

Building Signage Available



## 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



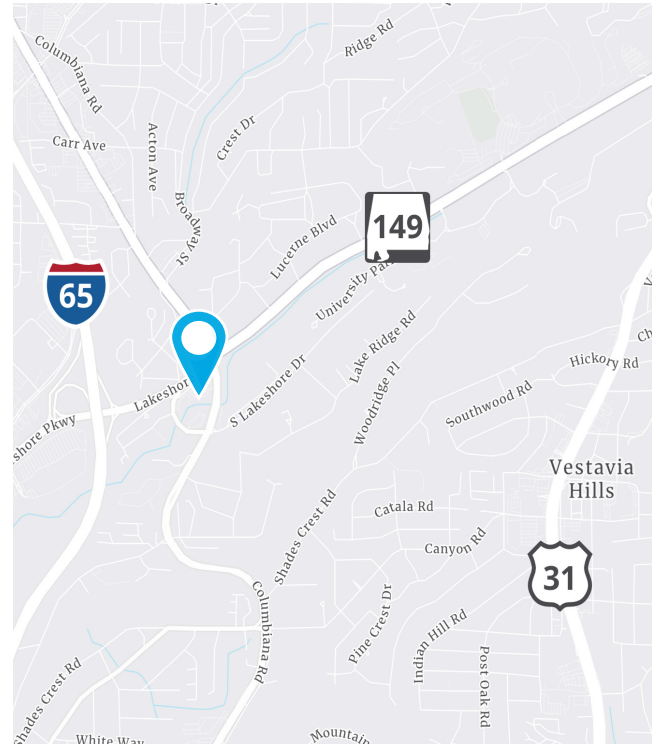
# For Lease

## 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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**Colliers**

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