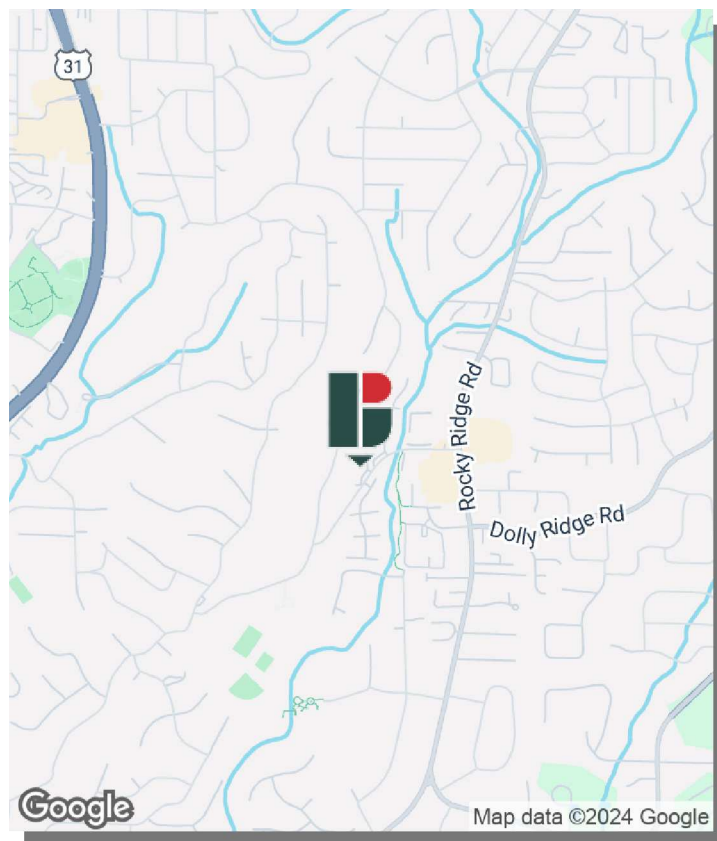




3280, 3284 & 3288 MORGAN DRIVE
VESTAVIA HILLS, AL 35216

PROPERTY FEATURES

- Three professional office buildings in suburban office park
- Highly desirable residential and commercial area
- Three blocks from Rocky Ridge Road with easy access to
- Highway 280, Highway 31, and Interstate 459
- Ideal for professional services, accounting, engineering, or
- legal office
- On-site parking



LEASE RATE:
\$18.50 SF/yr (Modified Gross)

Grace Sommi
205.313.4350
grace@jhberr.com



PROPERTY DESCRIPTION

Office suites available for lease, ideal for professional services such as accounting, legal, engineering, etc.

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (MG)
Available SF:	1,994 - 2,093 SF
Building Size:	4,285 SF

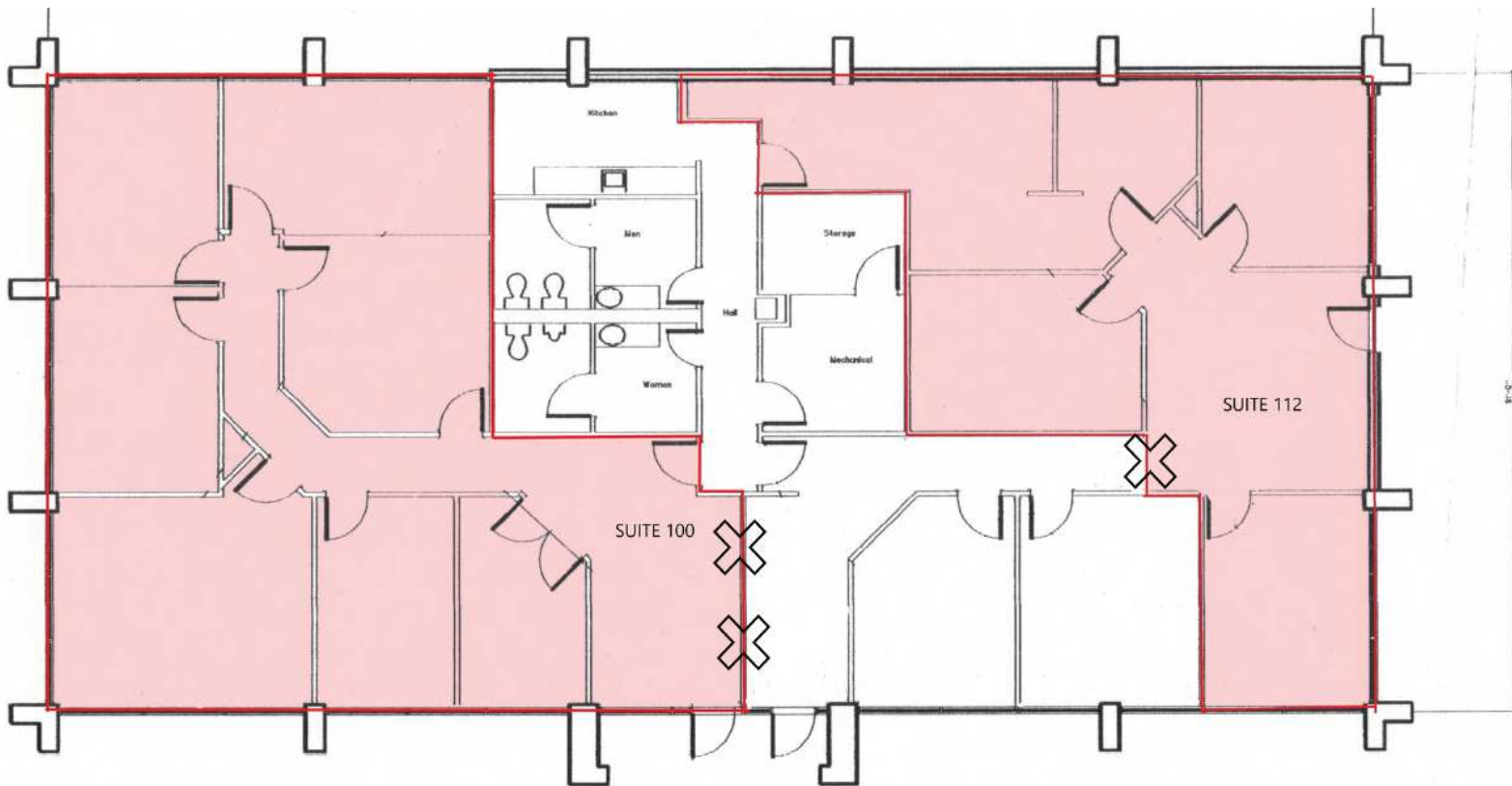
SPACES	LEASE RATE	SPACE SIZE
Suite 108	\$18.50 SF/yr	1,994 SF
Suite 100	\$18.50 SF/yr	2,093 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,511	23,160	66,308
Total Population	6,061	55,986	158,291
Average HH Income	\$105,113	\$93,878	\$91,102

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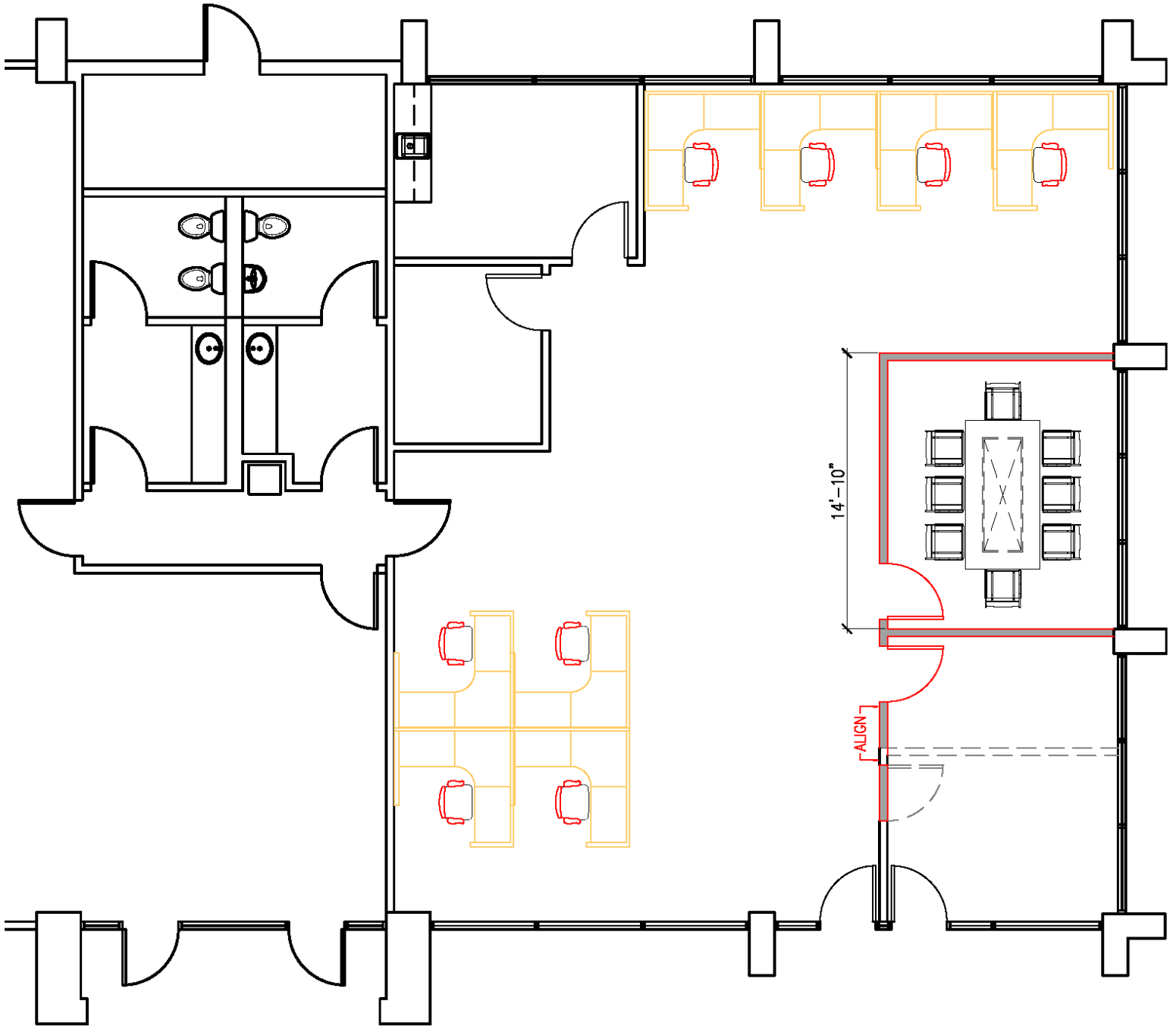


Suite 100: +/- 2,093 SF

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Suite 108: +/- 1,944 SF

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