

# 408 1ST STREET NORTH

Alabaster, AL 35007

FOR LEASE

Leasing  
Incentive

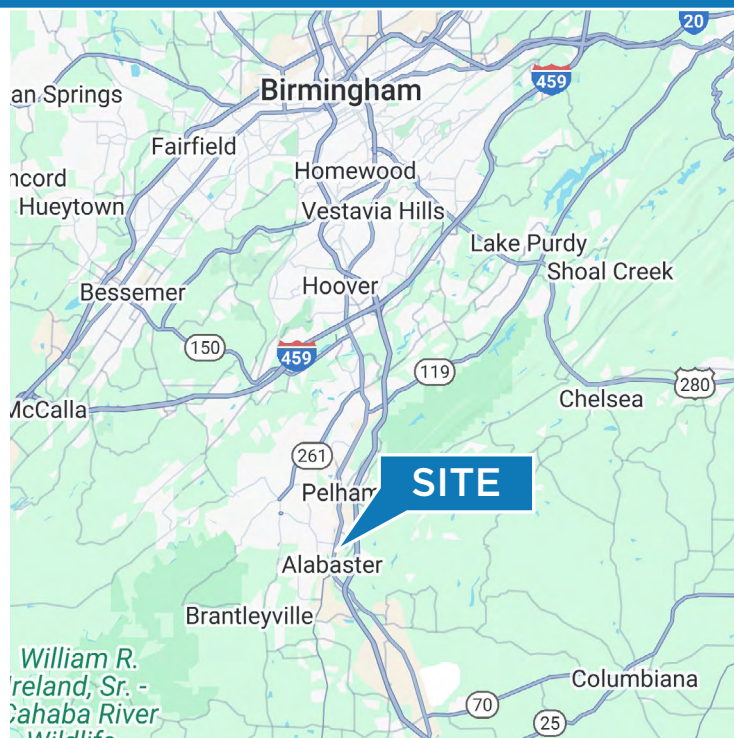
ST. JAMES  
OBSTETRICS & GYNECOLOGY  
UROLOGY  
CENTERS OF ALABAMA

8

## Medical Office Space Available For Lease

### Features

- Up to 3,000 SF Available
- Former Ob-gyn space consisting of up to 11 exam rooms, 3 bathrooms, procedural room with 2 beds, admin office, doctor station, nurse station and potential shared waiting room
- Parking ratio is 5.75:1,000
- Located off Highway 31, minutes from I-65 and less than .5 mile to Baptist Health Shelby Hospital
- **Leasing Incentive: 6% payable to any cooperating broker that obtains a fully executed lease by April 15, 2026**
- Call for pricing



Sorrell Chew

205.266.4934 • [sorrell@hsccommercial.com](mailto:sorrell@hsccommercial.com)

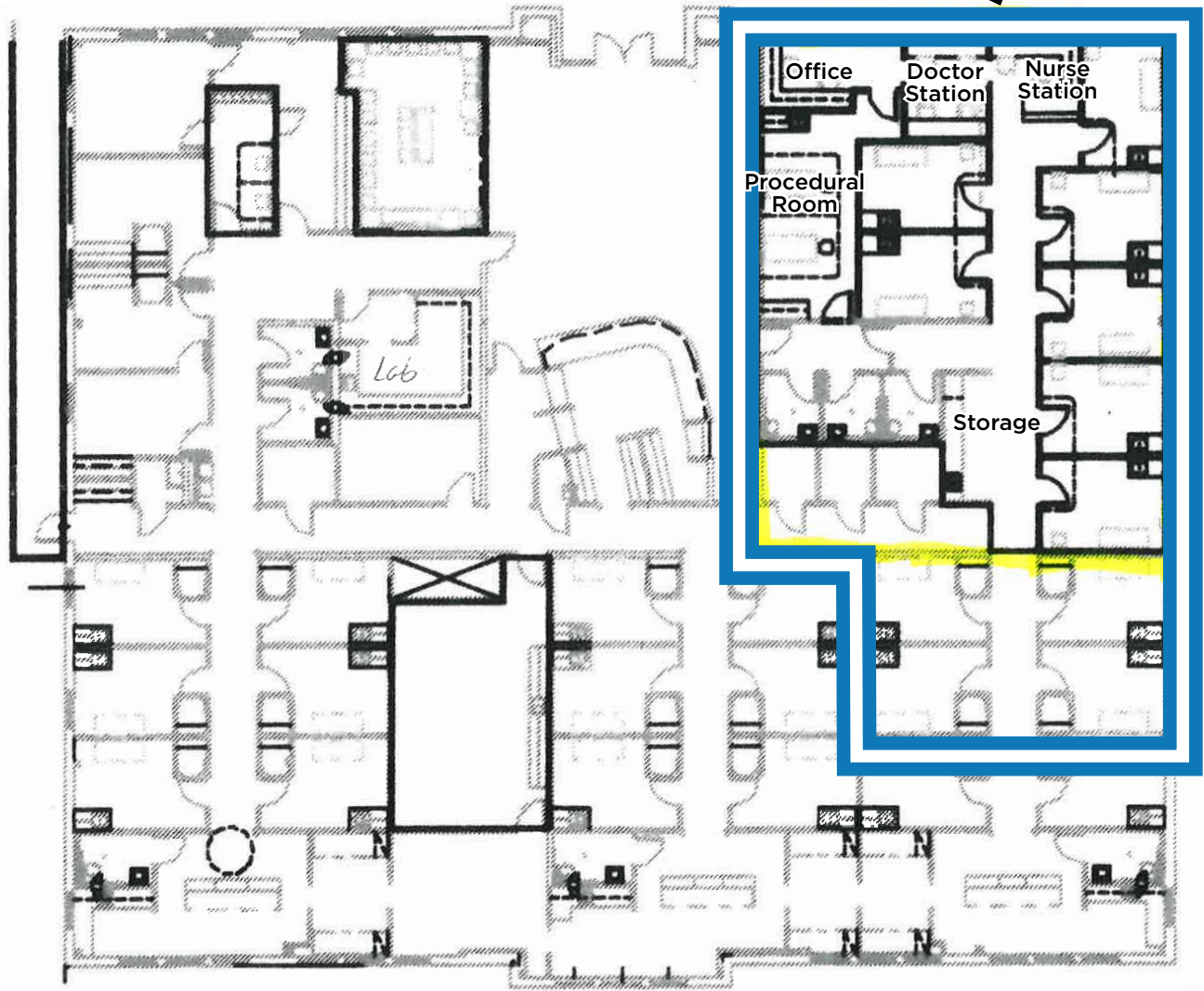


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New Exterior Entry



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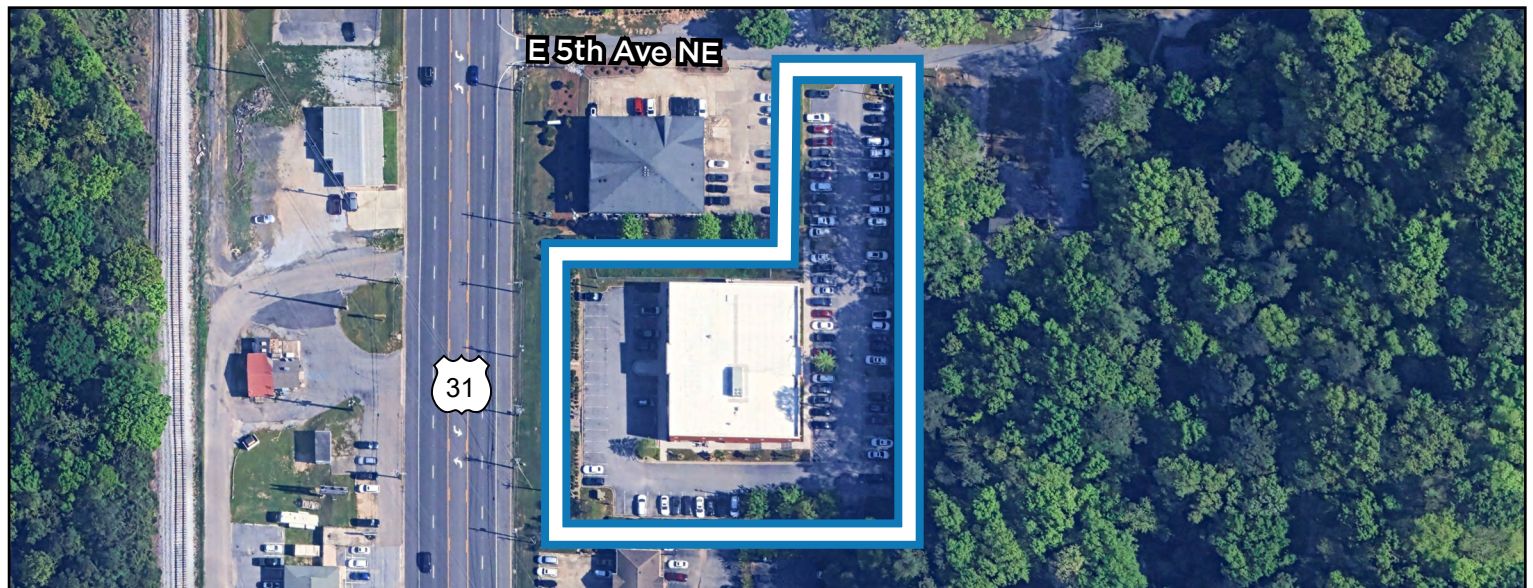




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