

Colliers



Meadow Brook 2500

2500 Corporate Drive
Hoover, AL 35242

For Sale



John Hennessy, SIOR
Partner, Director of Office Services
+1 205 949 5982
john.hennessy@colliers.com



The Opportunity

We are pleased to present the opportunity to acquire Meadow Brook 2500, an institutional-quality, headquarters-class office building located within the premier Meadow Brook Corporate Park at 2500 Corporate Drive in Hoover, Alabama. The property consists of a highly efficient two-story, 98,216 SF office building situated on 12.28 acres in one of Birmingham's most established suburban office campuses, just minutes from Highway 280.

The City of Hoover has identified Meadow Brook Corporate Park as the future "Innovation District" and "Tech Village," an initiative focused on attracting high-growth technology and innovation-driven employers to the corridor - positioning Meadow Brook 2500 as a compelling option for both owner-users and investors seeking long-term upside.

Meadow Brook 2500 offers exceptional access to the region's strongest amenity base and major transportation routes including Highway 280, Highway 119, and I-459, making it an ideal headquarters location to serve the Birmingham MSA. The building was designed by Gresham Smith and constructed by Brasfield & Gorrie in 1999, and served as the regional headquarters for DST Health Solutions until 2025.

Purposefully designed for high-density users, the property features 652 on-site parking spaces - one of the highest parking ratios in the City of Hoover at 6.6 spaces per 1,000 SF - along with multiple ingress/egress points and efficient floorplates. Professionally managed at an institutional level since completion, Meadow Brook 2500 represents a rare opportunity to acquire a headquarters-class asset at a basis well below replacement cost, offering an exceptional value proposition for growth-oriented users and repositioning strategies alike.

Property Overview



Address 2500 Corporate Drive
Hoover, AL 35242

Municipality City of Hoover

Year Built / Renovated 1999 / 2016

HVAC System Replaced in 2021

Roof Replaced in 2021

Building Size ±98,216 SF

Zoning PO (Planned Office)

Parking 6.6 spaces per 1,000 SF
(652 spaces)

Acreage 12.28 Acres

Asking Price: \$5,892,960



Key Considerations

- **Institutional-Quality Headquarters Opportunity** – Meadow Brook 2500 is a premier Class-A headquarters office asset offering strong corporate identity, visibility, and direct access within Birmingham's highly sought-after Highway 280 corridor.
- **Innovation District Initiative (City-Backed + Tech280 Ecosystem)** – The City of Hoover has formally identified Meadow Brook Corporate Park as part of its future innovation-focused development strategy, benefiting from the broader Tech280 ecosystem, which positions the Highway 280 corridor as Alabama's innovation highway and supports long-term tenant demand and corporate relocation momentum.
- **Recent Major Capital Upgrades** – Core building systems have been updated, with the roof and HVAC systems replaced within the last five years, significantly reducing near-term capital exposure.
- **Amenity-Rich Environment** – The asset is surrounded by Birmingham's most active lifestyle retail destinations, offering over 1 million SF of nearby retail and dining within approximately one mile, including The Village at Lee Branch, Brook Highland Plaza, Tattersall Park, Inverness Corners, and Inverness Plaza.
- **Below-Replacement Cost Basis** – Current construction costs indicate replacement of a comparable quality office asset would exceed \$275/SF, creating a compelling acquisition basis and long-term value proposition.
- **Workforce Cost Advantage** – Employees benefit from free parking and a favorable tax structure, as they are not subject to the 1% City of Birmingham occupational tax, providing a meaningful cost-of-employment advantage versus CBD alternatives.
- **High-Efficiency Design + Best-in-Class Parking** – Designed to support high-density office users with efficient floorplates, multiple ingress/egress points, and ~652 on-site parking spaces, equating to an exceptional ~6.6 spaces per 1,000 SF.

Building Features



652 on-site parking spaces (6.6 spaces per 1,000 SF) - one of the highest parking ratios in the Hwy 280 corridor



Highly efficient and flexible layout featuring open workspace, interior offices, and dedicated collaboration areas



Executive offices and conference/training rooms conveniently located on the first floor



Six (6) building access points, including two (2) primary lobby entrances, enhancing traffic flow and operational flexibility



Two-story, 98,216 SF headquarters-class office building with ~49,108 SF floor plates



Designed for single-tenant HQ use or multi-tenant repositioning flexibility



Restrooms on each floor with ample capacity to support high-density users



Excellent building signage and branding opportunities with strong campus identity



Scenic 13-acre lake with a 1.3-mile walking trail, providing a unique campus environment and premium employee amenity



Building Specifications

Floor Plates	49,108 SF
Tax Parcel ID	09 3 06 0 001 001.124
General Contractor	Brasfield & Gorrie
Architect	Gresham, Smith & Partners
Civil Engineer	Walter Schoel Engineering
Structural Engineer	Structural Design Group
Mechanical Contractor	Hardy Corporation
Roof (2021)	VersiWeld 60-mil TPO Roofing System
Structure	Concrete foundation with masonry and steel frame and brick exterior
Floor Load	80 PSF + 20 PSF partitions
Column Spacing	30'0"
Clear Height	<ul style="list-style-type: none">• Slab to deck: 13'8"• Below ceiling: 9'0"
Restrooms	One (1) set of men's and womens' restrooms on each floor



Building Specifications Cont'd

HVAC System (2021)

Four (4) Carrier Rooftop units:

- Two (2) 90-ton units serving the 2nd floor
- Two (2) 75-ton units serving the 1st floor

Elevator

One (1) Schindler Elevator, 3,000 lb capacity

Energy Management

Trane Energy Management System provided for scheduling heating, cooling, interior lights, and parking lot lights

Fire/Life Safety

Fully sprinklered, automatic wet-wipe and pre-action fire sprinkler systems, fire pump, fire alarm control panel, exit lights, emergency lights, strobe alarms, smoke detectors, pull stations, and portable fire extinguishers

Generator

One (1) Fire-life safety generator, 150 kW diesel

Utilities

- Electric: Alabama Power
- Water: Birmingham Water Works
- Sewer: Alabama Water Utilities
- Gas: N/A
- Fiber: AT&T

Interior Finishes

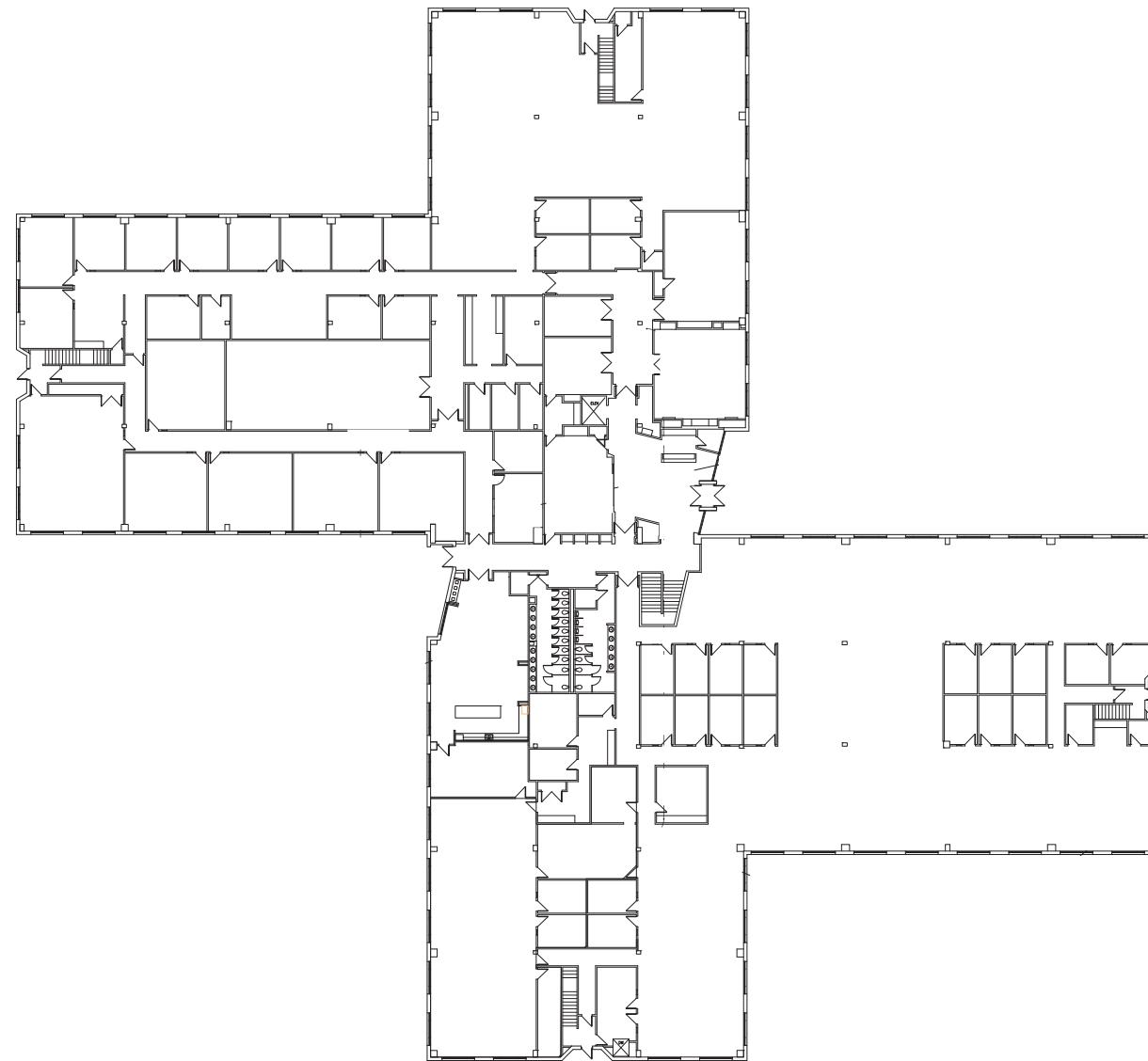
- Main Lobby: Porcelain tile foyer and open staircase leading to the second floor
- Ceiling: 2' x 2' Armstrong acoustical tile and sheetrock





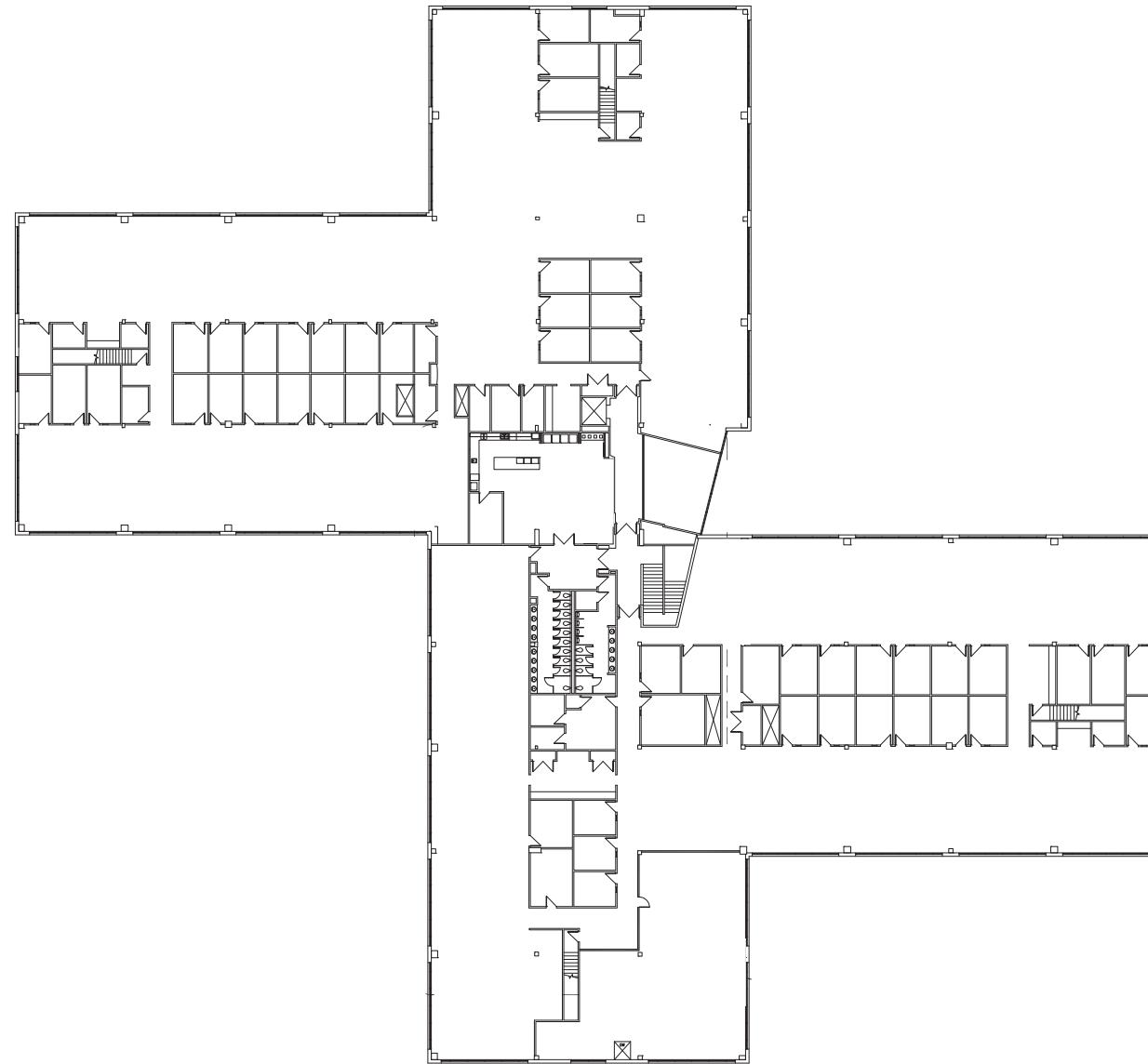
Floor Plans

FIRST FLOOR

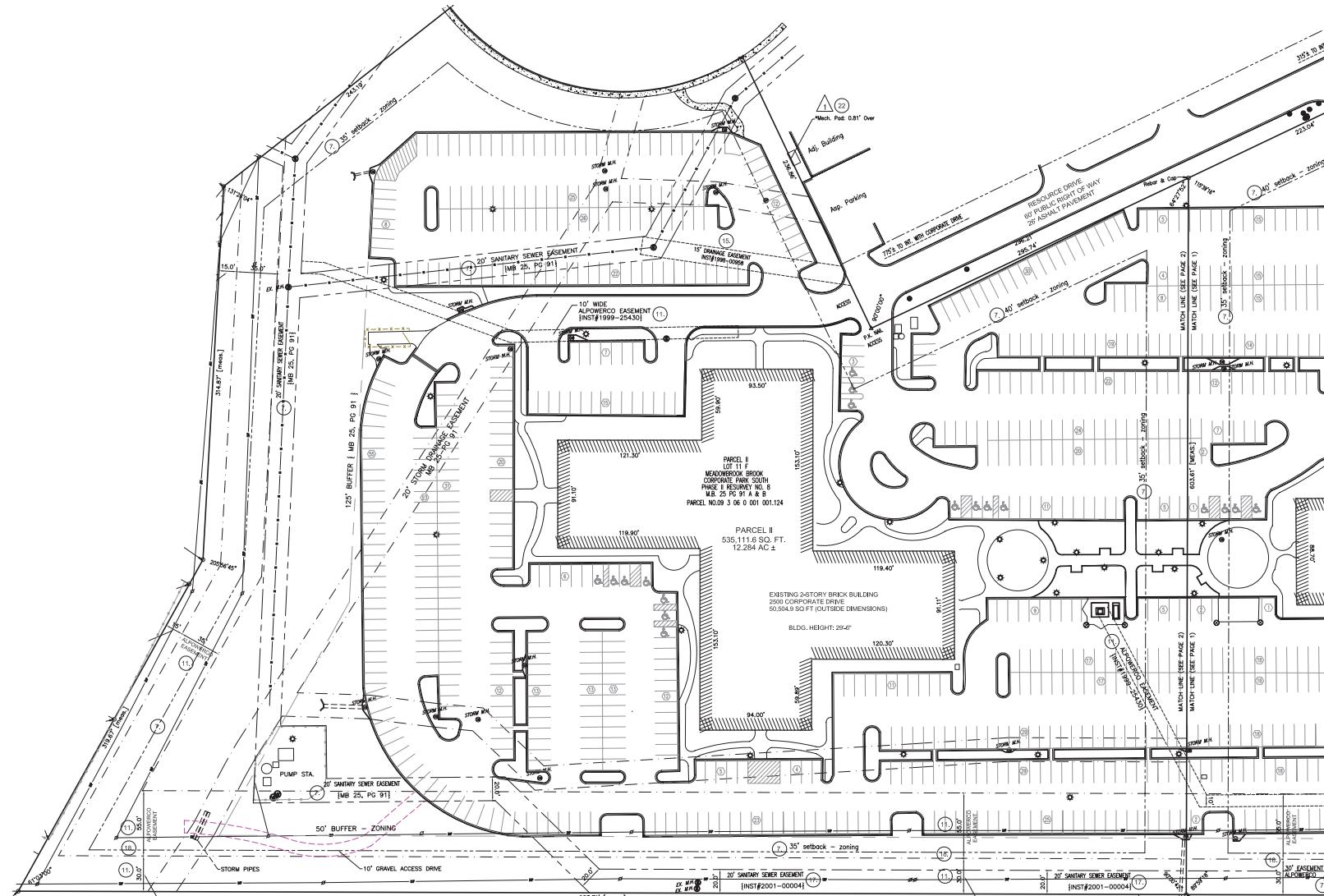


Floor Plans

SECOND FLOOR



Site Plan





Nearby Amenities

RESTAURANTS

- Bellini's Restaurante & Bar
- Hamburger Heaven
- Jim N Nick's BBQ
- Edgar's Bakery
- Taco Mama
- Bullet Coffee
- Tazikis
- STIX
- Big Bad Breakfast
- The Fish Market
- Dreamland BBQ
- First Watch
- NY Butcher Shoppe
- Newk's
- Dale's Southern
- Outback Steakhouse

BANKING

- Regions Bank
- BB&T
- Legacy Federal Credit Union
- Valley Bank
- PNC Bank
- Synovus Bank
- BBVA

HOTELS

- Marriott
- Best Western Plus
- Sonesta Simply Suites

CHILDCARE

- Primrose School

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880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855
colliers.com

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