



FOR LEASE

Asking Rate:

\$30.00/SF

Full Service

Contact us:

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Turnkey Medical Office Space

**One West Lakeshore Drive
Homewood, AL 35209**

- Ready for immediate occupancy on November 1, 2025
- Superb exterior building and pylon signage available
- Located just off of I-65 and Lakeshore Parkway
- City of Homewood, no occupational tax
- Existing build-out (Occupational Health Clinic):
 - Large waiting area with centralized check-in-hub
 - 6 exam rooms
 - 2 procedure rooms
 - X-ray room
 - Separated staff and back office area

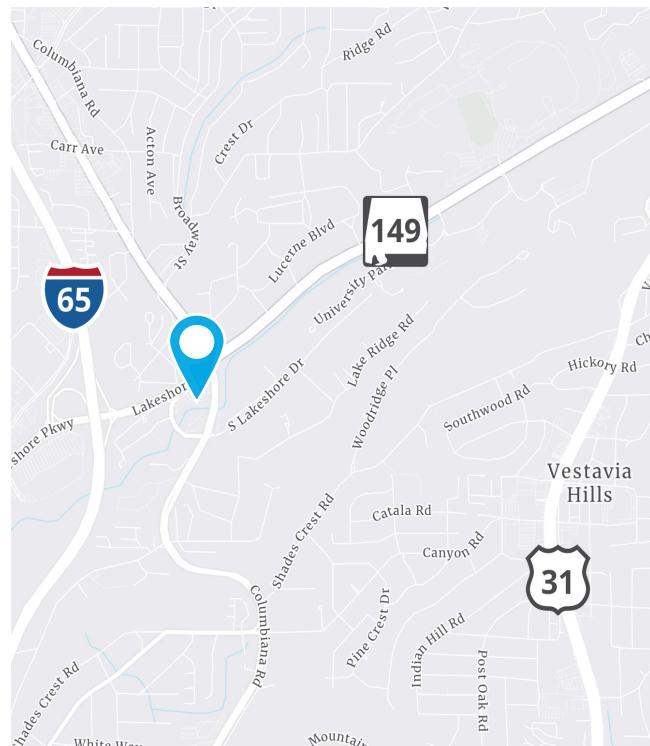
For Lease

Turnkey Medical Office Space

Address	1 West Lakeshore Drive, Homewood, AL 35209
Location	Midtown Submarket
Building Size	+25,992 SF
Parking	5.11 spaces / 1,000 SF
Available Space	6,620 SF (full floor), available 11/1/25
Rental Rate	\$30.00/SF, Full Service

Building Features

- Exterior building signage and pylon available
- Secure keycard access
- 6 exam rooms and 2 procedure rooms designed with medical-grade finishes
- Dedicated drug testing facilities
- Waiting area with centralized check-in hub
- Separate area for administrative offices and staff support spaces
- Excellent patient flow and separation of public and private workspace



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Accelerating success.