

Medical Office Space Available: **Shelby I and Shelby II Medical Plaza**

1004 and 1022 1st Street North, Alabaster, AL 35007



Campus Highlights:

- Class A medical office buildings on Shelby Baptist Campus
- **Full floor availability**
- **Spec Suite (2,249 SF)**
- Shelby I: Anchored by Shelby Baptist Diagnostic Center
- Shelby II: Anchored by Heart South Cardiovascular Group
- In house space planning and construction management services at no charge
- Owned by Healthcare Realty, the nation's largest MOB real estate investment trust (REIT)



➡ Offer Details

Shelby I: 1,315 SF up to 15,084 SF

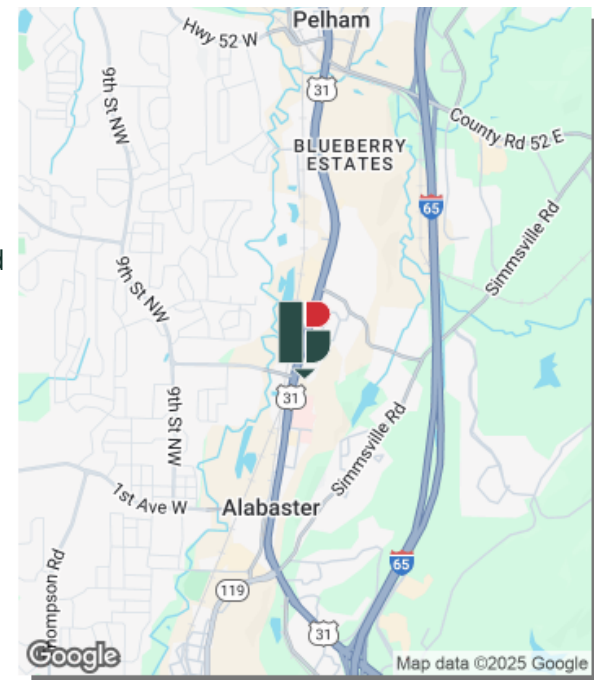
Shelby II: 1,997 SF up to 14,547 SF

For new leases with qualified tenants, the Landlord is pleased to offer the following incentives:

- **Aggressive Tenant Improvement Allowance**
- **Move-in Ready Space**
- **Free Rent**
- **Moving Allowance**
- **Marketing and Advertising Allowance**

➡ Get in Touch

Call us today for more details or to schedule a tour



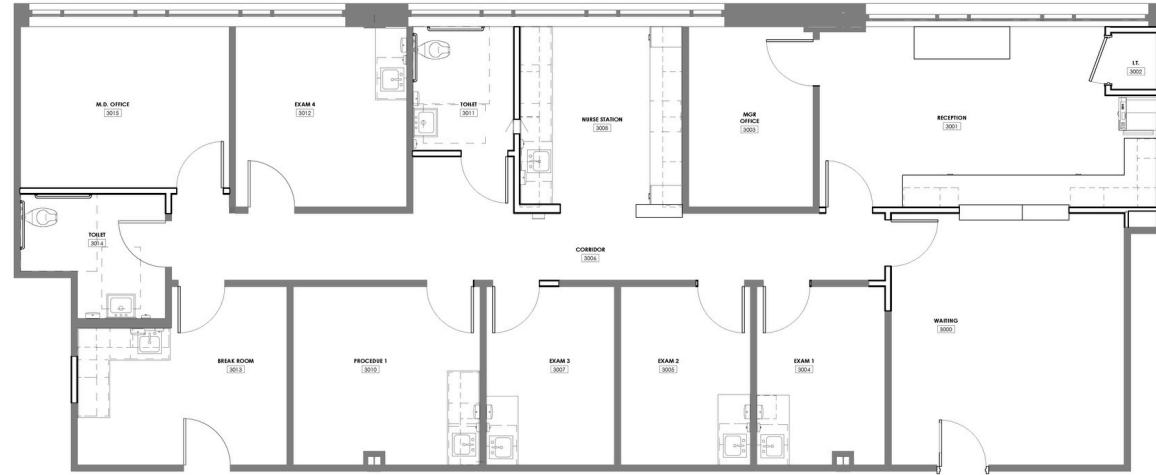
Christopher Thames, SIOR, CCIM, CPM®
Executive Vice President

📞 **205-313-4378**
🌐 **www.jhberry.com**
✉ **cthames@jhberry.com**

Shelby I: Spec Suite Available Now

Suite 390: 2,249 SF

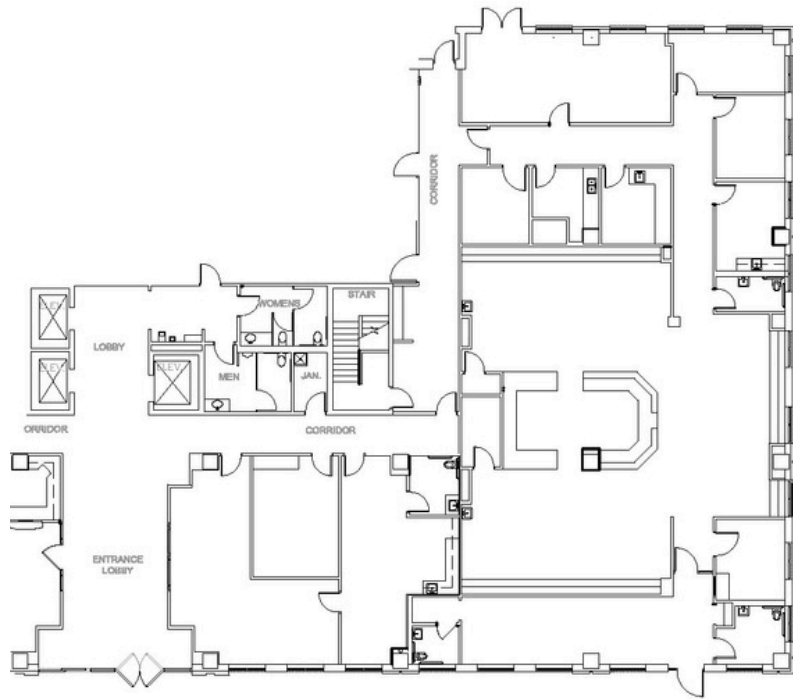
New Spec suite recently completed featuring modern and timeless finishes designed to provide an elevated patient and doctor experience.



Shelby II: Ground Floor Suite

Suite 101: 5,821 SF

Ground floor medical suite with building lobby presence available. Covered private entrance.



- Direct access to Highway 119
- Free parking available in the surface lot and parking garage



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