

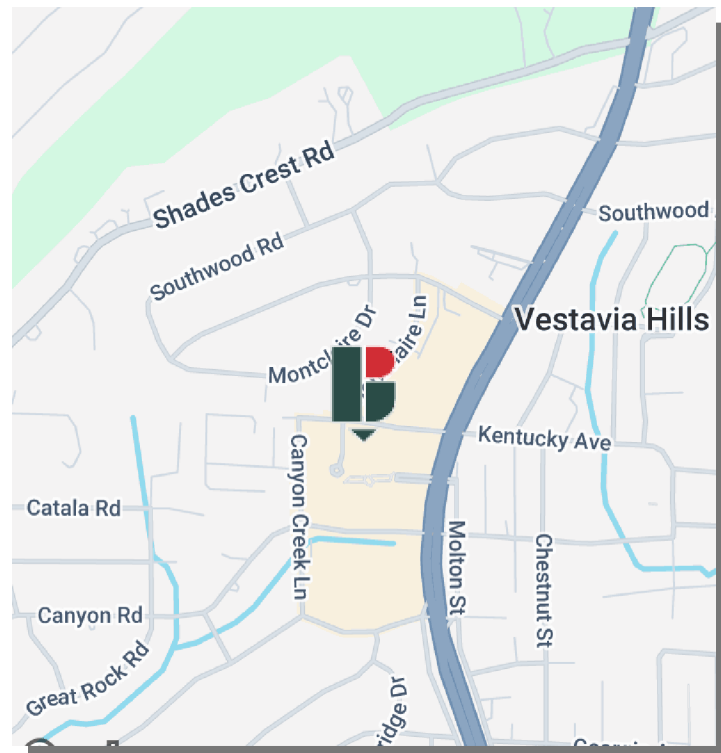


## VESTAVIA CITY CENTER OFFICE SPACE

700 MONTGOMERY HWY, VESTAVIA HILLS, AL 35216

### PROPERTY FEATURES

- Office/medical space available: +/- 2,760 SF up to +/- 5,000 SF
- Located in the dominant mixed-use Vestavia City Center shopping center
- Surrounded by an array of restaurants and amenities all within walking distance
- Landlord will consider subdividing suites



### LEASE RATE:

\$18.00 - \$21.00 SF/yr (Plus Utilities)

#### Jake Taylor

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#### Grace Sommi

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## PROPERTY DESCRIPTION

Office/medical space available in the dominant mixed-use shopping center located in one of the highest demographic cities in Vestavia Hills. Convenient to Publix, Starbucks, Taco Mama, Chop't, Crumbl, Planet Fitness, Orange Theory, Panera, and AT&T.

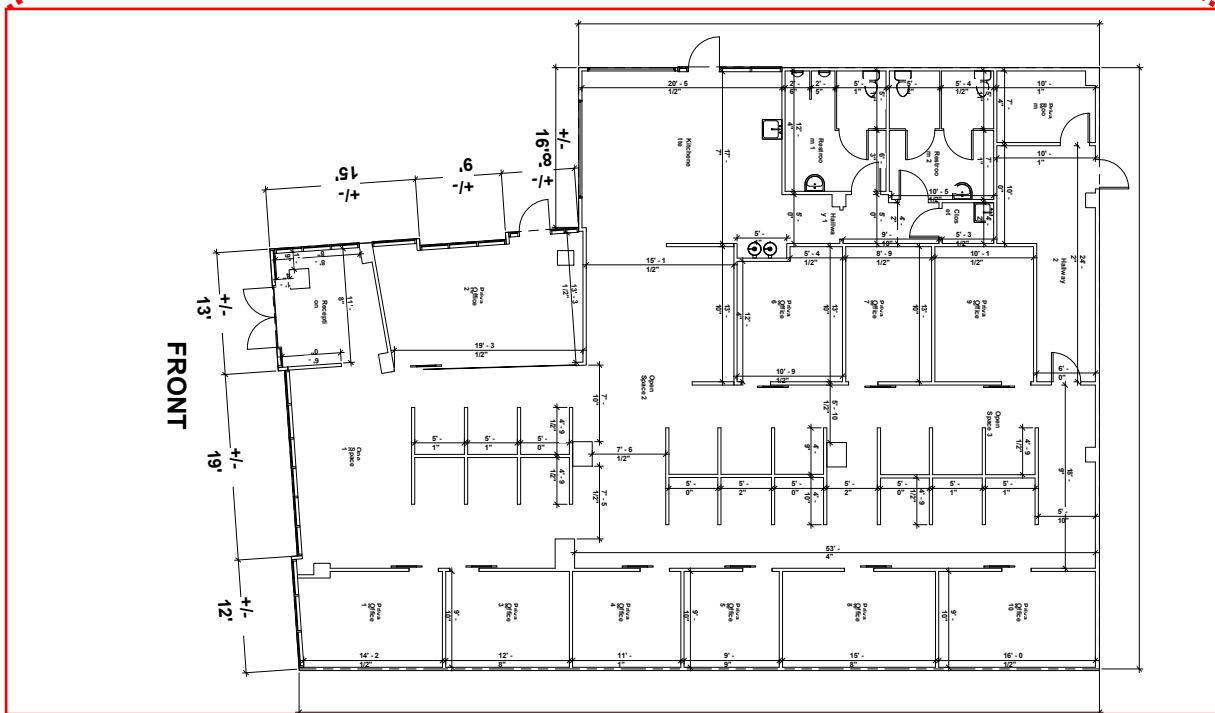
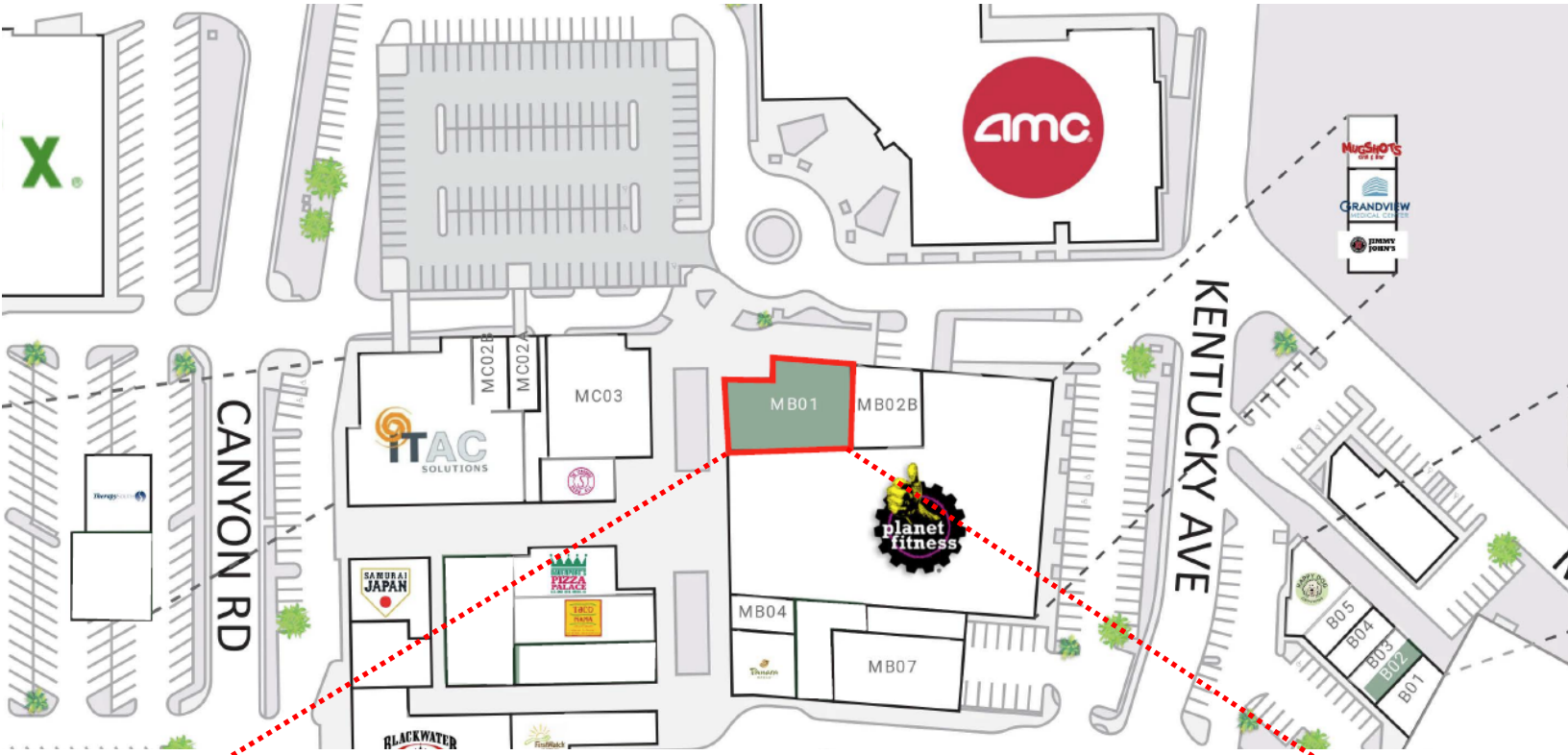
### AVAILABLE SPACES

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE
MBO1	\$22.00 SF/yr	Plus Utilities	4,646 SF
ME01	\$18.00 SF/yr	Plus Utilities	2,000 up to 5,000 SF
MF03	\$20.00 SF/yr	Plus Utilities	2,760 SF
CO1	\$18.00 SF/yr	Plus Utilities	3,750 SF

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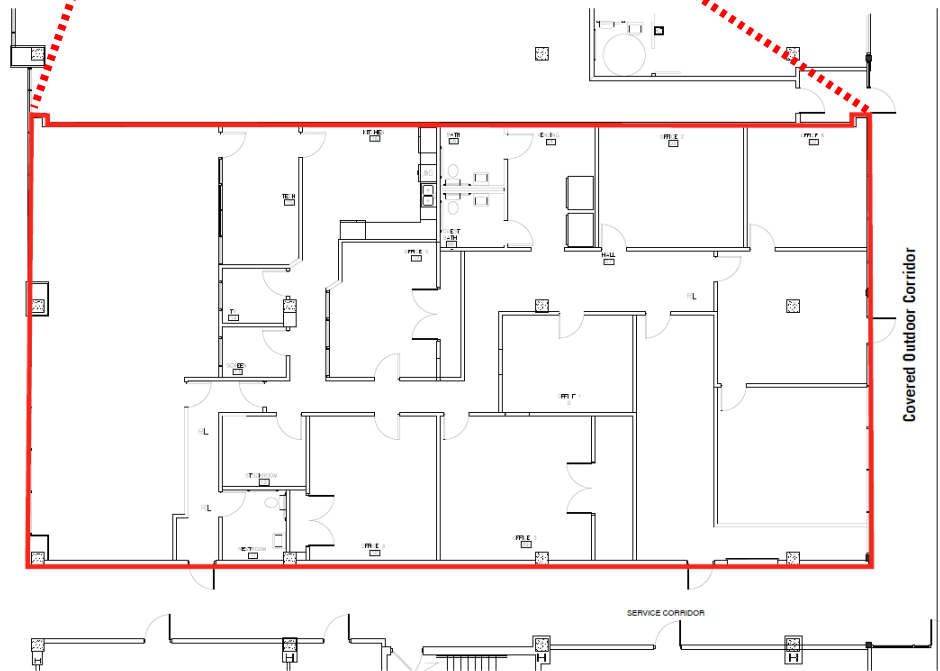
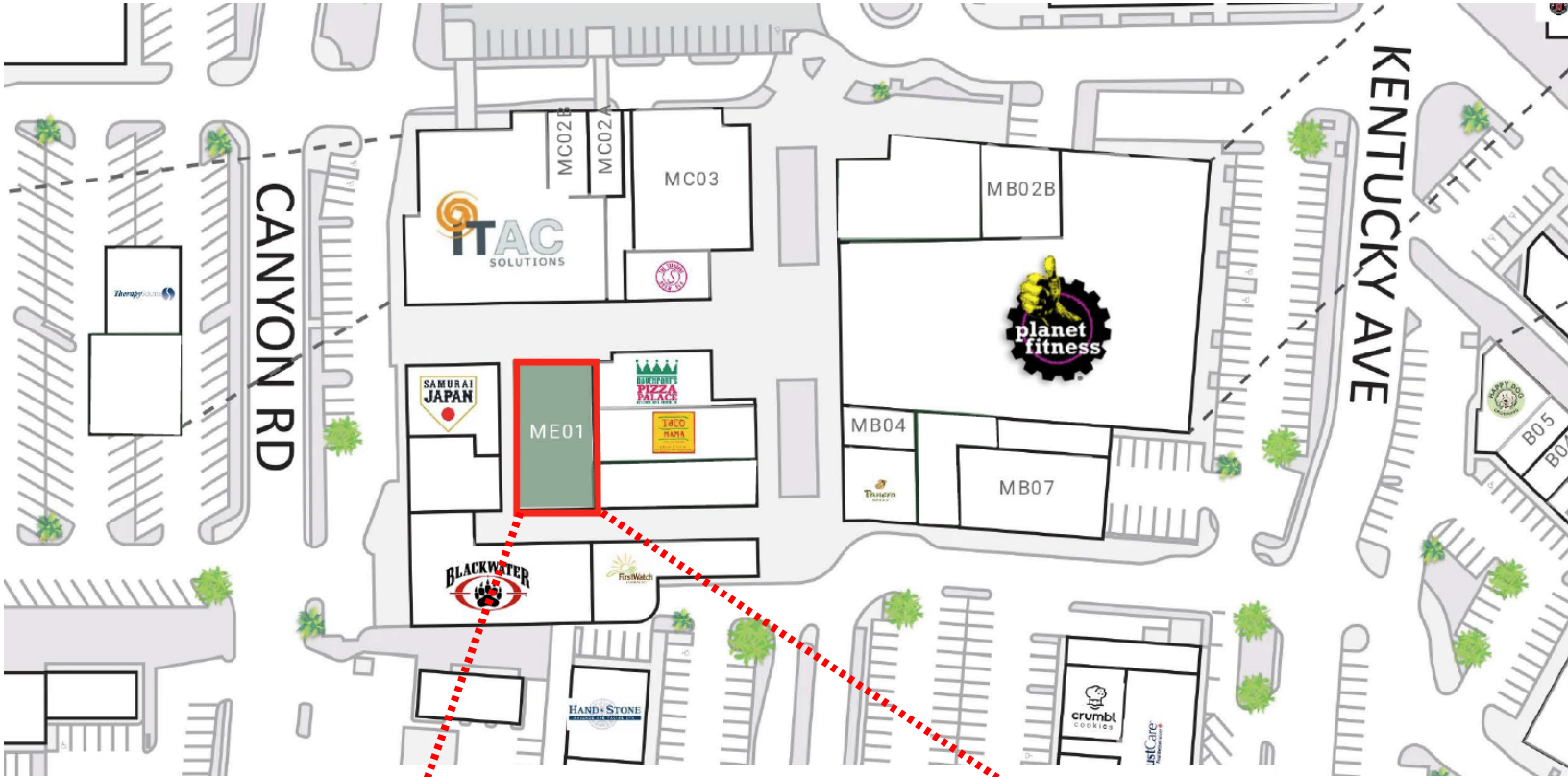


For Lease MB01: +/-4,595 can be demised

**Jake Taylor**

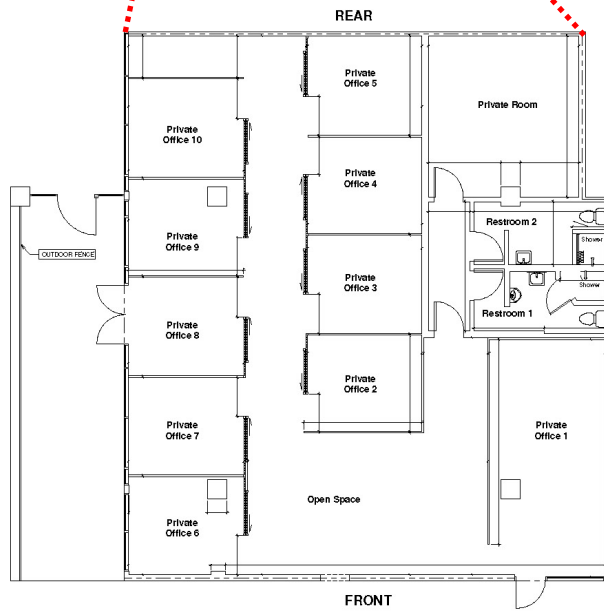
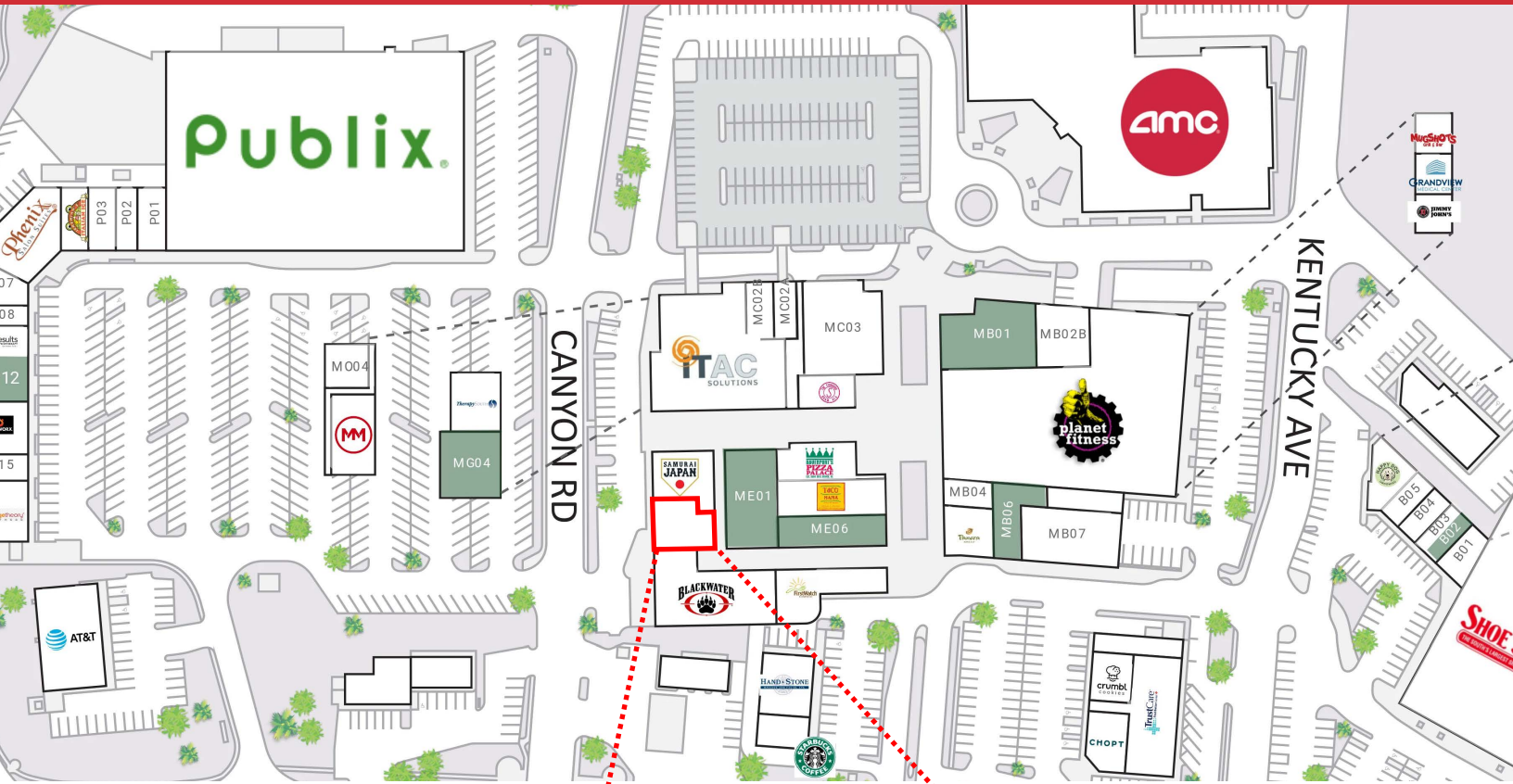
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For Lease ME01: +/-2,000 up to +/-5,000 SF can be demised

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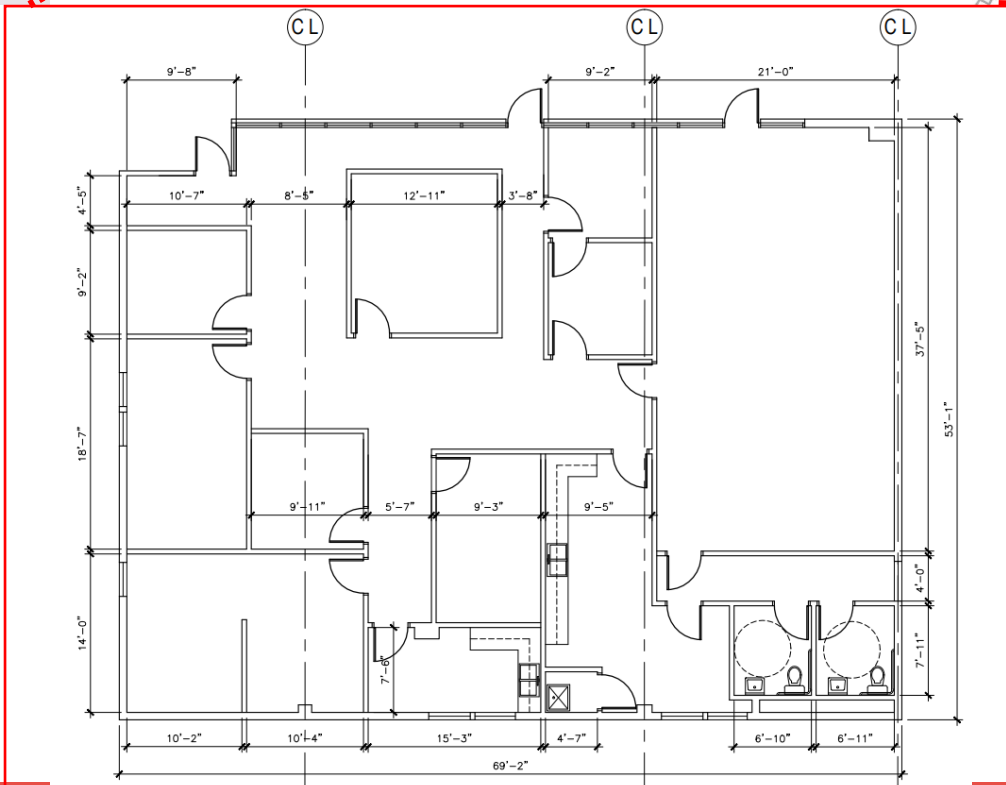


For Lease MFO3: +/-2,760 SF

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For Lease C01: +/- 3,750 SF

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