

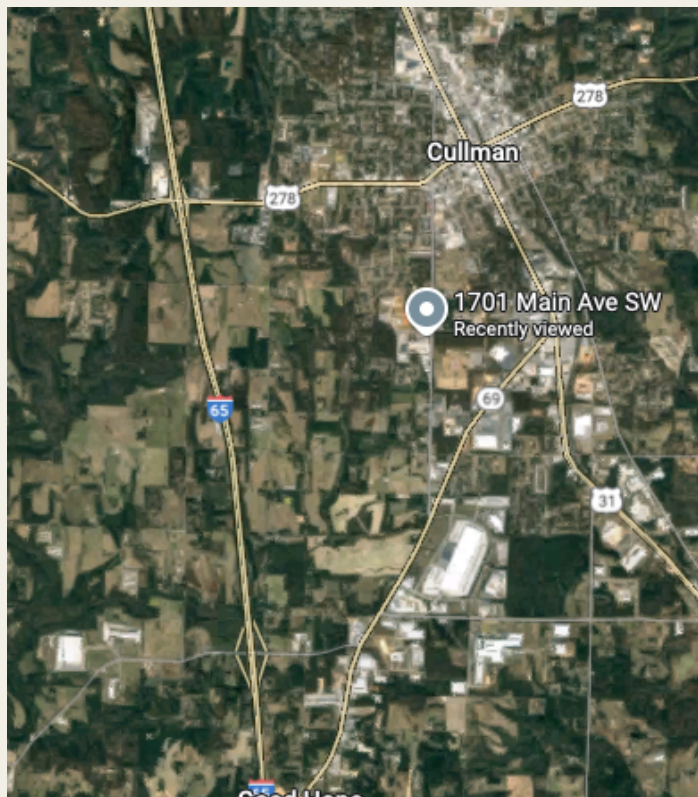
FOR LEASE

1701 - 1705 Main Ave Southwest
Cullman, AL 35055



Lightpoint

A Healthcare Real Estate Firm



Offering Summary ***Call for pricing***

Building One:

Suite G: 2,839 SF 2nd Floor

Suite E: 5,500 SF 2nd Floor

Building Two:

Suite C: 2,460 SF 1st Floor

Suite C is a former Dental Office

Property Highlights:

- Ample parking for medical users
- Modern medical suites with recent updates
- Proximity to Downtown Cullman, I-65, & HWY-31
- Flexible deal structures
- At the Corner of Main Ave. and Field of Miracles Dr.

Kyle Church

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Your Legacy Awaits

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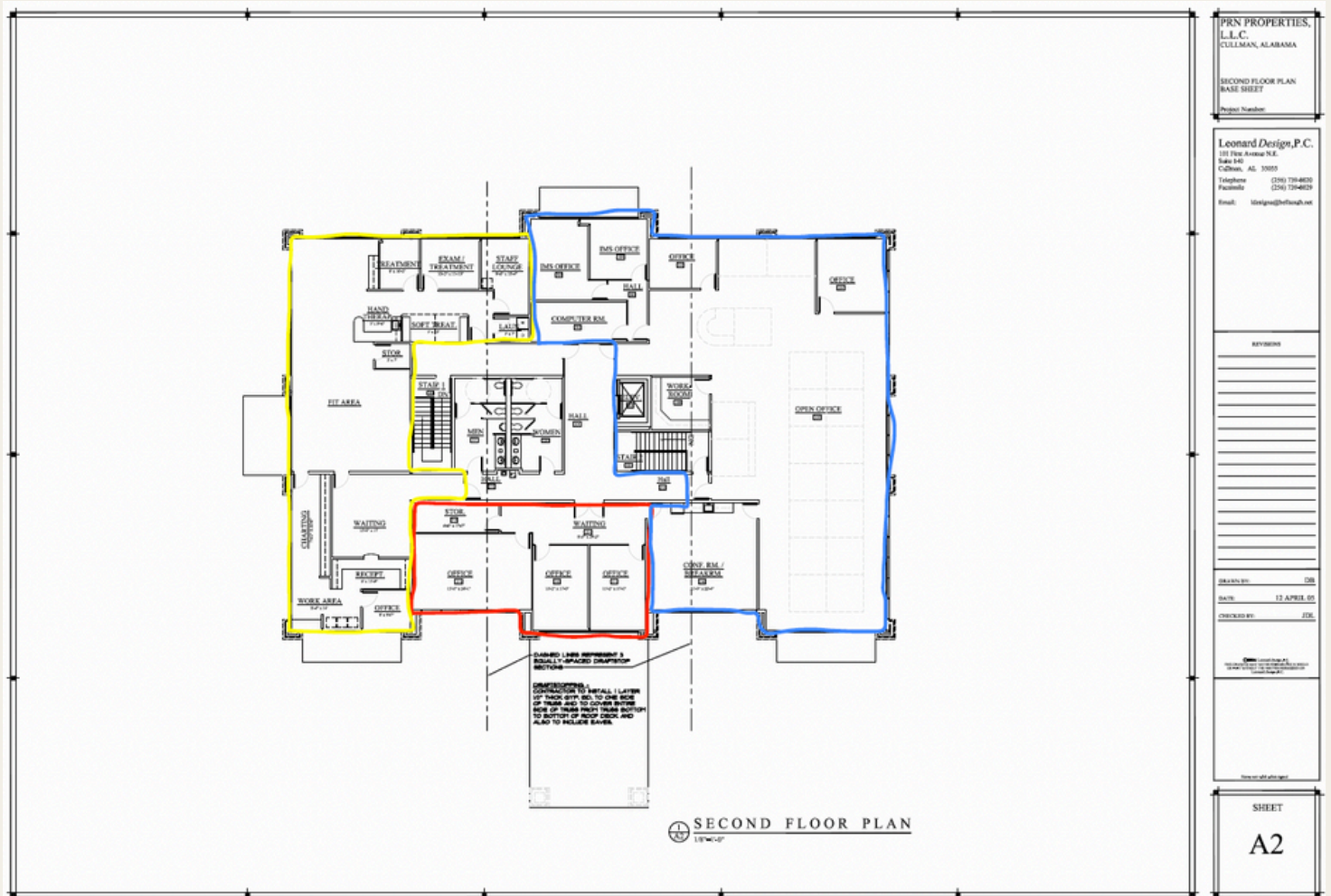
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Suites can be combined

Building One:

Suite G: 2,839 SF 2nd Floor (YELLOW)

Suite E: 5,500 SF 2nd Floor (BLUE)

***Suite E floor plan not accurate. For reference purposes only**

Suite O: 1,000 SF 2nd Floor (RED-LEASED)

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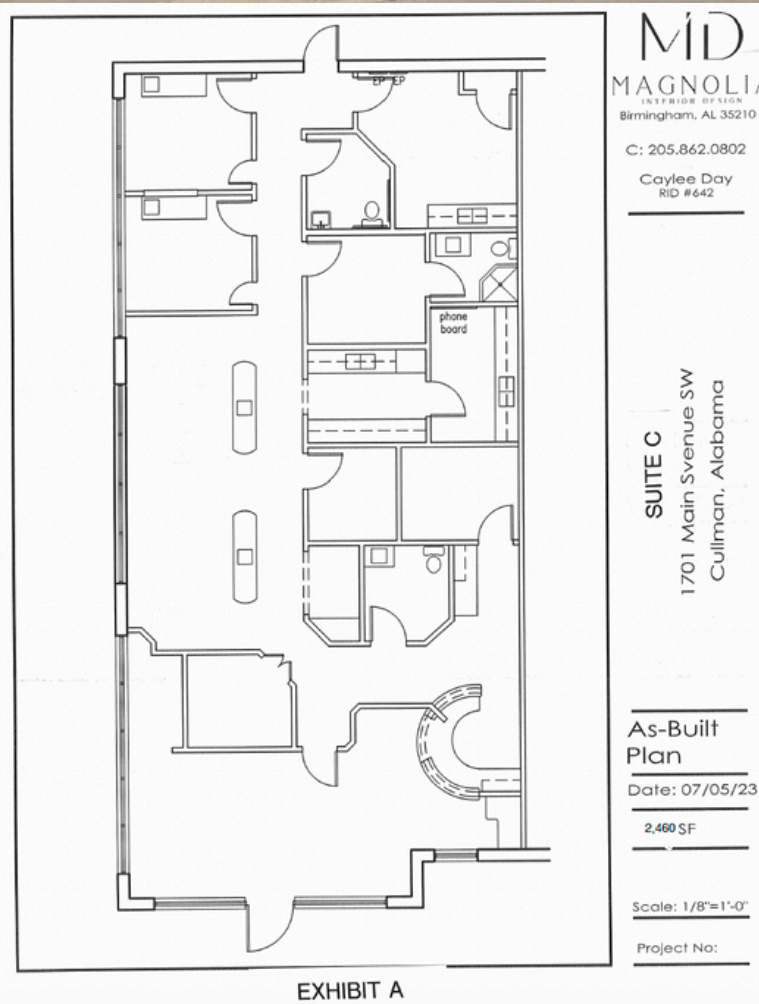
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Building Two:

Suite C: 2,460 SF 1st Floor

- Lays out well for Pediatric Dentist or an Orthodontist user
- 4 in the Open Bay
- 2 Quiet Rooms
- Reception, break room, three restrooms, X-RAY cove
- Field of Miracles Drive FRONTAGE
- WALK-UP ENTRY as pictured

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