

# Inverness Center North

450,000 Sq Ft

**Class A** Office Park

Birmingham, **Alabama**

**WORK. LIVE. PLAY.**

**NAI Chase Commercial**

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# PROPERTY Overview Inverness Center North



**For Lease**  
Class A Office Space

**44**

## Welcome to 44 Inverness Center North Highlights

- 23,500 Sq Ft up to a Full Floor
- Security Access Controls
- Abundant Surface Parking
- Highly Coveted Location in the Highway 280 Corridor
- Convenient to Shopping and Restaurants

Welcome to 44 Inverness Center North, a 149,996 SF Class A midrise office building, located in an award-winning suburban office park and defining landmark. One of the most recognized addresses in Hoover, Inverness Center Master Planned Urban Development ("PUD"), is in the heart of the I-459 & US Hwy. 280 market in Birmingham. It is located less than 20 minutes from Downtown, Airport, and Hoover City Hall.

The property offers a lush natural setting with views of Memorial Lake, creating a unique office environment, offering outdoor seating, and walking trails which provide a vibrant new look like no other.

- Open lobby concept with abundance of natural light and views of Memorial Lake
- Class A professional finishes pairing natural finishes with modern structural elements
- Relaxed furnishings providing meeting areas in lively community spaces
- Updated restrooms with fresh new contemporary finishes
- Elevator cabs retrofitted with new finish scheme

Improvements include fully updated interiors with relaxing professional finishes pairing natural elements with crisp structural elements. Excellent property amenities include conference/board rooms, training facility, outdoor meeting space, and walking/running trails, providing a thriving business location with some of the most well know regional companies.



**40 42**

## Buildings 40 + 42 Highlights

- Common Areas Currently Under Renovation
- Available: Full floors or the Entire Building from 1,500 SF - 148,877 SF
- Highly Coveted Location in the Highway 280 Corridor
- Convenient to Shopping and Restaurants
- Abundant Surface Parking

- Superior access for tenants and no occupational taxes that tenants in other parks pay
- A unique natural lake setting positioned close to a rich amenity base and a skilled workforce
- Efficient buildings with 23,500 square foot floor plans providing significant planning flexibility and ability to design daylight space environments with lake views for large tenants
- A park redesigned with community, health, and wellness in mind for the exercise enthusiast
- The property is positioned to offer lower occupancy cost when compared to its tenants in the competitive set



40 42 44

# PROPERTY Location Inverness Center North

## Area Amenities



459  
THE SUMMIT

belk BED BATH & BEYOND  
kate spade NEW YORK  
Cocoa Factory Panera BREAD  
SEPHORA  
ORVIS AMC THEATRES  
Apple BARNES & NOBLE  
POTTERY BARN  
Mountain High OUTFITTERS

MARRIOTT  
H GRANDVIEW MEDICAL CENTER

Super TARGET DICK'S SPORTING GOODS  
BUFFALO WILD WINGS Holiday Inn BEST BUY  
CARRABBA'S ITALIAN GRILL Staples

DUNKIN' DONUTS WENDY'S PANDA EXPRESS CHINA KITCHEN

LONGHORN STEAKHOUSE TJ-MAXX Michaels  
PETS MART Party City  
CHIPOTLE MEXICAN THE HOME DEPOT LOWE'S Walmart

Starbucks Walgreens Planet Fitness  
mellow MUSHROOM KOHL'S  
THE FRESH MARKET CVS pharmacy MILO'S Dreamland BAR-B-QUE

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# ABOUT the Area Inverness Center North

## Hoover – Progressive for Business

### Hoover is a Progressive Area for Business

The Hoover Metro and surrounding region ranked in the top 10 for housing affordability out of the 50 metros as reported in Glassdoor. According to Forbes, Hoover ranks No. 1 among “cities where your salary stretches the furthest.” The following are rankings that demonstrate why Hoover is a great place to call “home.”

### Hoover is Affordable

Hoover’s cost of living is lower than other Southeast major metropolitan markets, and 87% below the national average. ZILLOW ranks Hoover Metro area among the TOP 10 AFFORDABLE MARKETS for renters in the US 24/7 WALL STREET ranked Hoover among the 20 MOST LIVABLE CITIES IN THE US.

### Hoover is relevant for Today’s Market

Hoover is well positioned for economic diversification and growth. It’s the “Big Small Town” that welcomes new neighbors to a community where everyone has a place. Business Facilities ranked Birmingham-Hoover Metro #3 Mid-size Metro for Economic Growth Potential. SMART ASSET ranks the Hoover Metro area in the TOP 10 CITIES for New college grads.

glassdoor

**Top 10**

Housing affordability

Forbes

**#1**

City where your salary stretches the furthest

Zillow

**Top 10**

Affordable markets for renters

24/7 WALL STREET

**Top 20**

Most livable cities

BUSINESS FACILITIES

**#3**

Mid-sized metro for economic growth

smartasset

**Top 10**

Cities for new college graduates



In 2020, Nich.com ranked Hoover among the best in the United States and Alabama in the following categories:

**Top 2%**  
Best Places to live in America

**Top 3%**  
Best Public Schools in America

**30%**  
Most Diverse Places to Live in America

**Top 20%**  
Best Places for Young Professionals in America

**Top 5**  
Places to Live in Alabama



\$287,063  
Median Home Value



\$86,481  
Median Household Income



\$186,899  
Median Net Worth



\$46,361  
Per Capita Income



38.5  
Median Age



91,166  
Daytime Population



3,589  
Businesses

## Hoover – Diverse in Population

Hoover has emerged as a major cluster for information technology companies in Alabama. Four out of the top five software development companies in the Birmingham-Hoover Region call the city home.



The 35242 Zip Code of Hoover along the Highway 280 Corridor is the top zip code for tech workers to live in the region.



Our city is also home to the federally funded National Computer Forensics Institute- the nation's leading training center for cyber and electronic crime forensics.



A cutting edge high school cyber academy at RC3 is providing a pipeline for future workers and Jefferson State Community College has a reinvigorated I.T. fast track program.



Hoover is the second largest city in the 1.1-million person Birmingham-Hoover Metro Area. In just over 50 years, Hoover has become the sixth largest city in Alabama with over 92,000 persons and it continues to grow.



Today some of Hoover’s largest employers are hometown innovation success stories such as McLeod Software, BioHorizons, and BioCryst.



Hoover is home to a variety of companies that have technology and science at the core of their operations. Large companies such as Regions Bank, Blue Cross Blue Shield of Alabama, and AT&T have major facilities in the city.





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