

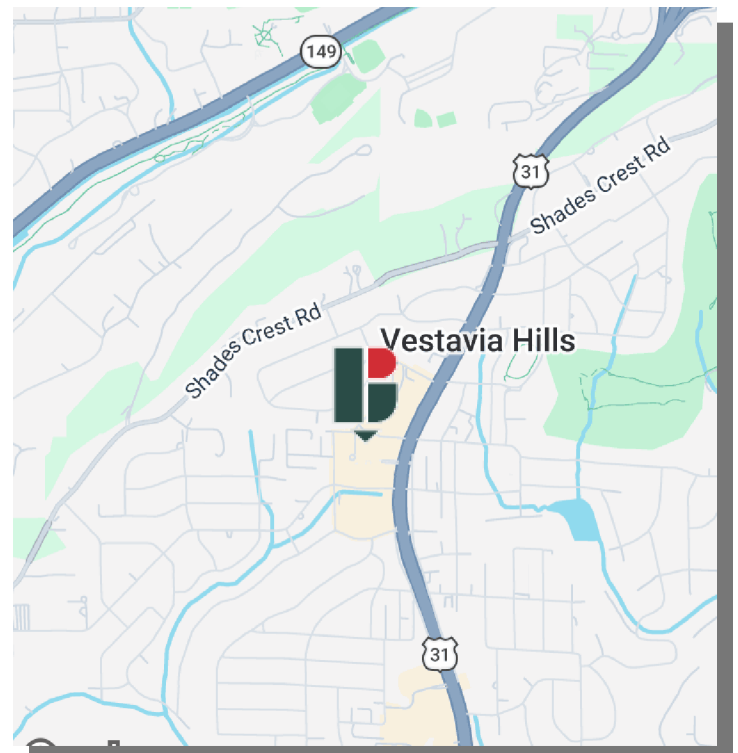


VESTAVIA CITY CENTER OFFICE SPACE

700 MONTGOMERY HWY, VESTAVIA HILLS, AL 35216

PROPERTY FEATURES

- Office/medical space available: +/- 2,760 SF up to +/- 6,916 SF
- Located in the dominant mixed-use Vestavia City Center shopping center
- Surrounded by an array of restaurants and amenities all within walking distance
- Landlord will consider subdividing suites



LEASE RATE:
\$18.00 - \$24.50 SF/yr (Plus Utilities)

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PROPERTY DESCRIPTION

Office/medical space available in the dominant mixed-use shopping center located in one of the highest demographic cities in Vestavia Hills. Convenient to Publix, Starbucks, Taco Mama, Chop't, Crumbl, Planet Fitness, Orange Theory, and Panera.

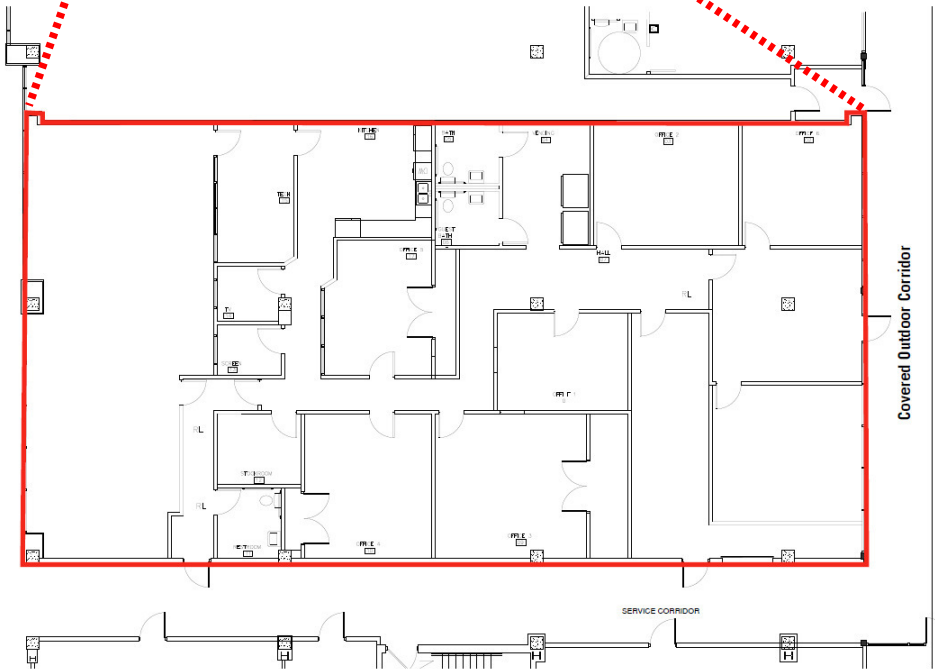
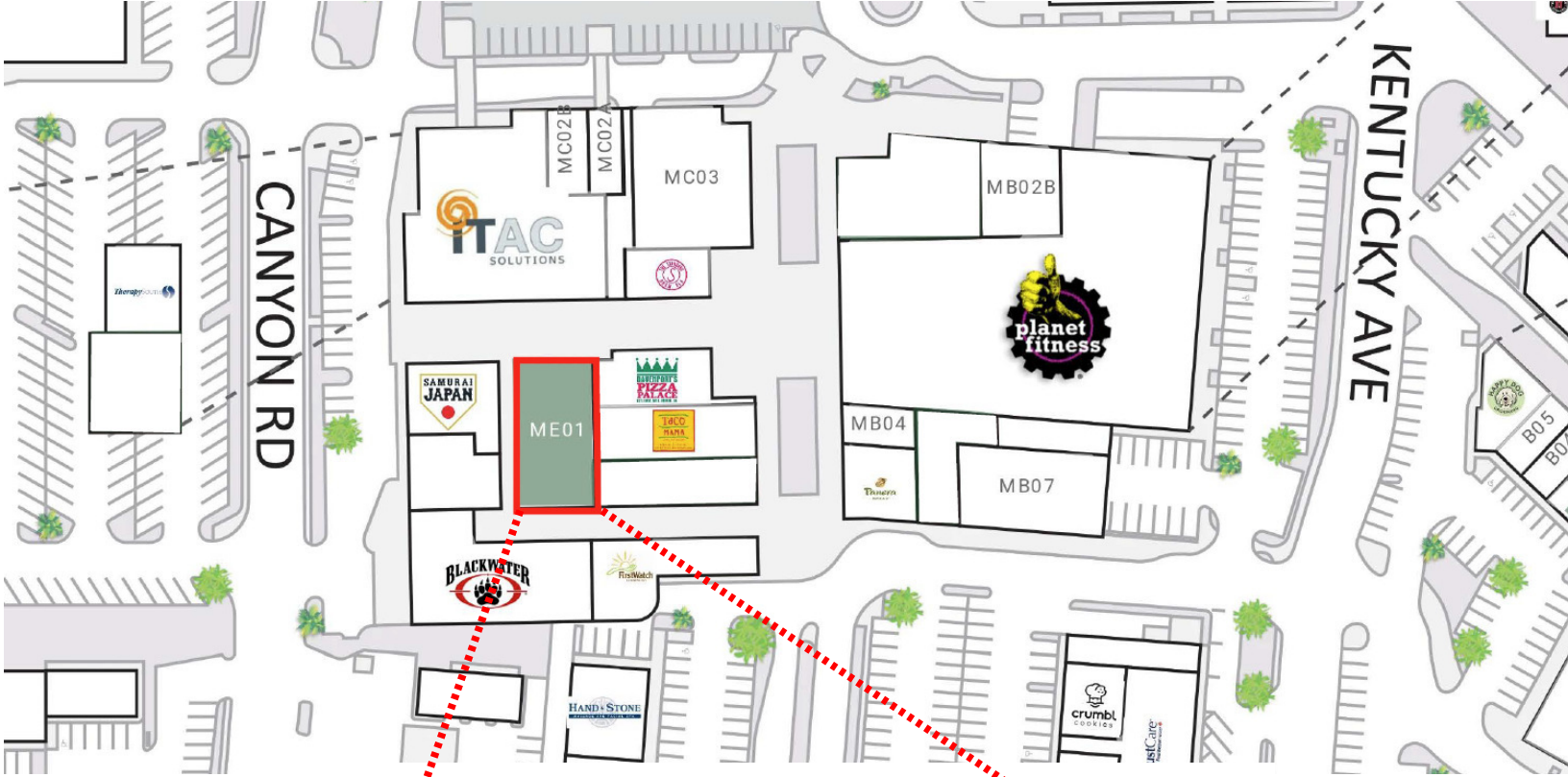
AVAILABLE SPACES

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE
ME01	\$18.00 SF/yr	Plus Utilities	2,000 up to 5,000 SF
MF03	\$20.00 SF/yr	Plus Utilities	2,760 SF
CO1	\$18.00 SF/yr	NNN	3,750 SF
Suite 200	\$24.50 SF/yr	Plus Utilities	6,916 SF

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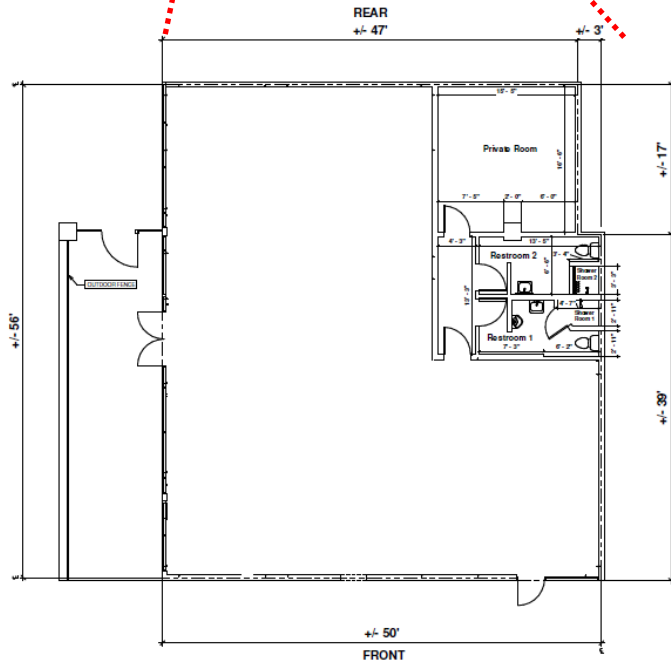
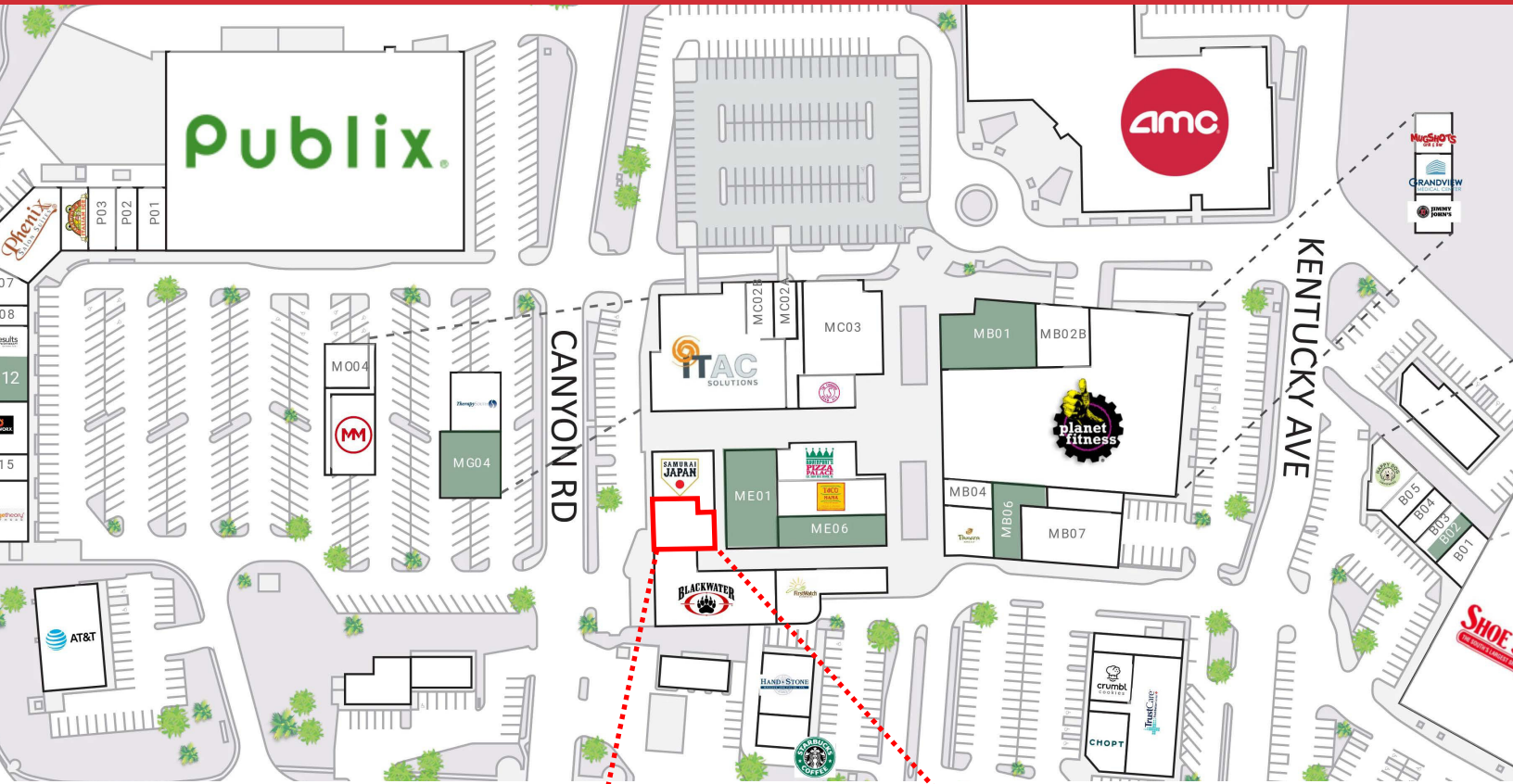
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For Lease ME01: +/-2,000 up to +/-5,000 SF can be demised

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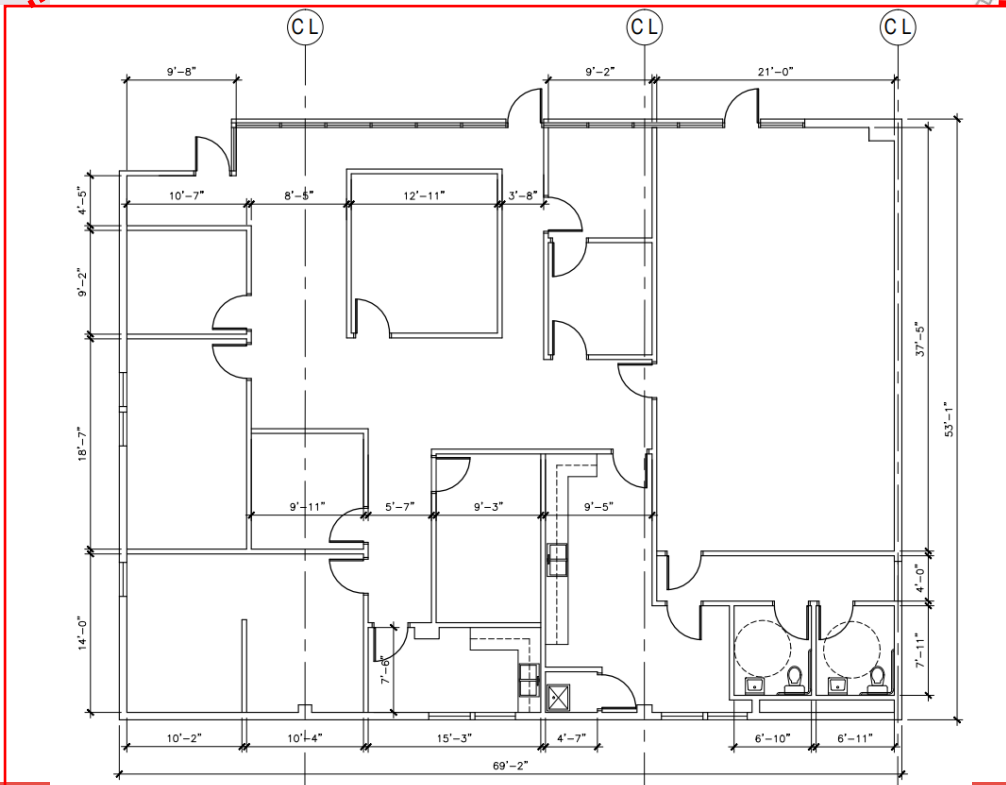


For Lease MF03: +/-2,760 SF

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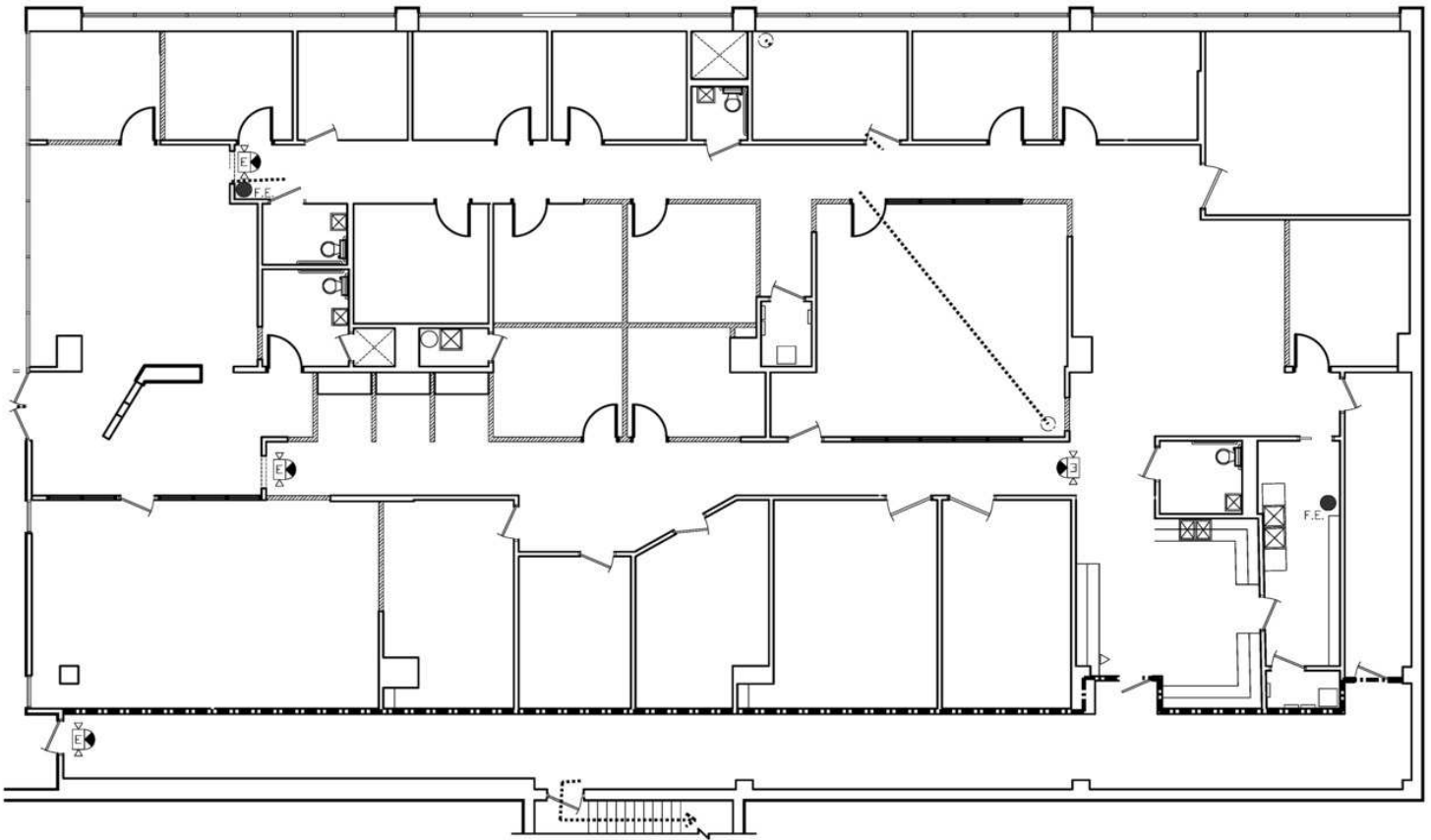


For Lease C01: +/- 3,750 SF

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Suite 200: 6,916 SF

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