



Colliers



For  
Lease

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## Chase Corporate Center

One & Two Chase Corporate Drive  
Hoover, AL 35244

- Premier LEED Silver Certified, Class A office situated on 14.4 acres
- Top of building signage available
- Exquisitely landscaped overlooking a scenic lake front and water feature
- Convenient to an abundance of amenities including upscale area golf courses, restaurants, retail centers, hotels and medical facilities
- Located in the City of Hoover (no occupational tax)

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# For Lease

## Chase Corporate Center

Address	One & Two Chase Corporate Drive Hoover, AL 35244
Location	Hoover Submarket
Building Size	±211,341 SF
Available Space	1,024 SF - 53,532 SF
Parking	3.15 spaces per 1,000 SF (660 spaces)
Rental Rate	\$25.00/RSF, Full Service
Featured Amenities	<ul style="list-style-type: none"><li>• On-site conference room for tenant use (no additional charge)</li><li>• Ample parking 3.15 spaces per 1,000 SF (660 spaces)</li><li>• Outdoor patio with lake views and walking trail</li><li>• 24-hour monitored surveillance and building card access</li><li>• Fiber optics</li><li>• Convenient access to I-459 &amp; I-65</li><li>• City of Hoover (no occupational tax)</li></ul>



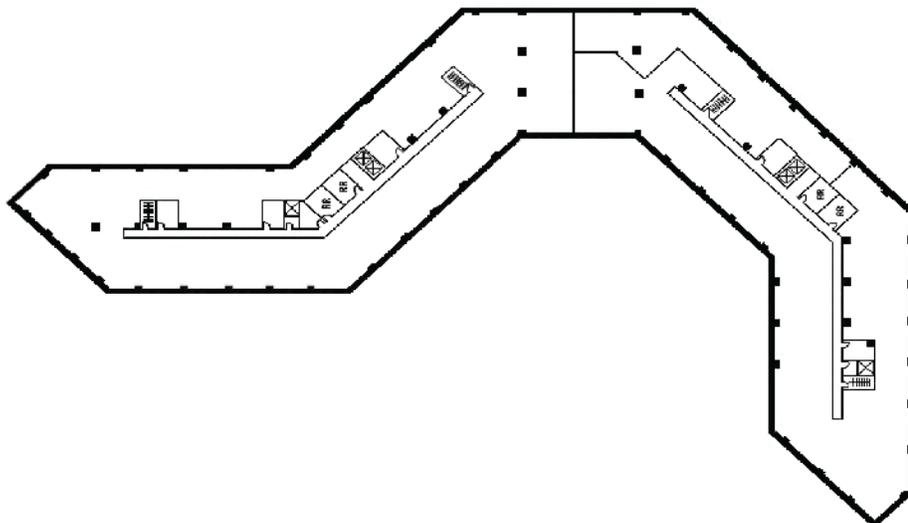
# Building Availability

## Building One

Suite	Available Space	Comments
415	1,847 SF	<ul style="list-style-type: none"><li>Efficient layout with a mixture of office and open workspace with break room</li></ul>

## Building Two

Suite	Available Space	Comments
30	1,485 SF	<ul style="list-style-type: none"><li>Well-balanced layout offering both hard-walled offices for privacy and open workspace for team collaboration.</li></ul>
55	1,817 SF	<ul style="list-style-type: none"><li>Efficient office layout</li></ul>
70	1,099 SF	<ul style="list-style-type: none"><li>Can be combined with Suite 55 to create up to 2,916 square feet, offering convenient proximity to the loading dock for seamless operations.</li></ul>
165	1,024 SF	<ul style="list-style-type: none"><li>3 perimeter office space with open work space</li></ul>
300	53,532	<ul style="list-style-type: none"><li>The largest contiguous block of available space on a single floor in the Hoover/Riverchase/280/459 corridor.</li></ul>
440	17,292	<ul style="list-style-type: none"><li>A thoughtfully designed blend of high-end executive offices and collaborative open workspace.</li></ul>



# Location & Access



## Area Amenities

### Restaurants

- Jim N Nick's BBQ
- Sumo
- Tazikis
- Firebirds
- J Alexander's
- Outback Steakhouse
- Stix
- Olive Garden
- Cajun Steamer
- Chick-Fil-A
- Panera Bread
- Chipotle
- Panda Express
- Baha Burger
- Newk's
- Five Guy's
- Teriyaki Madness
- Jimmy John's
- First Watch
- Jake's Soulfood
- Fish Market
- Dale's Southern
- Moe's Southwest Grill
- Ashley Mac's

### Entertainment

- Dave & Buster's
- StarDome Comedy Club
- AMC Patton Creek 15
- Aldridge Gardens
- Riverchase Galleria
- Hoover Met Complex

### Self-Service

- FedEx Office Print & Ship
- The UPS Store
- The Home Depot Print
- Hoover City Hall
- Hoover Public Library

# Property Gallery





# CHASE CORPORATE CENTER

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