

**FOR LEASE**

# Riverchase Office Plaza FOR LEASE

1, 2, 3 Riverchase Office Plaza  
Birmingham, AL 35244

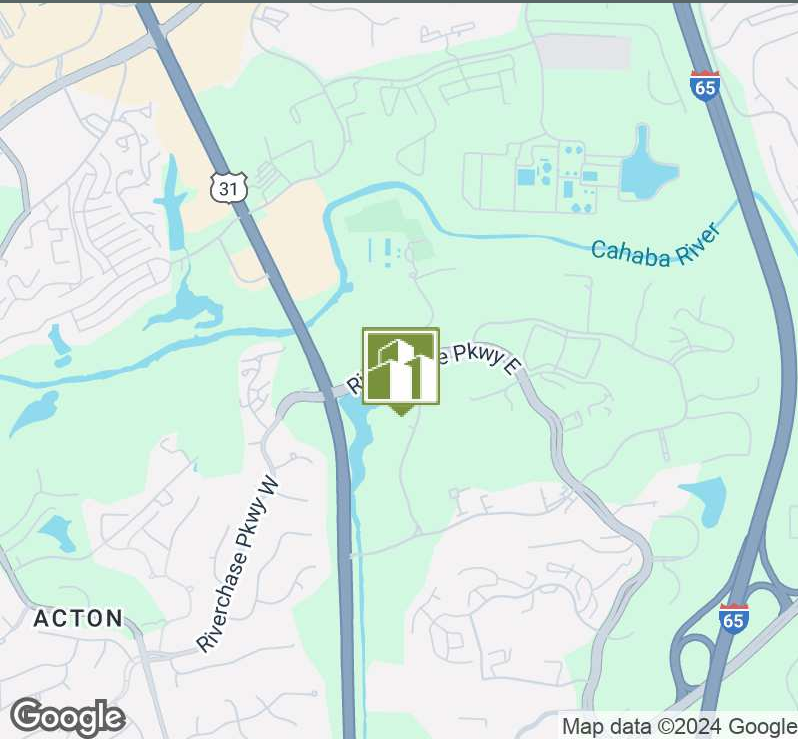
## TWO SUITES AVAILABLE:

**BUILDING 2 | SUITE 112** 2,167 SF

**BUILDING 3 | SUITE 206** 1,185 SF

**LEASE RATE: \$14.50 PSF**

FULL SERVICE



## LOCATION DESCRIPTION

Riverchase Office plaza, in Birmingham, AL, is surrounded by a variety thriving businesses. With an array of dining options, such as Seasons 52 and P.F. Chang's, as well as nearby attractions like Aldridge Gardens and the Riverchase Galleria, this location offers a perfect blend of convenience and leisure for office tenants.

## PROPERTY HIGHLIGHTS

- Parking ratio is 3.4 per 1,000 SF
- Flexible floor plans
- Below market rental rates
- Shelby County, City of Hoover (no occupational tax)
- Overlooking Chace Lake
- Less than 1 mile from the City of Hoover's Riverwalk Village
- Great access to Highway 31 and located approximately one mile from I-459 & I-65

