

RIVERCHASE OFFICE BUILDING | FOR SALE

2111 PARKWAY OFFICE CIRCLE | BIRMINGHAM, AL 35244

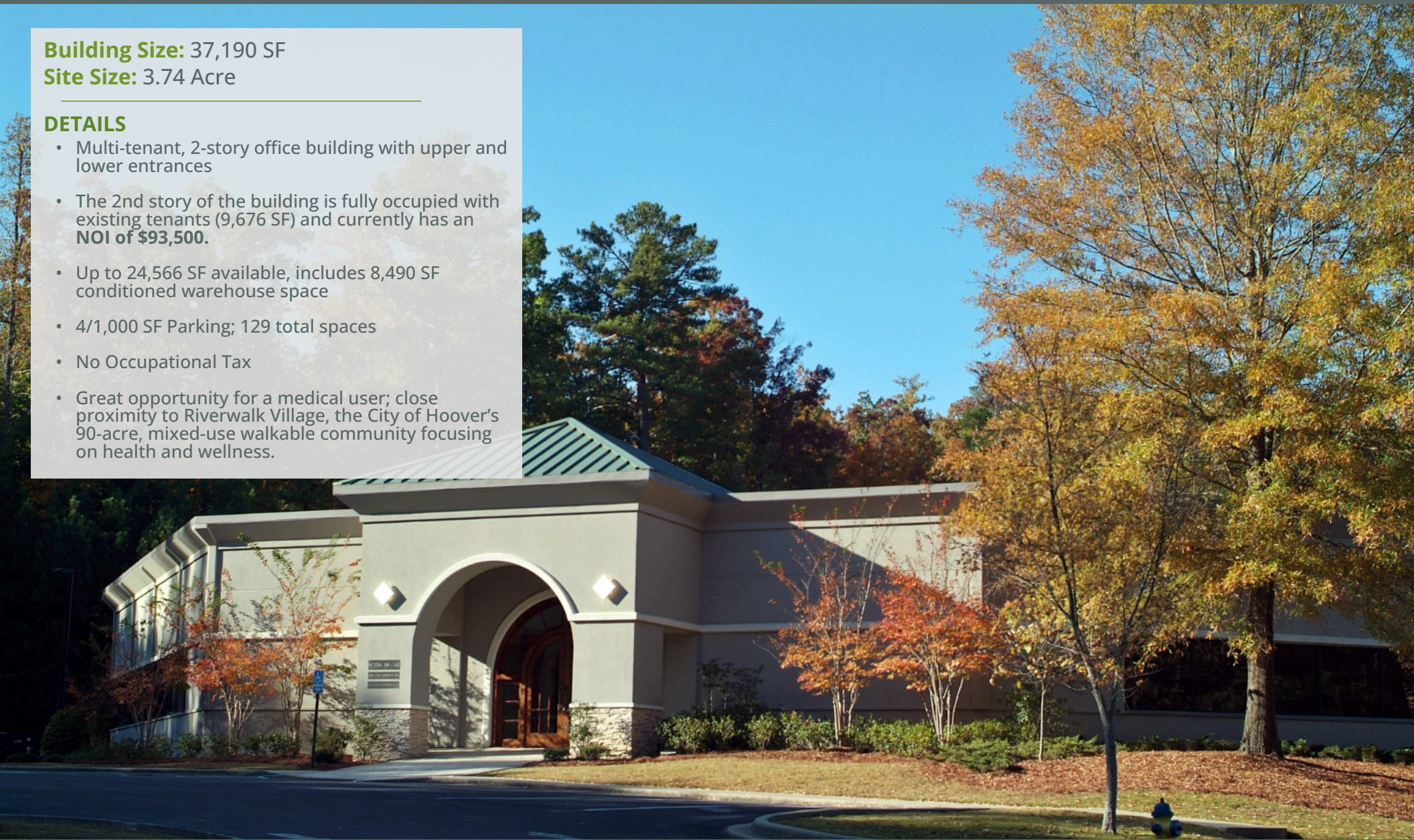
SALE PRICE: \$4,750,000

Building Size: 37,190 SF

Site Size: 3.74 Acre

DETAILS

- Multi-tenant, 2-story office building with upper and lower entrances
- The 2nd story of the building is fully occupied with existing tenants (9,676 SF) and currently has an **NOI of \$93,500**.
- Up to 24,566 SF available, includes 8,490 SF conditioned warehouse space
- 4/1,000 SF Parking; 129 total spaces
- No Occupational Tax
- Great opportunity for a medical user; close proximity to Riverwalk Village, the City of Hoover's 90-acre, mixed-use walkable community focusing on health and wellness.



EXCLUSIVELY OFFERED BY
MATT GILCHRIST, SIOR
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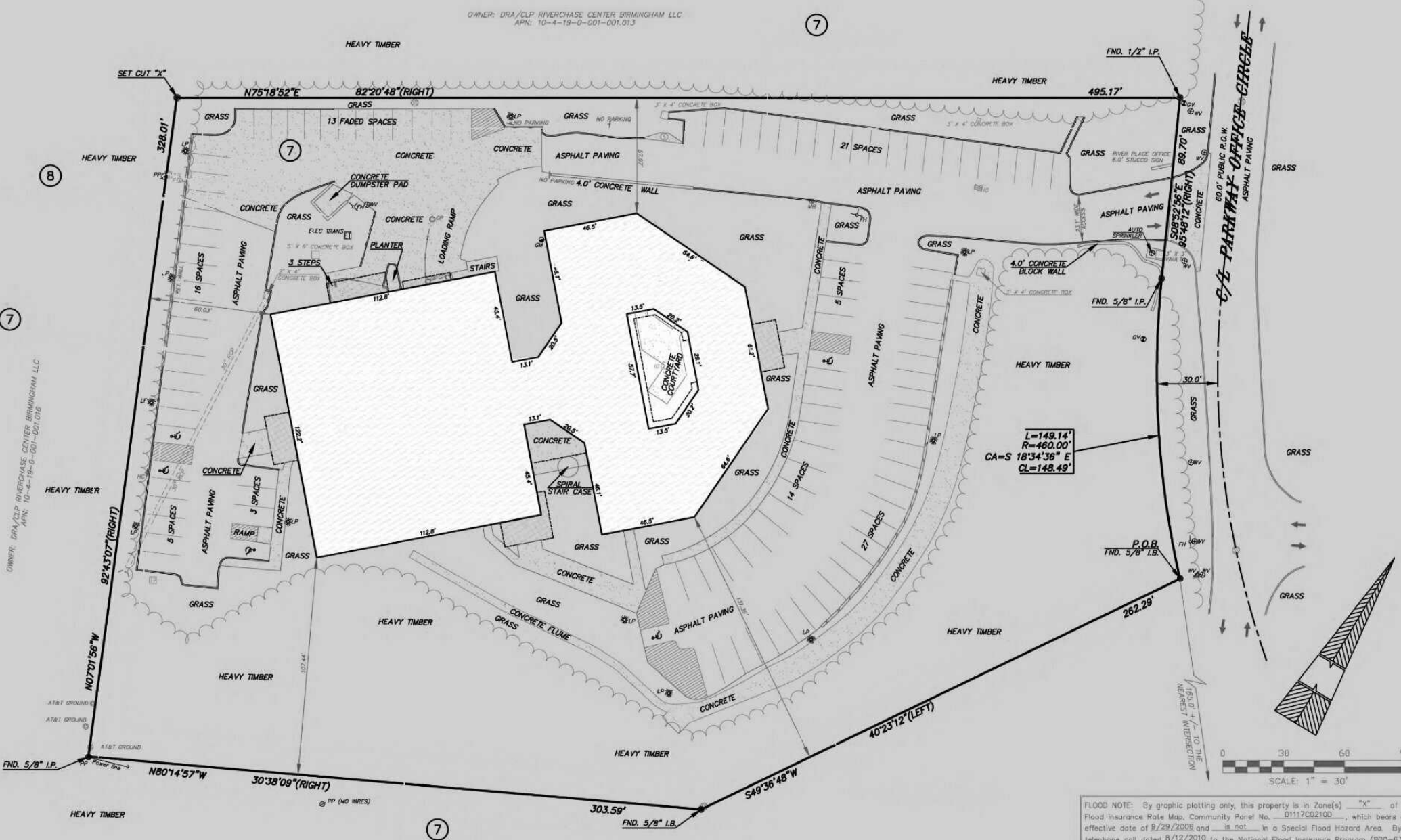
SAM CARROLL, SIOR
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Information deemed reliable but not guaranteed

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

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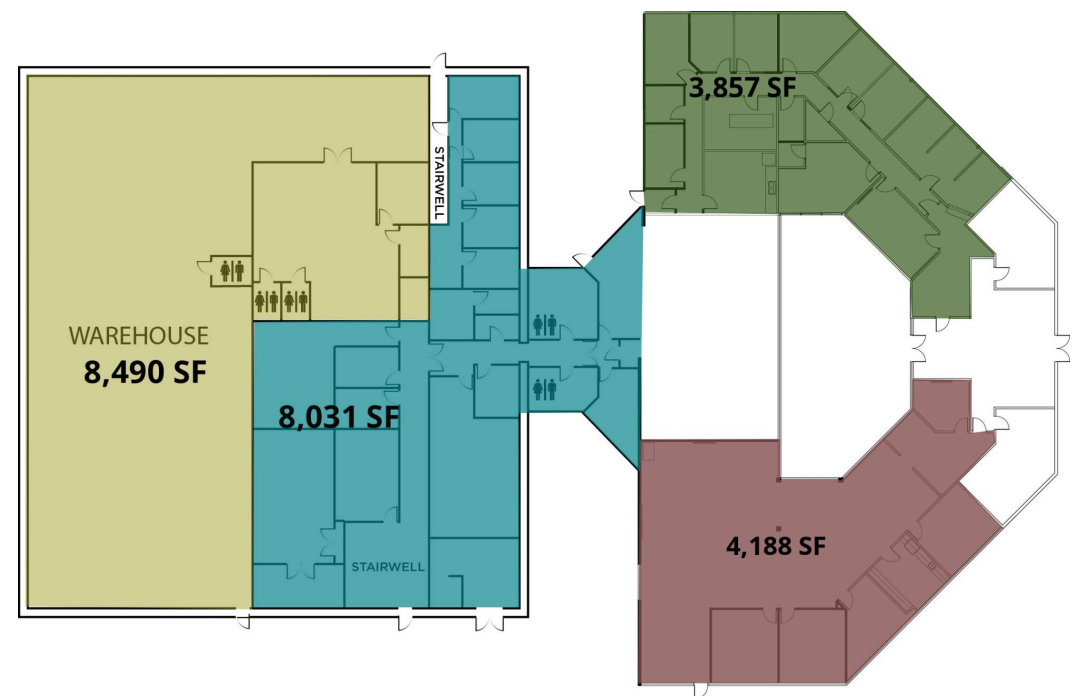
OWNER: DRA/CLP RIVERCHASE CENTER BIRMINGHAM LLC
APN: 10-4-19-0-001-001.03



OWNER: AMSOUTH RIVERCHASE INC.
APN: 10-4-19-0-001-001.030

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 01117C02100, which bears an effective date of 8/29/2006 and is not in a Special Flood Hazard Area. By telephone call dated 8/12/2010 to the National Flood Insurance Program (800-638- we have learned this community does participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.





AVAILABLE SPACES FOR LEASE

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