

For Lease Class A Office Space

40 Inverness Center Drive | Birmingham, AL 35242

1,000 SF - 22,500 SF
(FULL FLOOR)

Property Highlights

- Perfect for Class A Office and Medical Users.
- Award-winning Suburban Office Park.
- Perfect for Medica/Class A Office.
- 1,000 SF up to 22,500 SF (Full Floor).
- Build to Suit Suites.
- Competitive Initial Offered Rate \$19.50 Full Service.
- Addition of Drive-up Driveway for Patient Drop-off and Pick-up.
- Full Gym/Wellness Center.
- Close Proximity to Hwy 280.
- Minutes from Grandview Hospital.
- Large Conference Facility on Ground Level.

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.
www.chasecommercial.com



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About the Building



Welcome to 40 Inverness Center North, a 148,877 SF suburban 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"), and in the heart of the I-459 & US Hwy. 280 market in Birmingham.

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 that appeals to an office user.

Thriving business location with some of the most well known regional companies. Amenity rich area with high end medical, retail, service retail, banking, day-care and restaurants.

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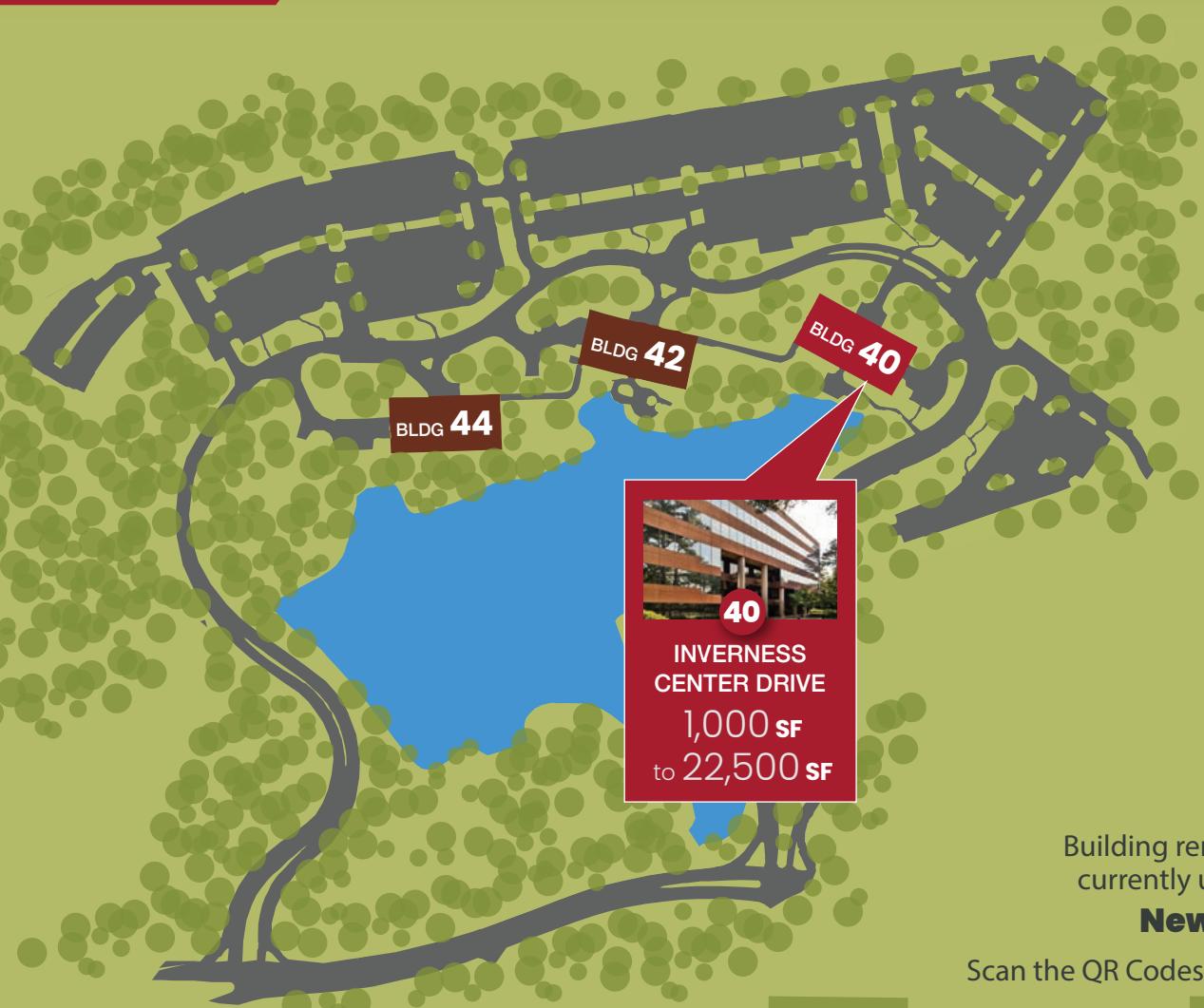
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Site Plan



More Information ►



Video Tour ►



Building renovations
currently underway

New Lobby

Scan the QR Codes for more:

40 Building Highlights

- 1,000 to 148,877 SF of Class A Office Space.
- Addition of Drive up Drive-way for Patient Drop off and Pick-up.
- Full Gym can be used for Physical Therapy.
- Highway 280 Corridor.
- Convenient to Shopping and Restaurants.
- Surface Parking.
- Parking Ratio: 3.5/1,000 SF.
- Large Conference Facility on Ground Floor.
- Conveniently Located to Highway 280 in an Award-winning Suburban Office Park.

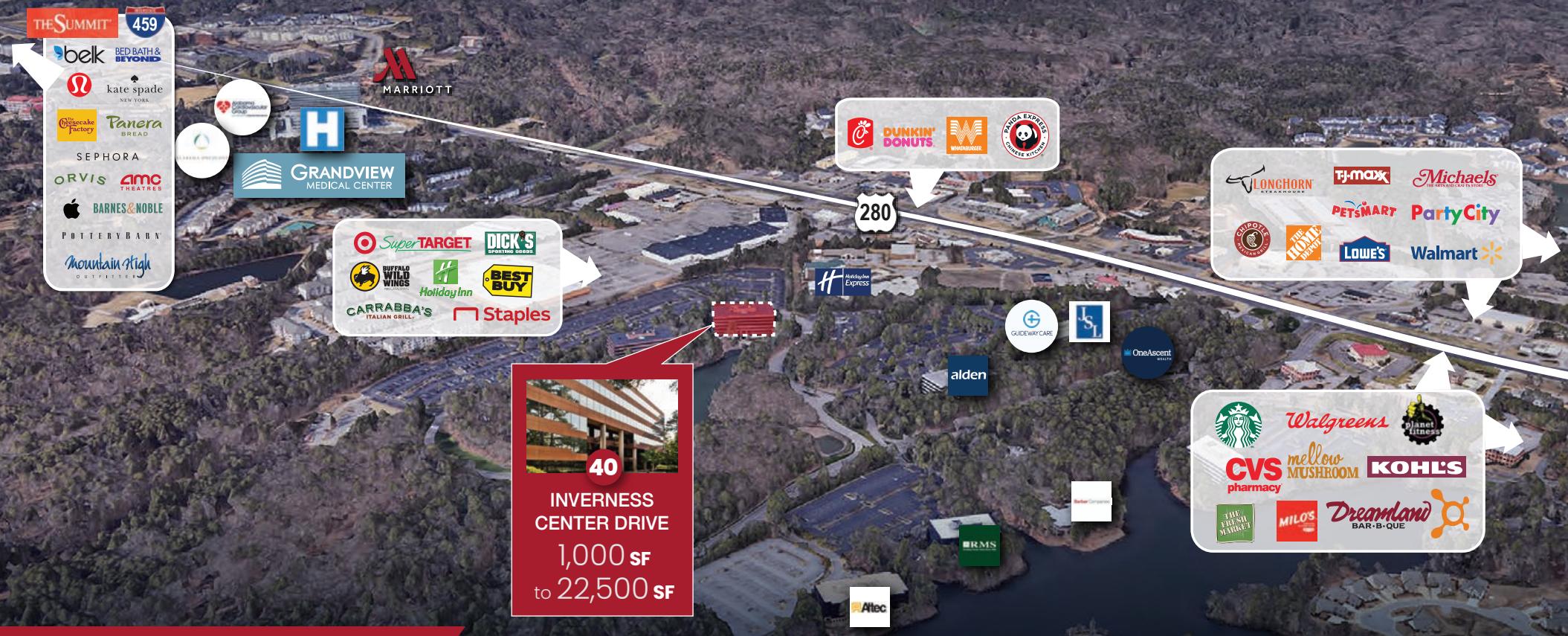


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Area Amenities



Area Demographics



\$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

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About Hoover



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

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.

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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 homegrown 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.

glassdoor

Top 10
Housing
affordability

Forbes

#1

City where your
salary stretches
the furthest

Zillow

Top 10
Affordable
markets for
renters

**24/7
WALL ST.**

Top 20
Most livable
cities

**BF
BUSINESS
FACILITIES**

#3

Mid-sized metro for
economic growth

smartasset

Top 10
Cities for
new college
graduates

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About NAI Chase Commercial

65 countries. 325+ local offices. 6,000+ local market leaders.
All working in unison to provide clients with exceptional solutions.

Personal. Global. Professional.

Leasing

Tenant Representation
Development Services
Market Analytics
Investment Sales
• Single-Asset Sales
• Portfolio Dispositions

Marketing

Consulting
Property Management
Receivership
Financial Reporting

Corporate Services

Lease Administration
Project Management
Portfolio Management
Transaction Management



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