

FOR LEASE: NEW • CLASS A • BUILD-TO-SUIT
State-of-the-Art Medical Offices

Available Suites
~2,000 – ~80,000 SF



South Haven
Surgical Plaza



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Surgical Plaza

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804

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Stadium Trace Village Phase II | I-459/Hwy 150 | Hoover, AL 35244

Available Suites

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Property Overview

South Haven Surgical Plaza is a planned ±80,000 SF Class A medical facility and outpatient healthcare development in Stadium Trace Village – Phase II in Hoover, Alabama. Designed specifically for physicians, specialty practices and healthcare organizations, the four-story project will offer flexible Build-to-Suit medical office opportunities in a modern environment planned around patient access, clinical efficiency and complementary healthcare services.

Early leasing provides prospective tenants the opportunity to help shape their future space before construction, with flexible configurations intended to accommodate practices from approximately 2,000 SF to larger multi-floor requirements.

Offering Summary

Property South Haven Surgical Plaza

Property Type Medical Office / Outpatient Healthcare

Status Proposed New Construction / Pre-Leasing

Building Size ±80,000 SF

Stories 4

Available Medical Office ±2,000–60,000 SF

Space Condition Build-to-Suit / New Construction

Parking 377 planned surface spaces

Parking Ratio Approx. 4.7 spaces / 1,000 SF

Zoning C-2 – Community Business District

Location Stadium Trace Village – Phase II, Hoover, AL 35244

Lease Rate Contact Leasing Team

Delivery TBD / Subject to development schedule

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Why South Haven?

Purpose-Built for the Next Generation of Outpatient Care

South Haven Surgical Plaza is envisioned as more than medical office space. The project is designed to bring complementary healthcare services together within one highly accessible destination, creating an environment that supports physicians, patients and practice growth into one state of the art facility.

Project Highlights

- ±80,000 SF planned Class A medical plaza
- Flexible Build-to-Suit medical office opportunities
- Planned multi-specialty ASC with 6 operating rooms and 2 procedure rooms
- Advanced imaging and diagnostic capabilities
- Modern clinical office space with abundant glass and natural light
- Built-in referral ecosystem with complementary healthcare providers
- 377 planned surface parking spaces / approximately 4.7 spaces per 1,000 SF
- Walkable access to dining, hotel, retail, green space and trails within Stadium Trace Village



Advanced imaging and diagnostic capabilities



Class A medical plaza with 80,000 SF planned



Prime location, walkable to many amenities



Flexible build-to-suit office opportunities



6 ASC operating rooms & 2 procedure rooms

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Build-to-Suit Advantage

Your Practice. Your Workflow. Your Space

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Identify practice requirements, growth plans and patient-flow priorities



Work with the project team to evaluate a suite, full-floor or multi-floor configuration



Develop a medical layout aligned with clinical and operational needs, subject to ownership approval and lease terms



Move toward a purpose-built environment within a new Class A medical destination

Don't fit your practice into someone else's space. Help create a space that fits your practice

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Positioned within the Continuing Evolution of Stadium Trace Village



Phase II

Village Green

John Hawkins
Parkway

STADIUM
TRACE
VILLAGE

Phase I

Phase III

Conceptual Development Plan. Subject to Change.

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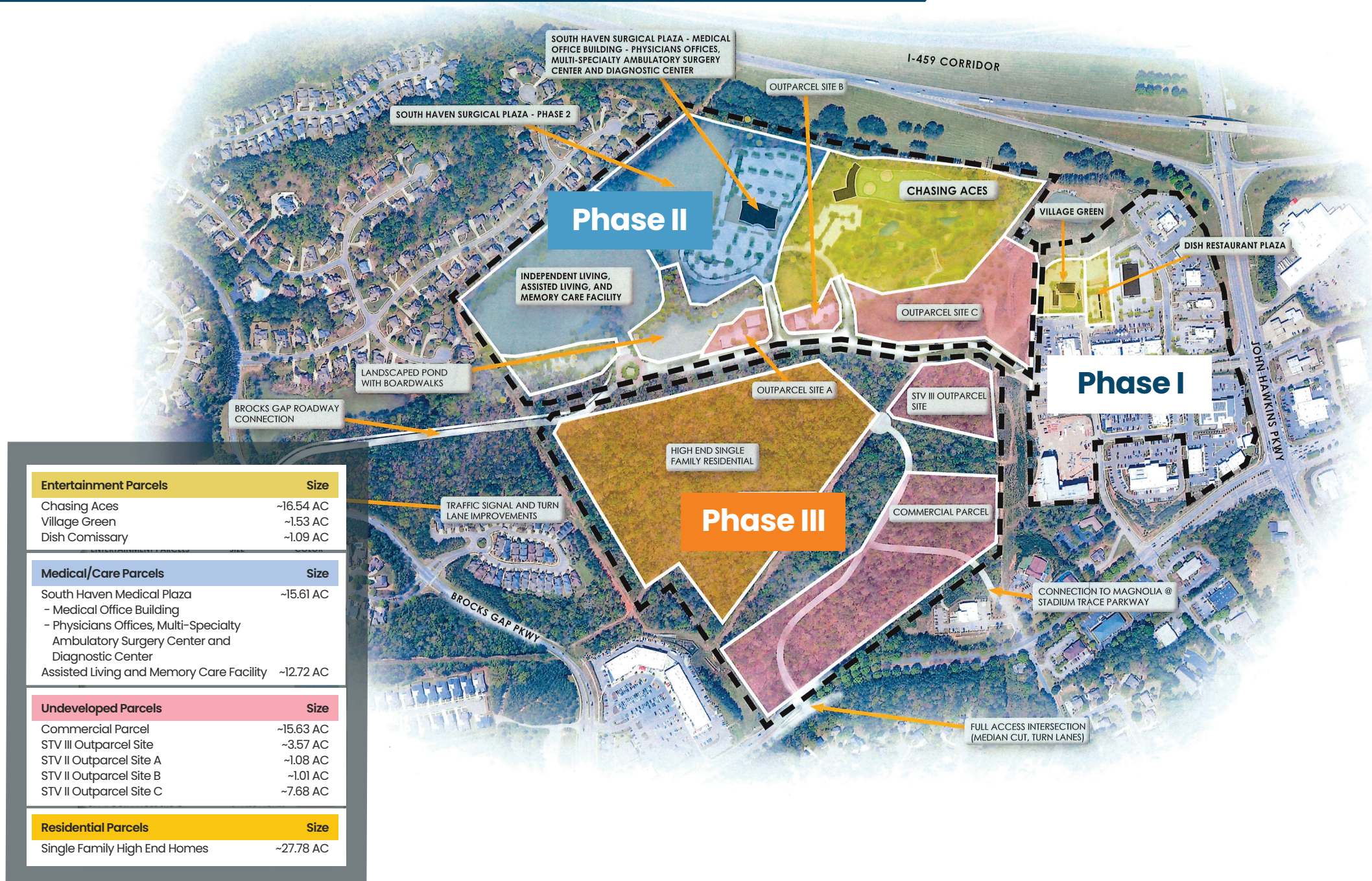
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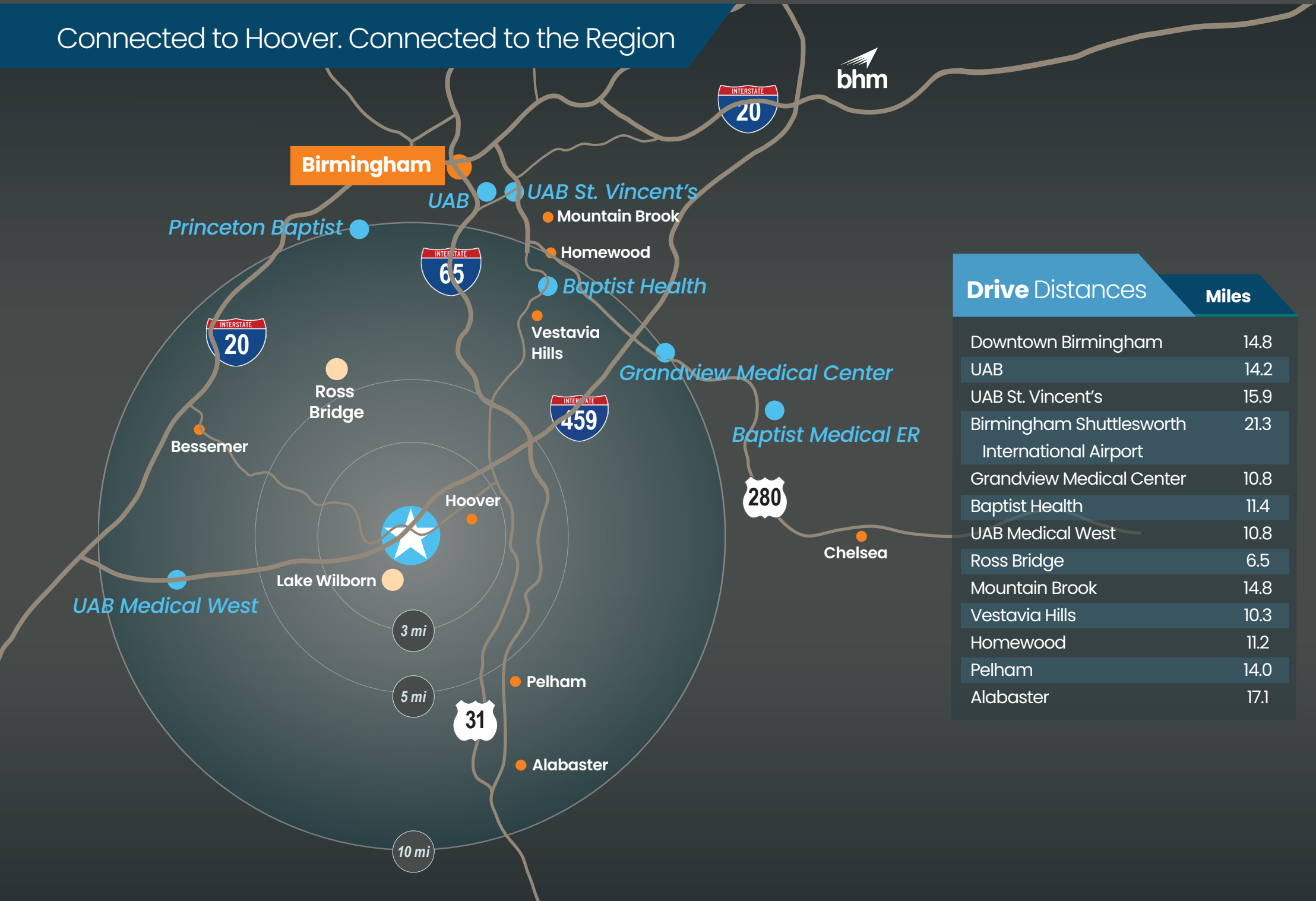
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Connected to Hoover. Connected to the Region



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Nearby Amenities



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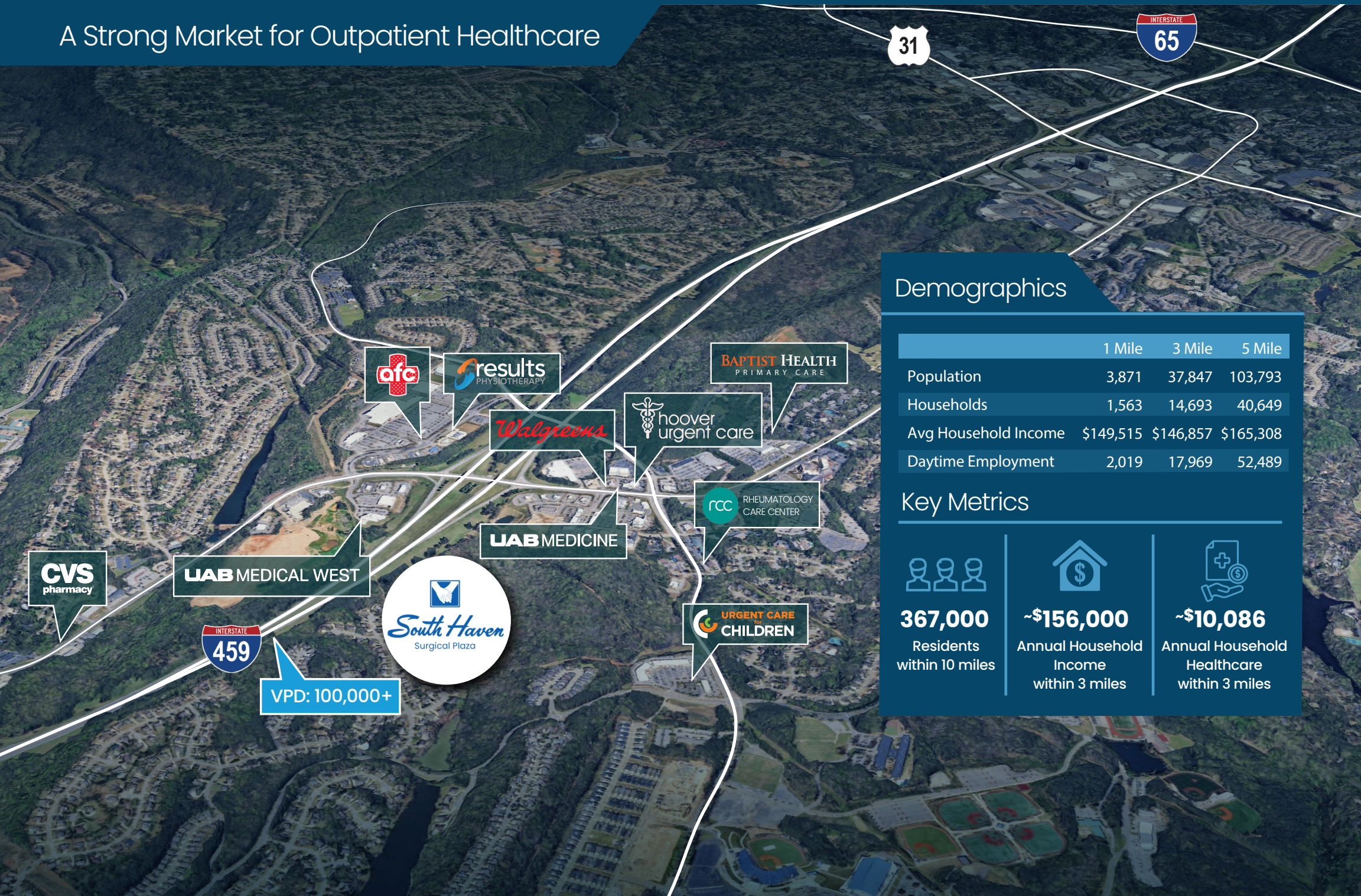
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A Strong Market for Outpatient Healthcare



Demographics

	1 Mile	3 Mile	5 Mile
Population	3,871	37,847	103,793
Households	1,563	14,693	40,649
Avg Household Income	\$149,515	\$146,857	\$165,308
Daytime Employment	2,019	17,969	52,489

Key Metrics



367,000

Residents
within 10 miles



~\$156,000

Annual Household
Income
within 3 miles



~\$10,086

Annual Household
Healthcare
within 3 miles

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Designed Around Access, Convenience and Patient Experience

Conceptual. Subject to Change.

Future Hospital

377 Surface Spaces

Main Entrance
Patient Drop-off

Primary Access

Stadium Trace
Village
0.3 mi
I-459 Access
0.7 mi



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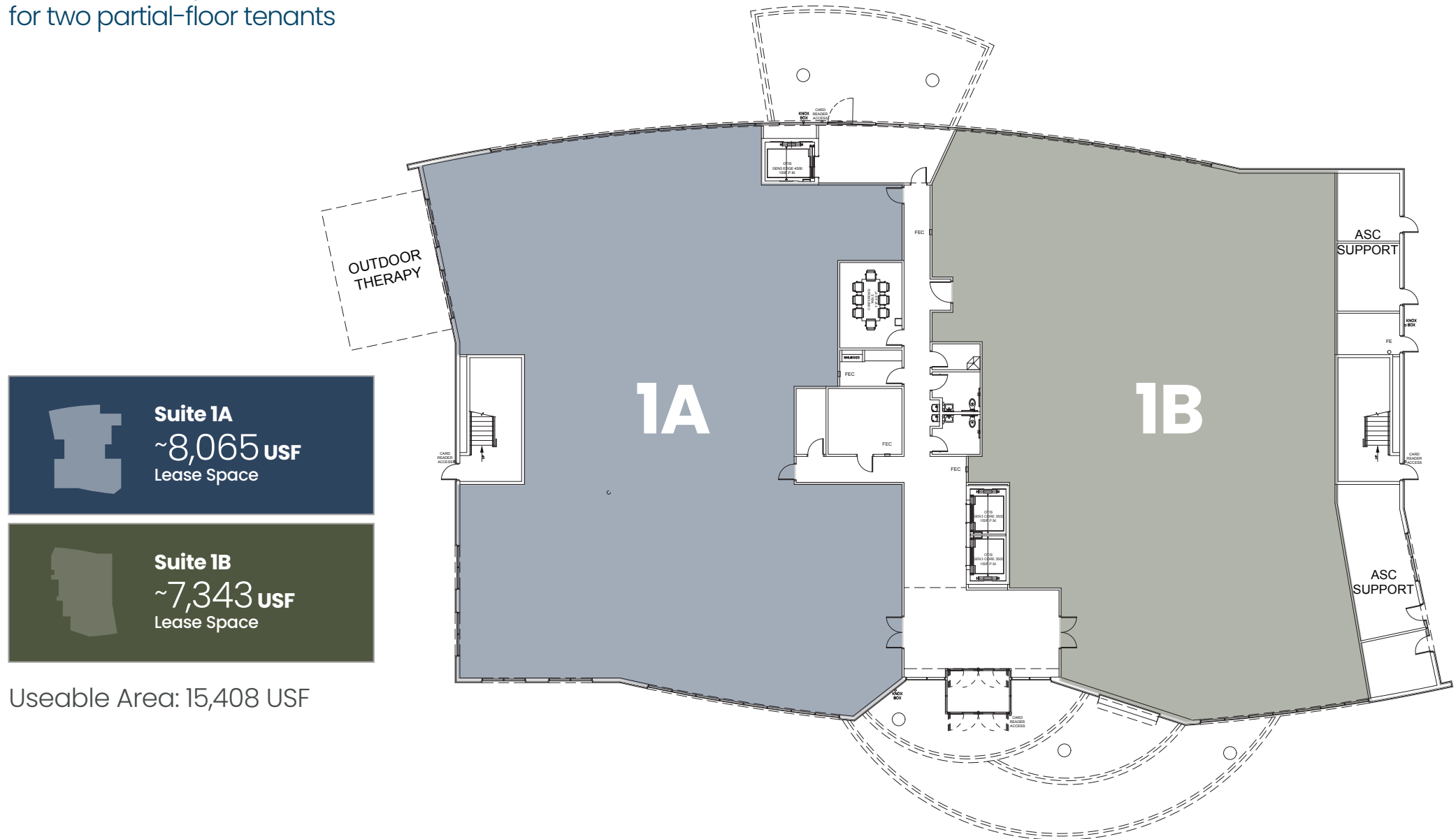
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Flexible Medical Office Opportunities from ~2,000 to ~60,000 SF

First Floor Layout
for two partial-floor tenants



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Second Floor Layout for one full-floor tenant



Useable Area: 17,801 USF
Total Common Area: 1,356 SF

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Third Floor Layout for five partial-floor tenants

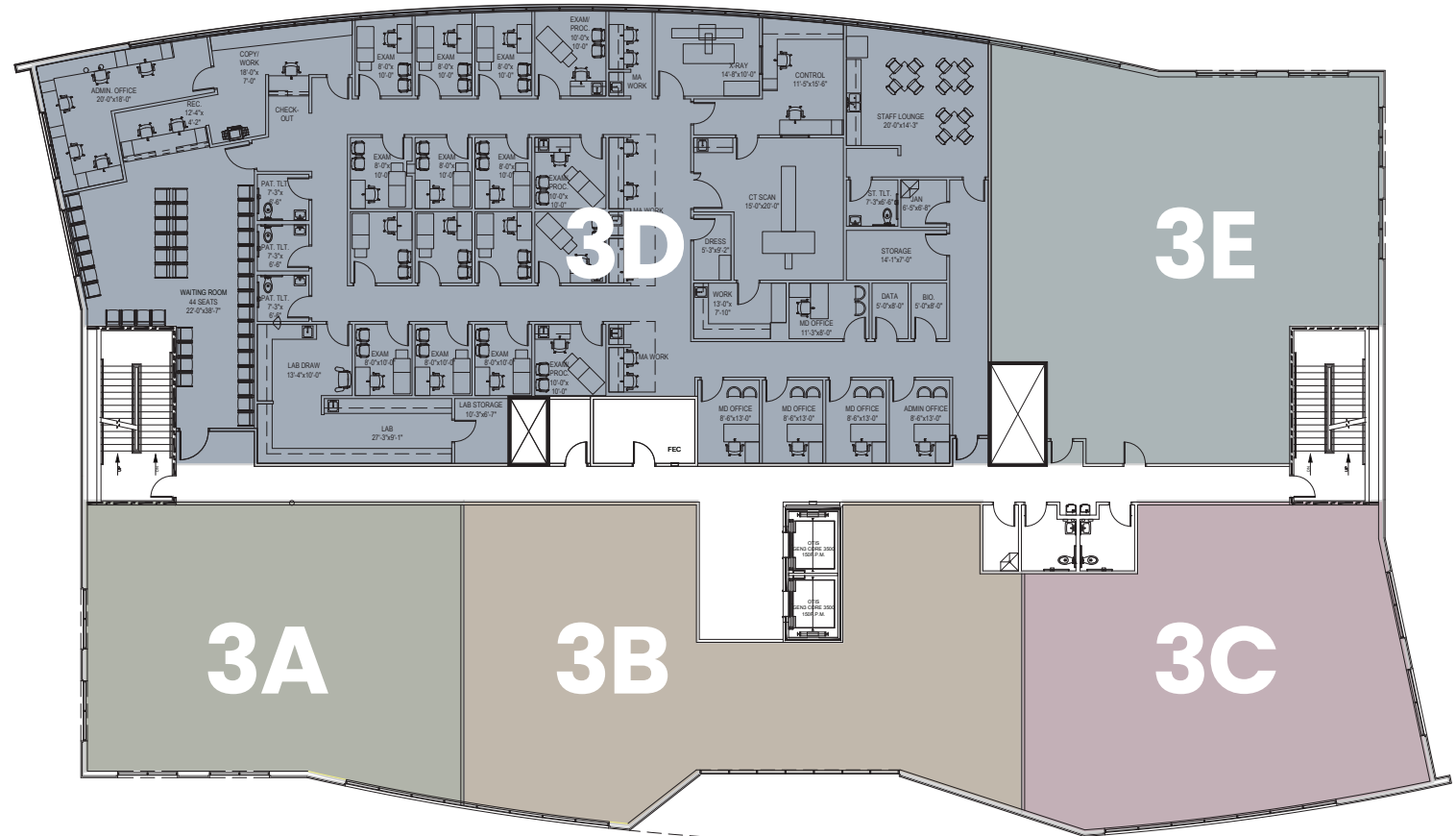
~2,044 USF
Lease Space

~2,728 **USF**
Lease Space

~2,171 USF
Lease Space

~7,734 **USF**
Lease Space with
Sample Suite Layout

~2,695 USF
Lease Space



Useable Area: 18,541 USF
Total Common Area: 1,169 SF

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Flexible Medical Office Opportunities from ~2,000 to ~60,000 SF

Fourth Floor Layout for four partial-floor tenants



Suite 4A-B
~11,286 USF
Lease Space with
Sample Suite Layout



Suite 4C
~1,781 USF
Lease Space

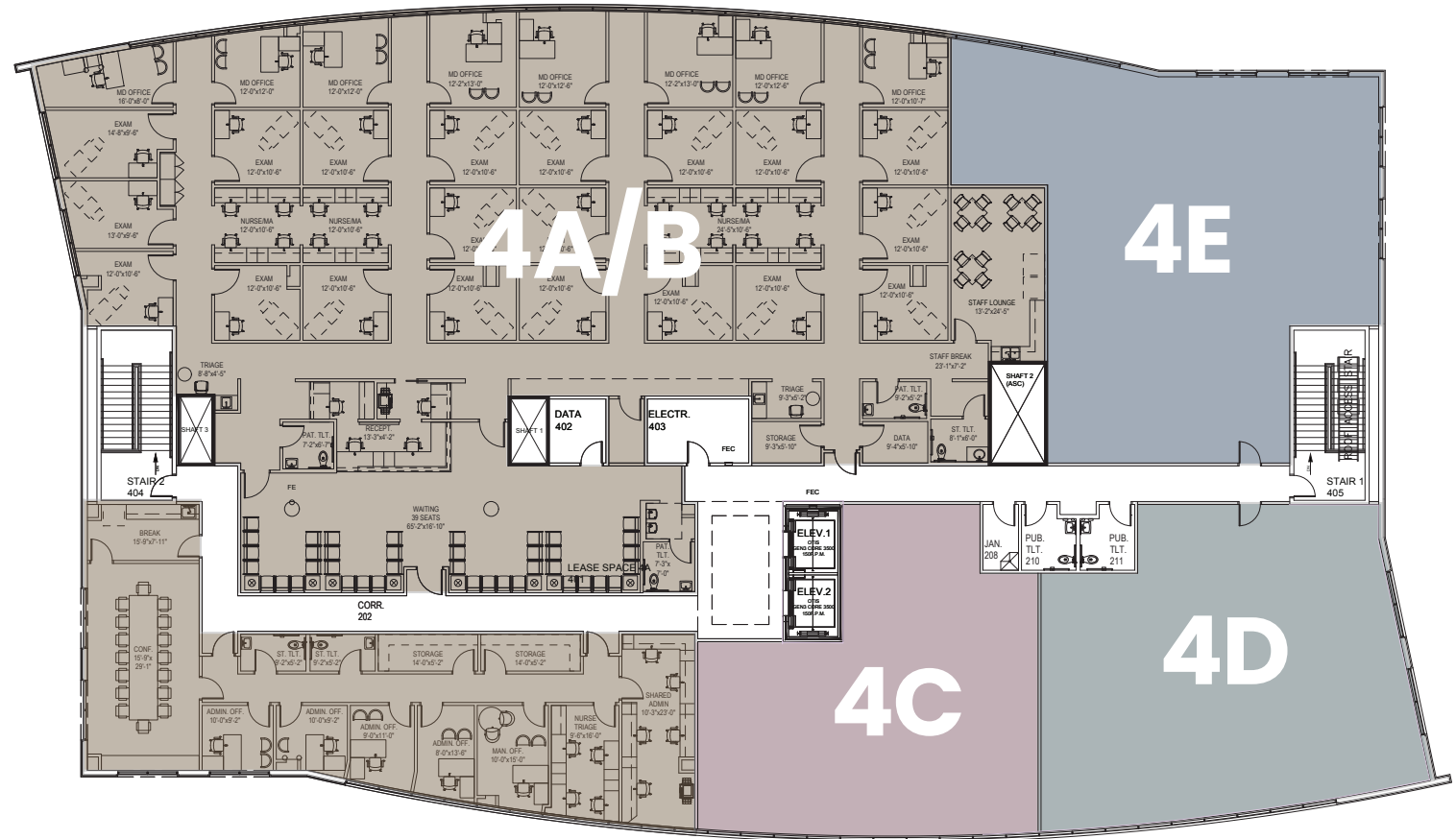


Suite 4D
~2,106 USF
Lease Space



Suite 4E
~2,618 USF
Lease Space

Useable Area: 18,975 USF
Total Common Area: 1,184 SF



Now Pre-Leasing

BUILD-TO-SUIT MEDICAL OFFICE OPPORTUNITIES

CONTACT

THE NAI CHASE COMMERCIAL LEASING TEAM

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PROJECT TEAM

Developer



MARCEL

Capital Advisor



General Contractor



Architectural Partner

DSC ARCHITECTS

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