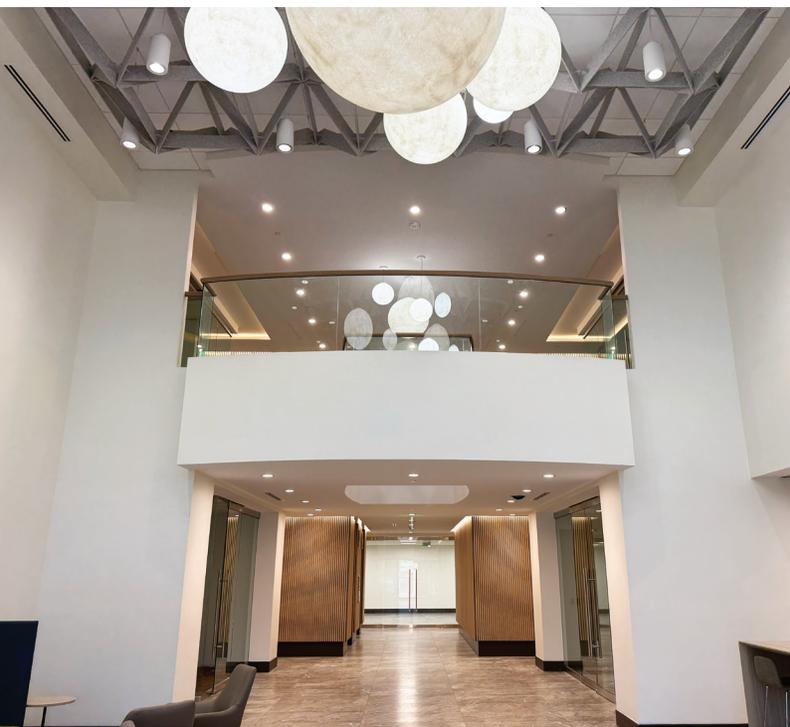
Meadow Brook 300

300 Corporate Parkway, Hoover, AL 35242

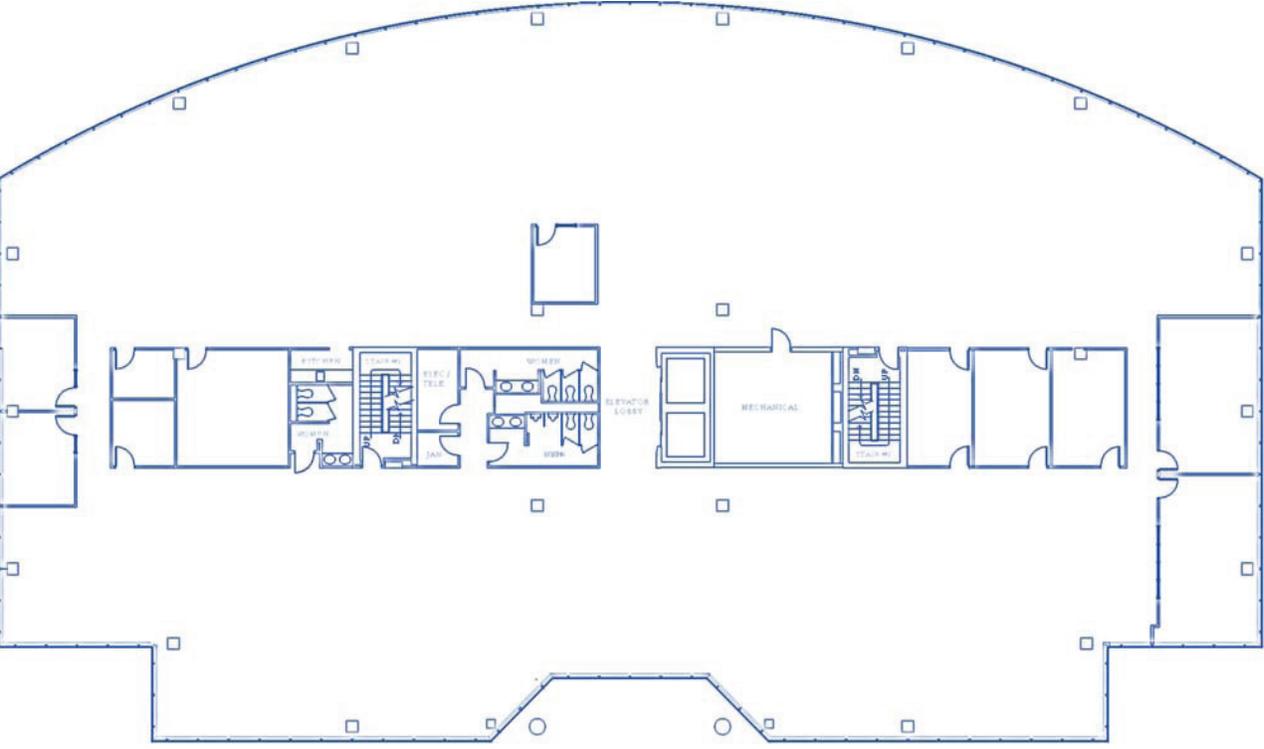
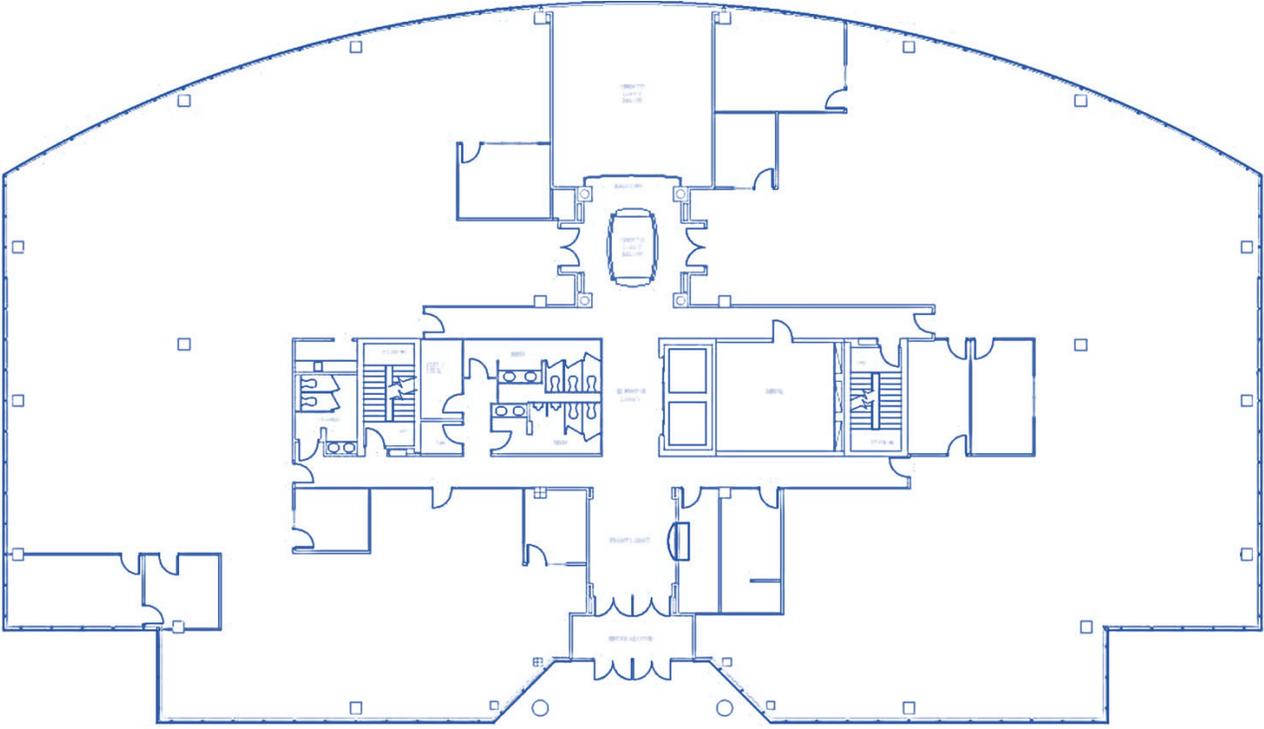
- Located in the City of Hoover, offering the advantage of no occupational tax
- Building signage available
- Generous tenant improvement packages available
- Building and common area enhancements recently completed
- Easily accessible from the Meadow Brook, Inverness, Greystone, and Highland Lake communities
- Surrounded by a wide range of nearby residential neighborhoods and close to some of Birmingham's premier golf clubs, dining, retail, hotels, and medical facilities
- Exceptional connectivity to Highway 280, I-459, and I-65

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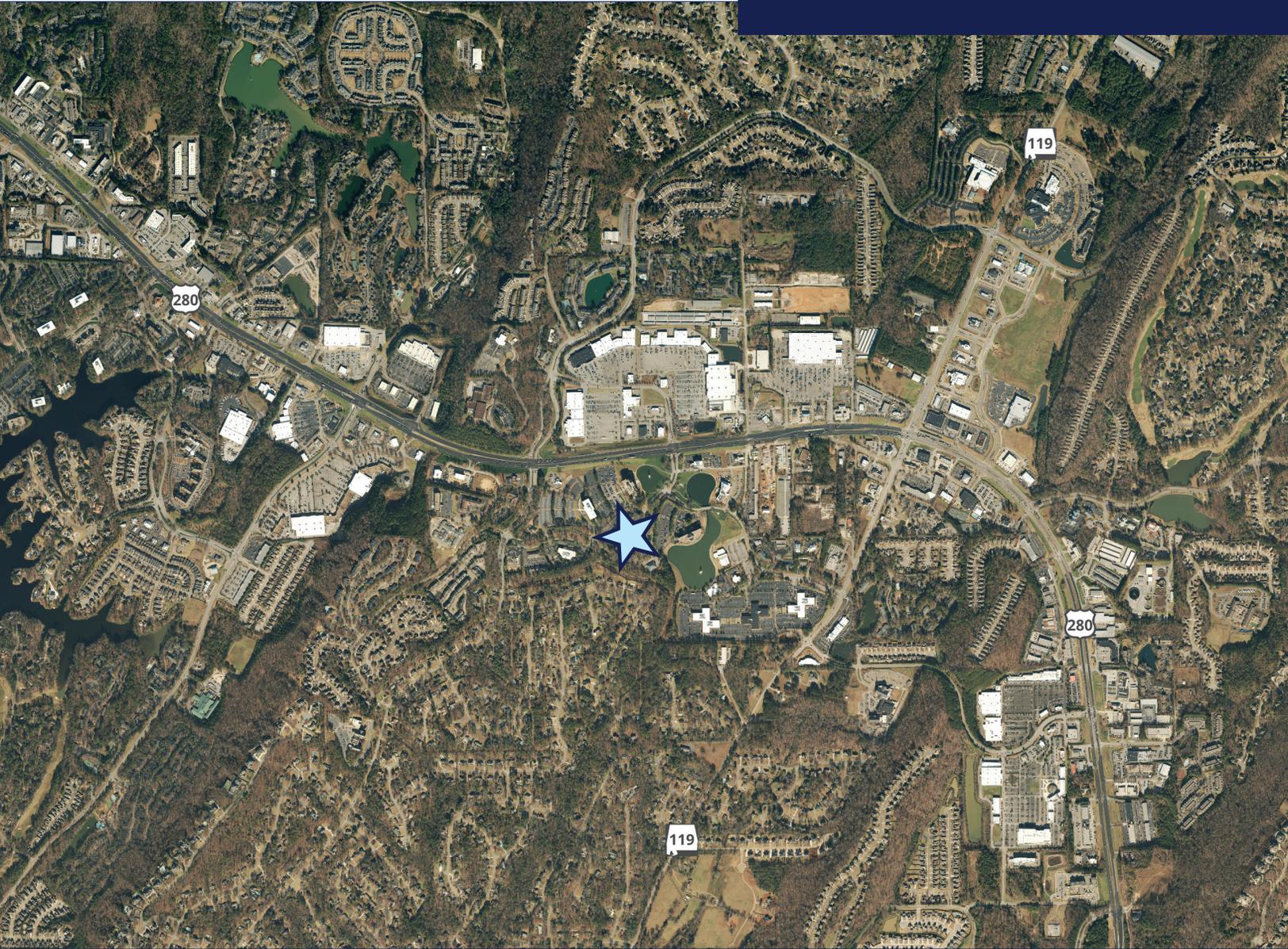
Address	300 Corporate Parkway, Hoover, AL 35242
Building Size	±101,527 SF
Surface Parking	3.85 spaces / 1,000 SF
Available Space	Ground Floor: ±17,474 SF 1st Floor: ±19,738 SF 2nd Floor: ±21,191 SF 3rd Floor: ±21,562 SF 4th Floor: ±21,562 SF
Rental Rate	\$23.50/SF, Full Service
Additional Building Amenities	<ul style="list-style-type: none">• Use of McLeod Software's multi-million dollar multi-purpose room at no additional charge.
Additional Info and Improvements	<ul style="list-style-type: none">• Expansion of rear patio space – 2025/2026• New Ground-level Tenant Common Area Lounge – 2025/2026• New Building Entry and Lobby – 2025/2026• New Landscaping – 2025/2026• Roof replacement – 2023• Elevator equipment room HVAC upgrade - 2021• Building access control retrofit - 2019• New chiller - 2018• Building envelope has been cleaned, caulked and sealed (exterior windows are dual pane glazing) - 2018• New energy management system - 2018• Elevators modernization - 2018• New fire alarm panel and controls - 2018• Replacement of all parking lot lights with LED ballasts/bulbs - 2018



Sample Floor Plans



Location & Access



Area Amenities

Restaurants

- Bellini's Restaurante & Bar
- Hamburger Heaven
- Jim N Nick's BBQ
- Edgar's Bakery
- Taco Mama
- Bullet Coff ee
- Tazikis
- STIX
- Big Bad Breakfast
- The Fish Market
- Dreamland BBQ
- First Watch
- NY Butcher Shoppe
- Newk's
- Dale's Southern
- Outback Steakhouse

Banking

- Regions Bank
- BB&T
- Legacy Federal Credit Union
- Valley Bank
- PNC Bank
- Synovus Bank
- BBVA

Hotels

- Residence Inn by Marriott
- Homewood Suites by Hilton
- Sonesta Simply Suites
- Quality Inn & Suites
- Home2 Suites by Hilton



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