

RIVERCHASE OFFICE BUILDING | FOR LEASE

2111 PARKWAY OFFICE CIRCLE | BIRMINGHAM, AL 35244

OFFICE LEASE RATE: \$18.50/SF
WAREHOUSE LEASE RATE: \$12.50/SF

Suite 100: 3,857 SF

Suite 125: 4,188 SF

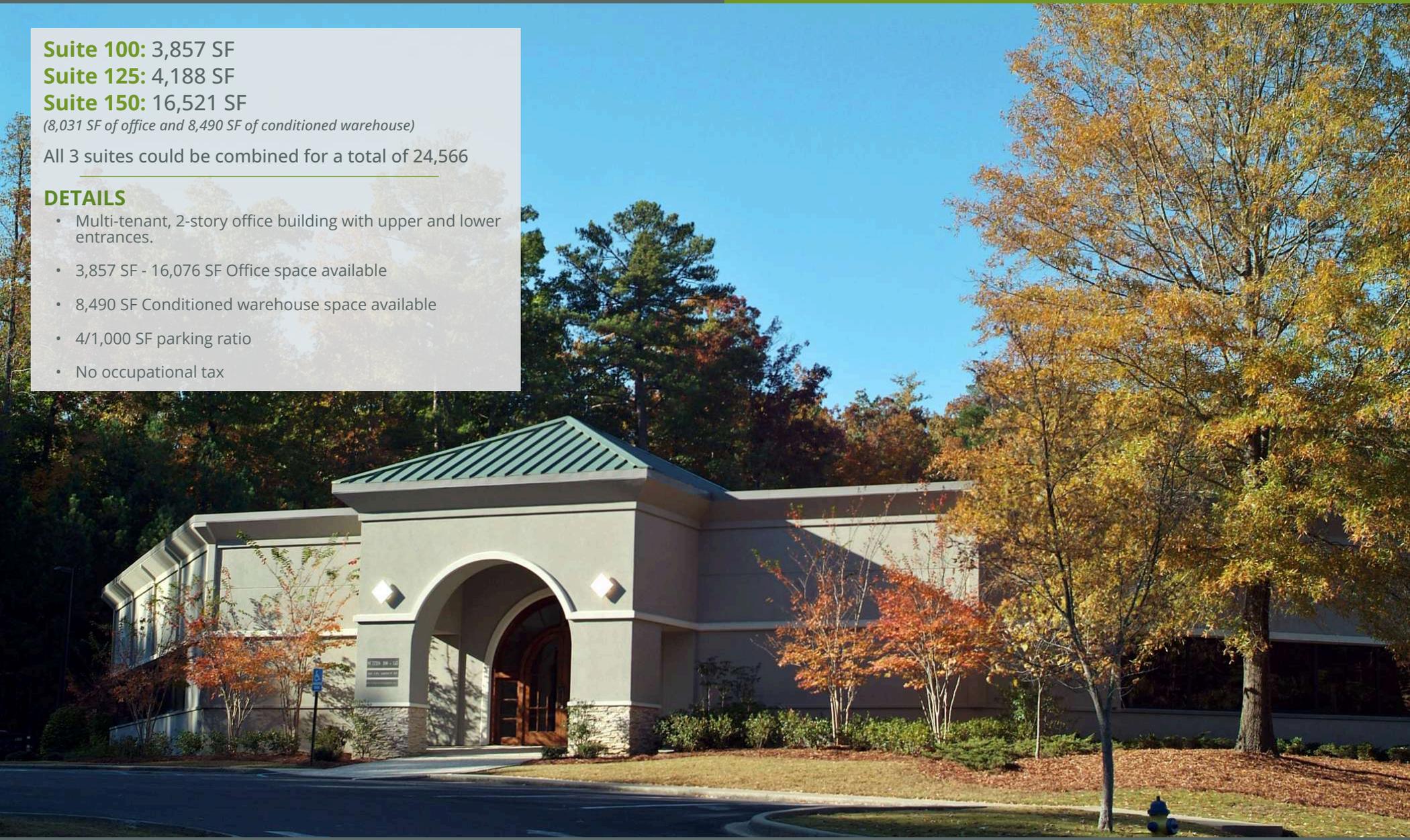
Suite 150: 16,521 SF

(8,031 SF of office and 8,490 SF of conditioned warehouse)

All 3 suites could be combined for a total of 24,566

DETAILS

- Multi-tenant, 2-story office building with upper and lower entrances.
- 3,857 SF - 16,076 SF Office space available
- 8,490 SF Conditioned warehouse space available
- 4/1,000 SF parking ratio
- No occupational tax

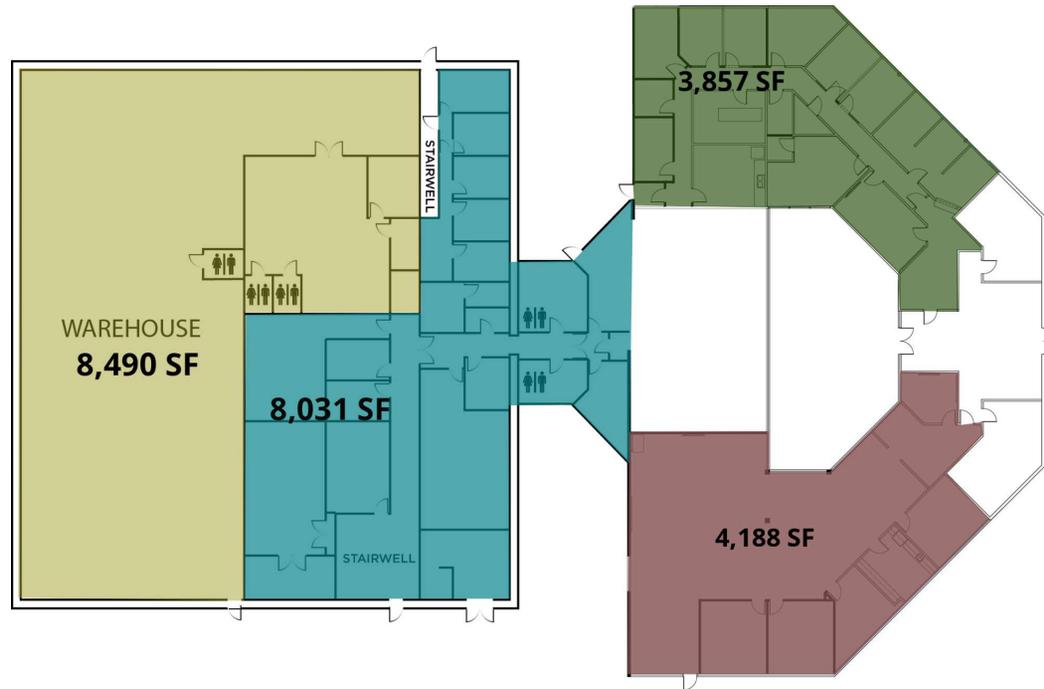


EXCLUSIVELY OFFERED BY
MATT GILCHRIST, SIOR
mattg@grahamcompany.com

SAM CARROLL, SIOR
samc@grahamcompany.com

Information deemed reliable but not guaranteed

GrahamCompany.com | **205-871-7100**



LEASE INFORMATION

LEASE TYPE: Full Service
TOTAL OFFICE SPACE: 3,857 - 8,031 SF

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	3,857 SF	Full Service	\$18.50 SF/yr	-
Suite 125	4,188 SF	Full Service	\$18.50 SF/yr	-
Suite 150	8,031 SF	Full Service	\$18.50 SF/yr	Can be leased with conditioned warehouse for a total of 16,521 SF
Conditioned Warehouse	8,490 SF	Full Service	\$12.50 SF/yr	Can be leased with Ste. 150 for a total SF of 16,521 SF