FOR SALE / LEASE

Brook Highland Office/Retail

5235 Highway 280 Birmingham, AL 35242

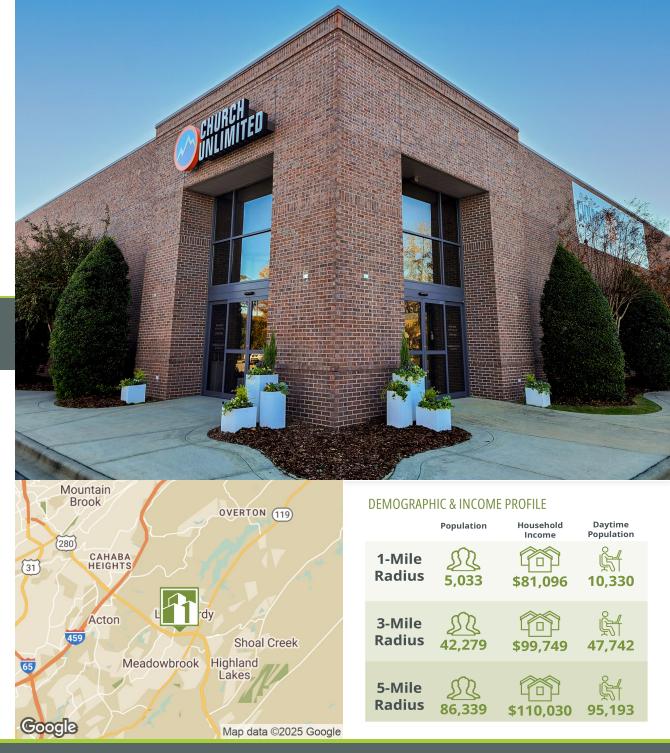
BUILDING SIZE 12,000 SF

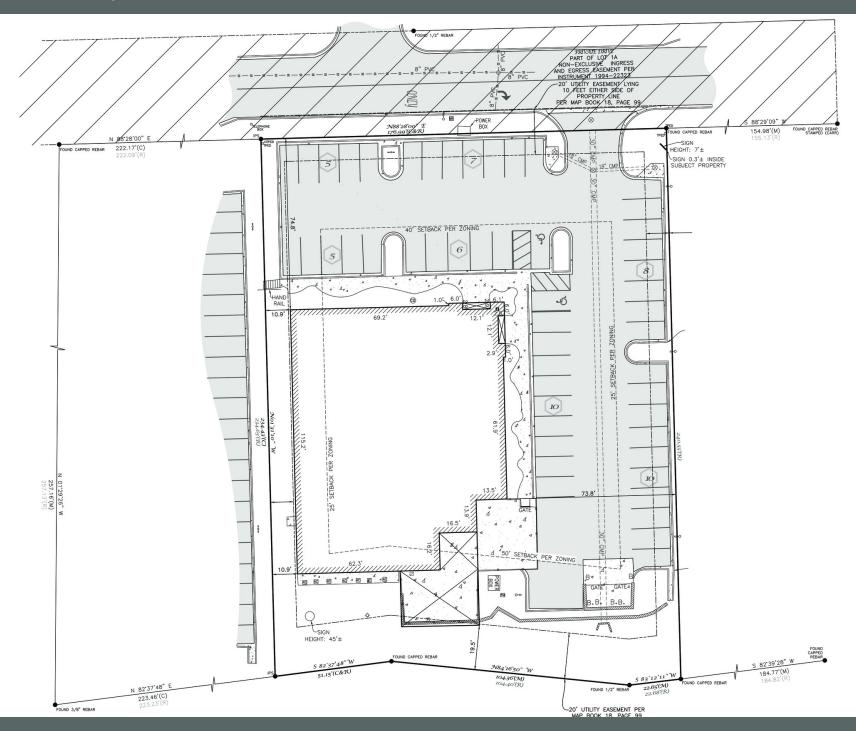
SITE SIZE 0.956 Acres

SALE PRICE: \$3,750,000 **LEASE RATE:** \$27.00 SF/ (NNN)

PROPERTY HIGHLIGHTS

- 12,000 SF Brick building built in 2000 on .96 acre lot
- Zoned C-2
- Retail or office use
- Building has large, open meeting areas as well as private offices, conference room, and break room/kitchen
- Elevated pole signage faces US Hwy. 280
- 51 parking spaces, including two handicap spaces
- Grade level loading door
- Outparcel within Brook Highland Plaza, a 549,466 SF regional power center anchored by Lowes, Best Buy, Ulta, Home Goods, Michaels and Petco. The property is across US Hwy. 280 from Meadow Brook Corporate Park, a Class A, 843,500 SF office park
- Over 82,000 VPD on US Hwy. 280





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