

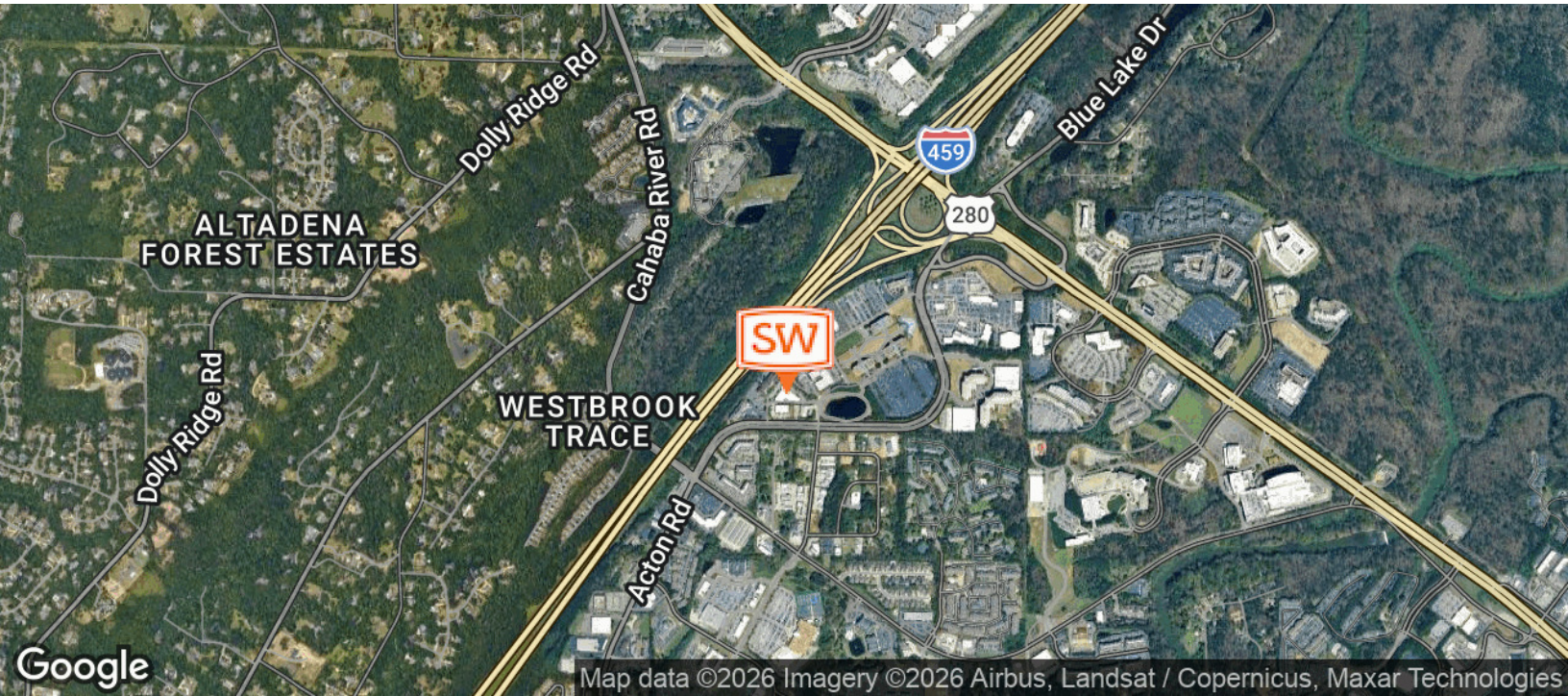
FOR SALE OR LEASE

4100 Colonnade Parkway

Birmingham, AL 35243



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$3,400,000
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	22,937
Minimum Contiguous:	3,600 SF
Lot Size:	±1.77 AC

PROPERTY HIGHLIGHTS

- Prime location with immediate access to I-459 and Highway 280
- Flex/office space ideal for a variety of users, such as HVAC, plumbing/electrical contractors, or conditioned production space
- Property consists of high-end office space with conditioned warehouse/production space
- Multiple configurations available
- Ample parking with multiple loading options

SETH BERRY, SIOR **BLAKE SCHAFFER**

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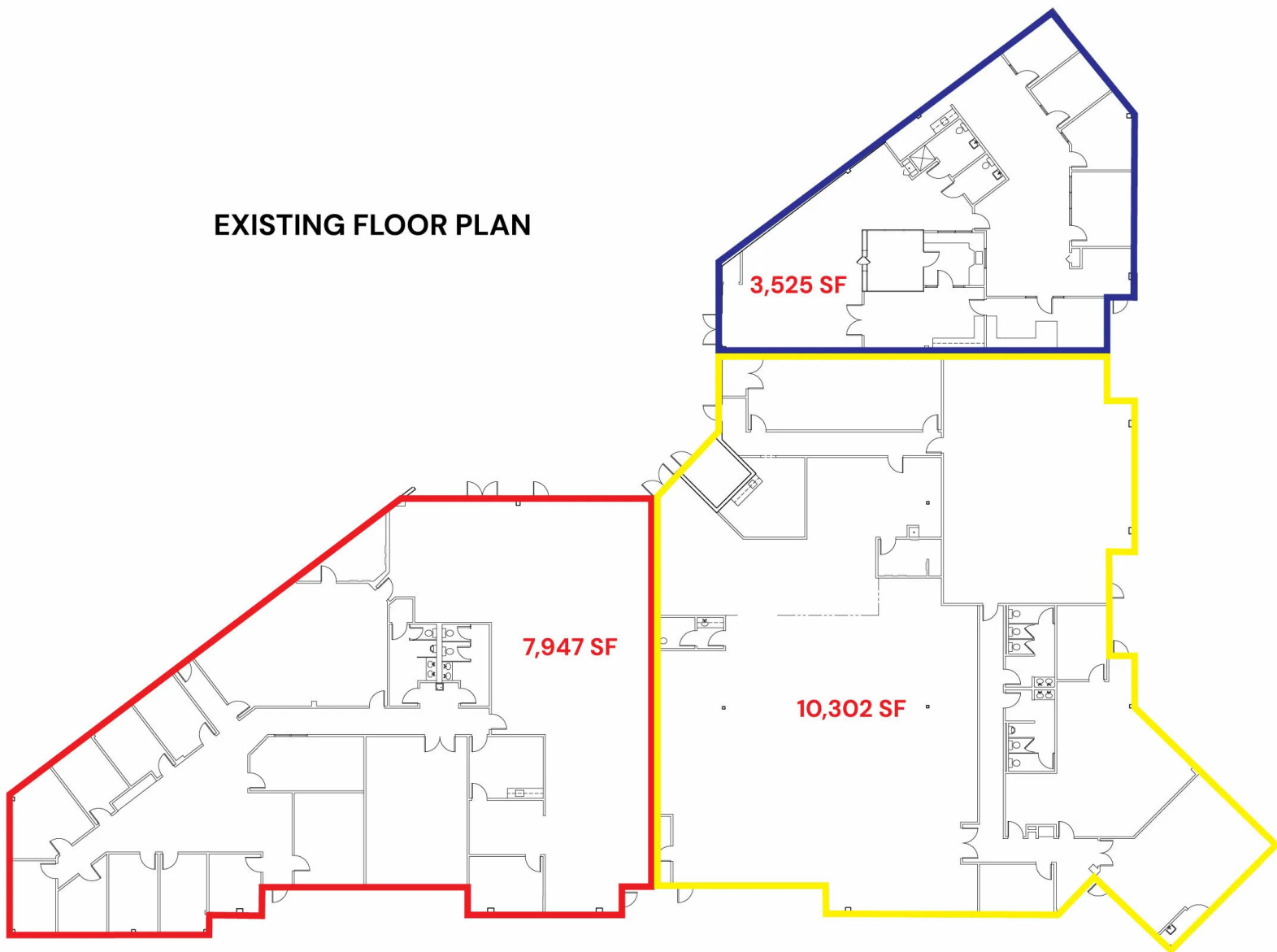
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EXISTING FLOOR PLAN



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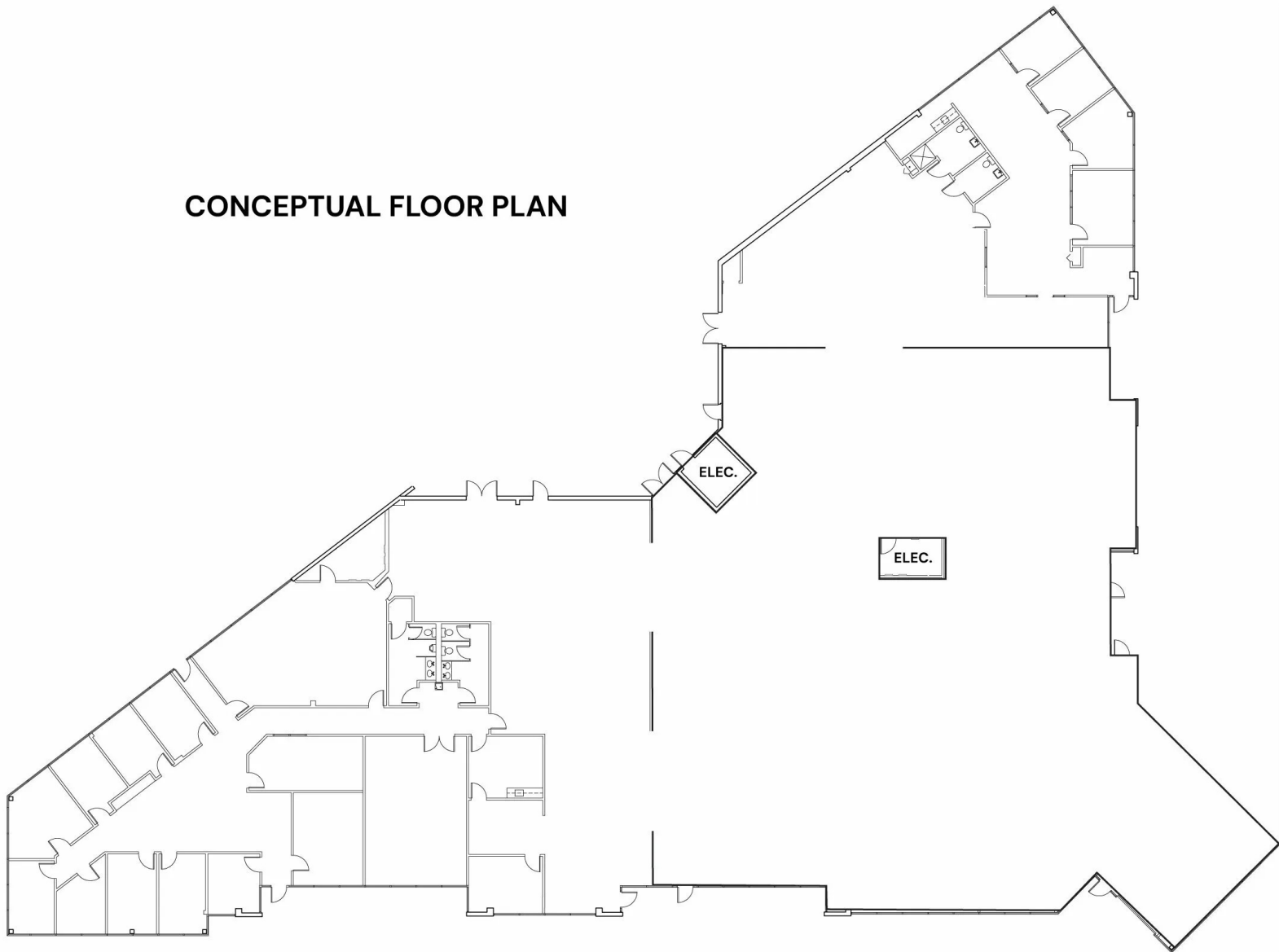
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CONCEPTUAL FLOOR PLAN



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