

10 INVERNESS

10 Inverness Center Parkway
Hoover, AL 35242



QUIET, NATURAL SETTING JUST MINUTES FROM
BIRMINGHAM'S MAIN RETAIL CORRIDOR

UP TO ±16,064 SF AVAILABLE

LEASE RATE: \$22.50 PSF



**FOR LEASE
OFFICE SPACE**

PROPERTY FEATURES

NOTEWORTHY FEATURES

- On-site property management
- No occupational taxes
- Located along Hwy 280
- Access to Inverness Greenway walking trail
- 5 minutes to I-459
- Full-height windowed offices



±136,921 SF
TOTAL BUILDING SIZE

4.5 / 1,000 SF
PARKING SPACES
(FREE SURFACE
PARKING)

Within a 10 Minute Drive Time:



±330 Food & Beverage Places



3,466 Total Businesses



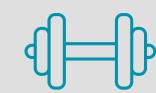
39,814 VPD (Hwy 280)



4 Minute Drive to Inverness Country Club



6 Minute Drive to Publix Super Market



6 Minute Drive to Life Time Fitness

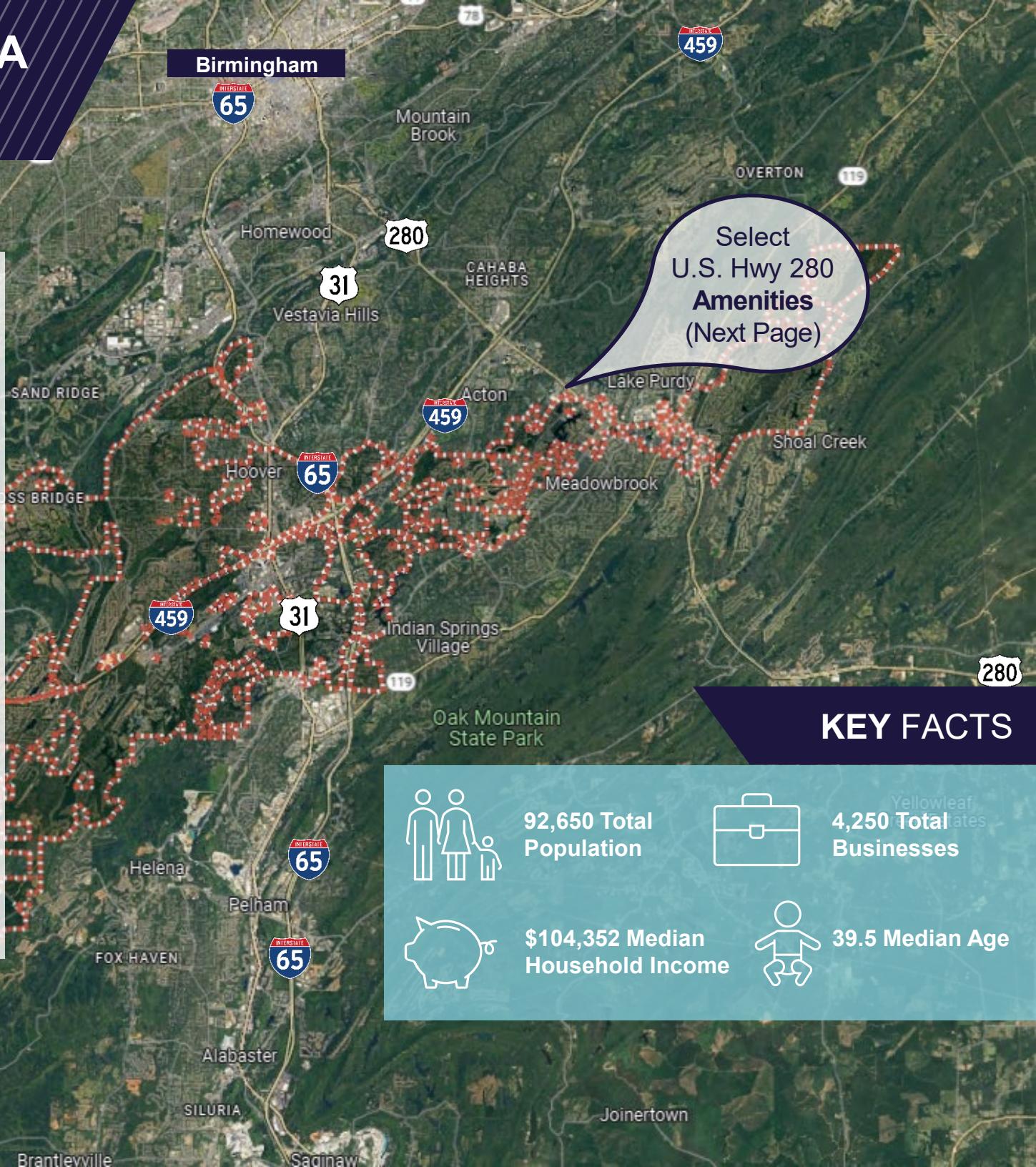
Source: Esri

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

HOOVER, ALABAMA AT A GLANCE

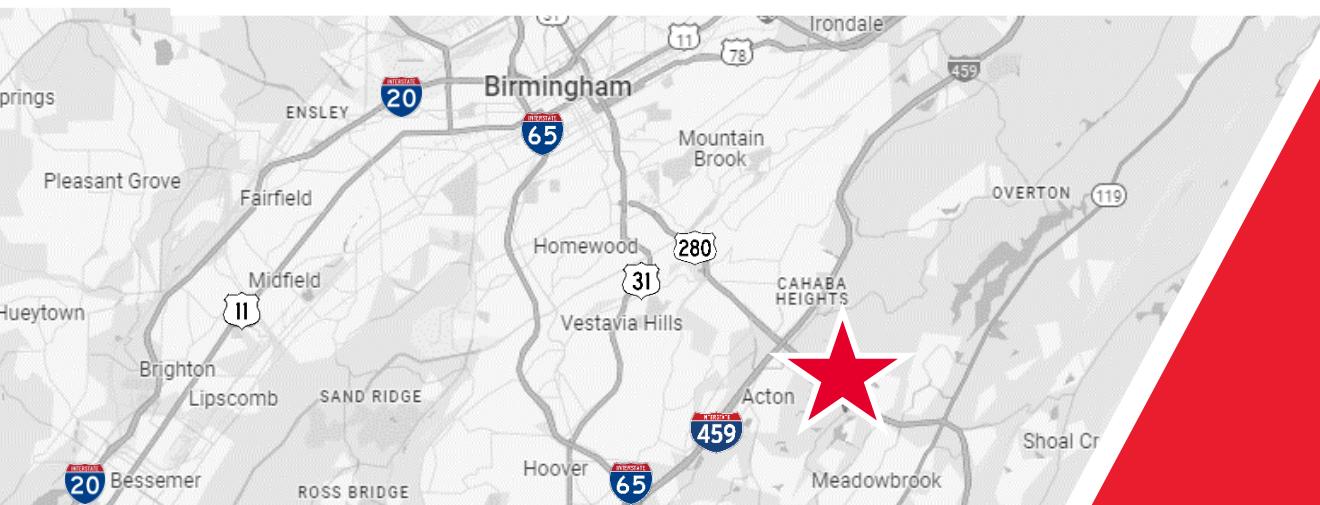
Birmingham



SELECT AREA AMENITIES



PROPERTY AERIAL MAP



For more information, please contact:

BRAD JONES, CCIM
Executive Vice President | Partner
+1 205 314 5520
bjones@egsinc.com

NICK VOGEL
Leasing & Brokerage
+1 205 314 5552
nvogel@egsinc.com

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com