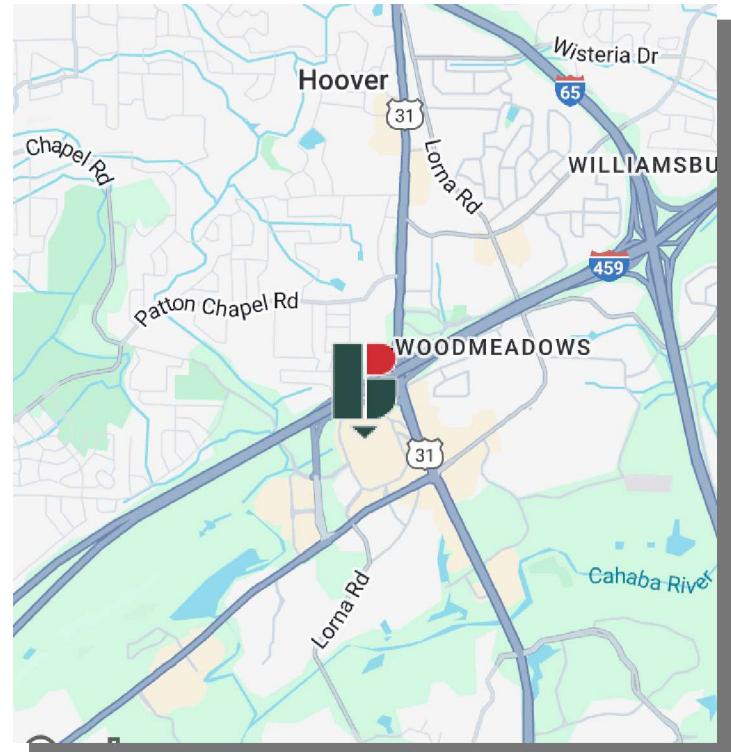




3000 RIVERCHASE HOOVER, AL 35244

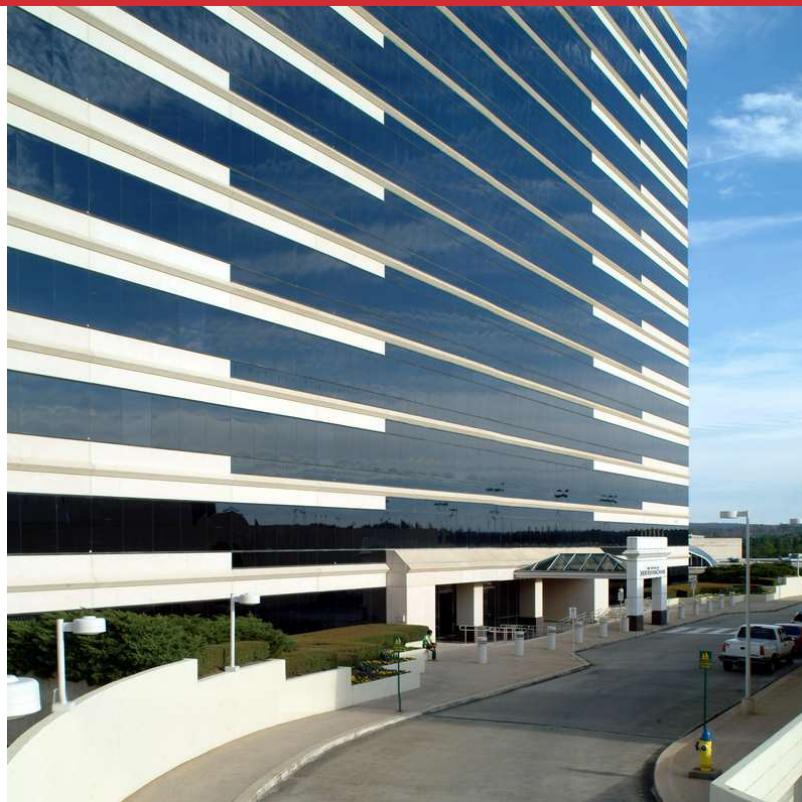
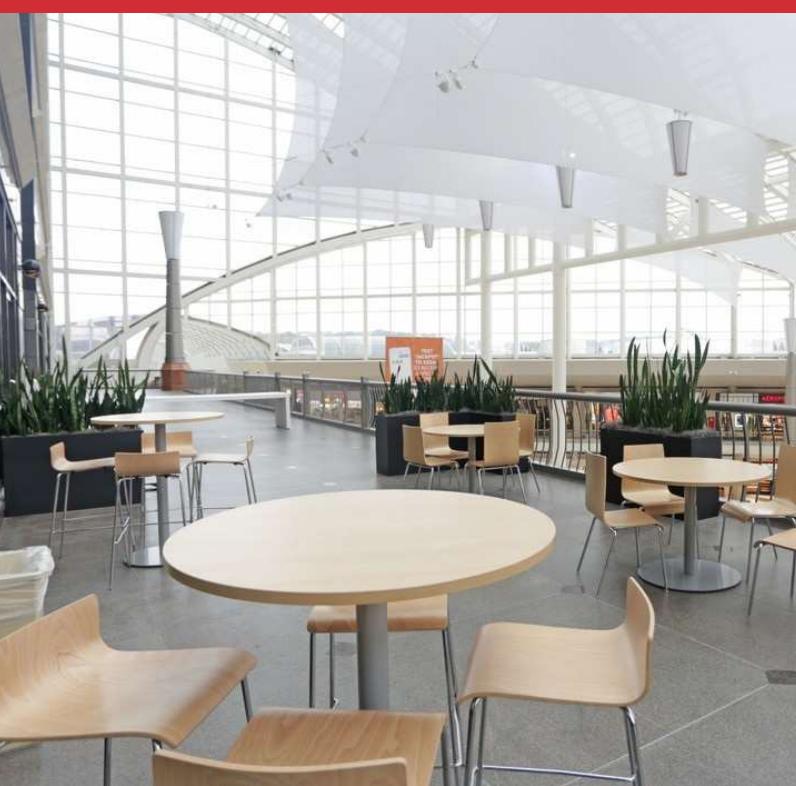
PROPERTY FEATURES

- On-site management & engineering
- 24-hour building & lobby security
- Easily accessible to I-65, I-459 and Highway 31
- Hyatt Regency Birmingham- The Wynfrey Hotel
- Shuttle to/from Birmingham Airport
- Common conference facility
- Up to 60,585 contiguous SF
- A Jim Wilson & Associates Development



LEASE RATE:
\$22.50 SF/yr (Full Service)

Philip Currie, SIOR, CCIM
205.313.4369
pcurrie@jhberry.com



PROPERTY DESCRIPTION

The Offices at 3000 RiverChase is a Class-A facility located in the Riverchase Galleria, a mixed-use complex that also includes the Hyatt Regency Birmingham- The Wynfrey Hotel. The 275,000 SF building has 14 floors and on-site property management personnel. Access from I-459 is by a dedicated exit ramp to Galleria Boulevard.

OFFERING SUMMARY

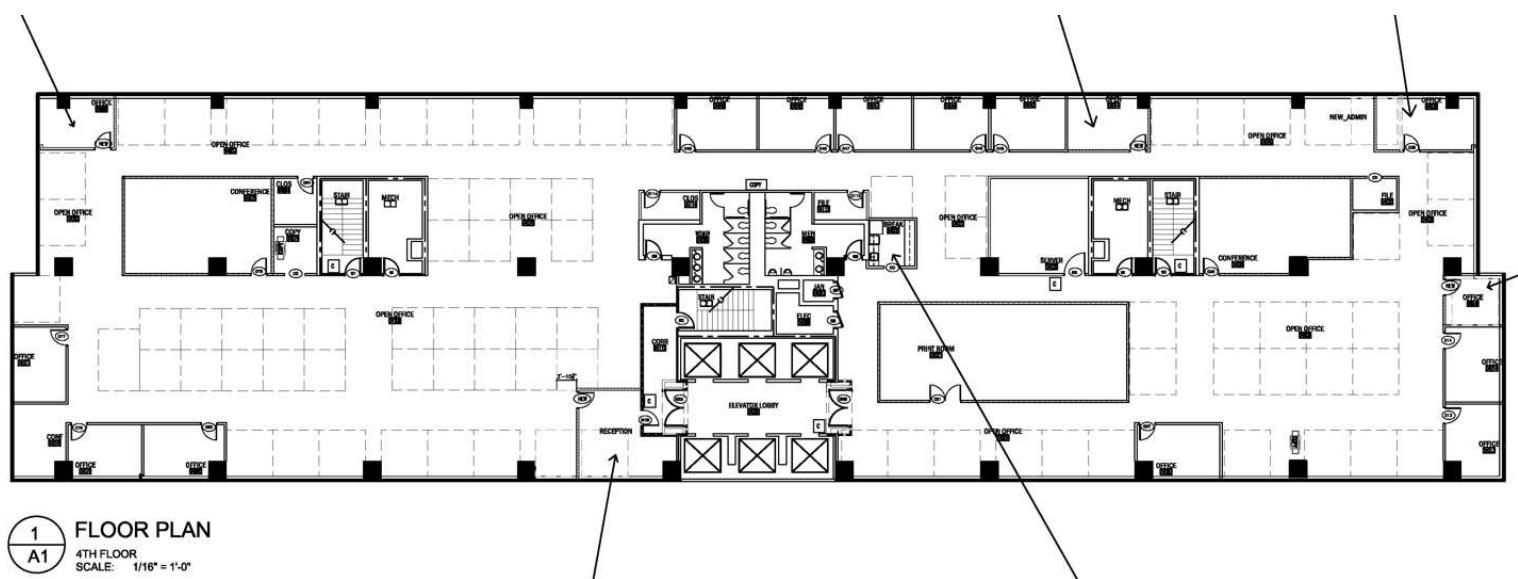
Lease Rate:	\$22.50 SF/yr (Full Service)
Available SF:	1,211 - 20,195 SF
Building Size:	275,000 SF

SPACES	LEASE RATE	SPACE SIZE
16th Floor	\$22.50 SF/yr	20,195 SF
14th Floor	\$22.50 SF/yr	20,195 SF
12th Floor	\$22.50 SF/yr	20,195 SF
10th Floor	\$22.50 SF/yr	20,195 SF
Suite 975	\$22.50 SF/yr	3,487 SF
Suite 705	\$22.50 SF/yr	1,705 SF
Suite 665	\$22.50 SF/yr	2,342 SF
Suite 650	\$22.50 SF/yr	5,927 SF
Suite 610	\$22.50 SF/yr	4,260 SF
Suite 565	\$22.50 SF/yr	2,163 SF
Suite 550	\$22.50 SF/yr	3,493 SF
4th Floor	\$22.50 SF/yr	20,195 SF
Suite 310	\$22.50 SF/yr	4,108 SF
Suite 301	\$22.50 SF/yr	1,211 SF

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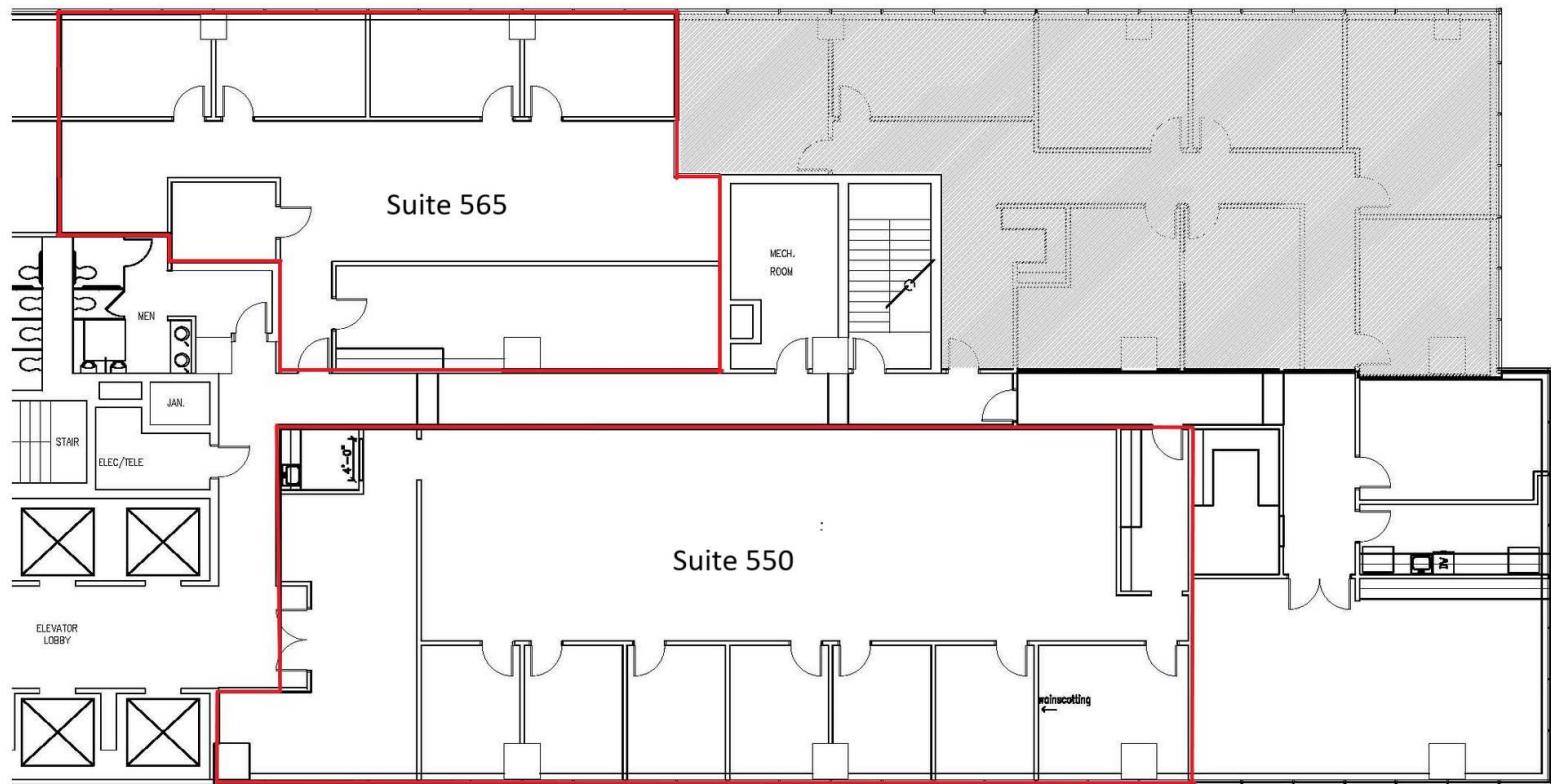


4th Floor: 20,195 SF

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Fifth Floor Plan
Scale: 3/32" = 1'-0"

Suite 550 & 565

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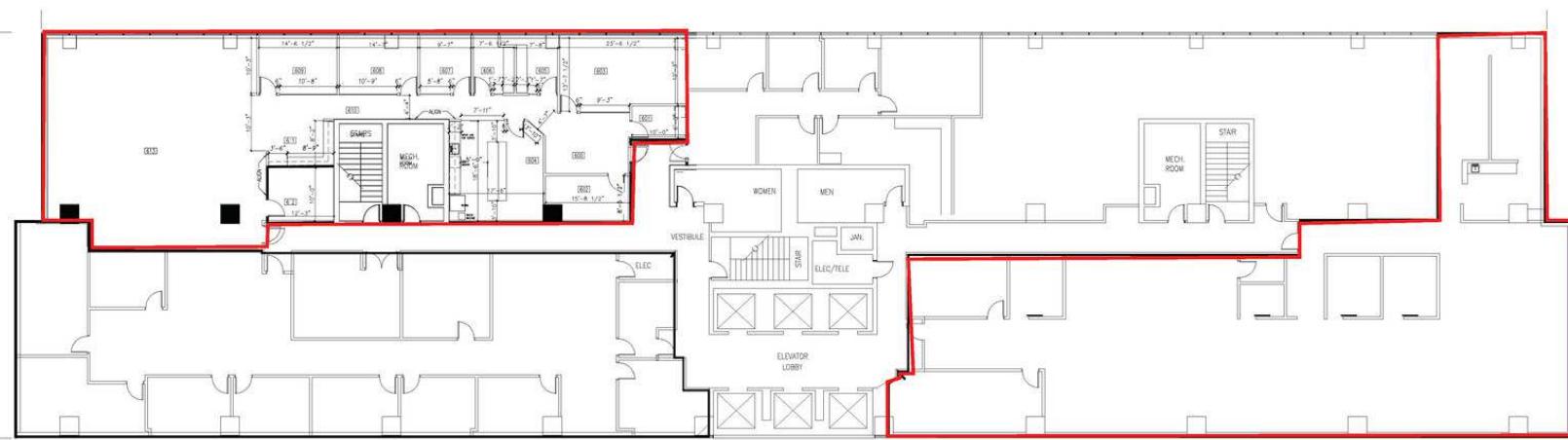
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Commercial Real Estate

FOR LEASE: OFFICES AT 3000 RIVERCHASE

Suite 610: 4,260 SF



Suite 650: 5,927 SF

Suite 610 & Suite 650

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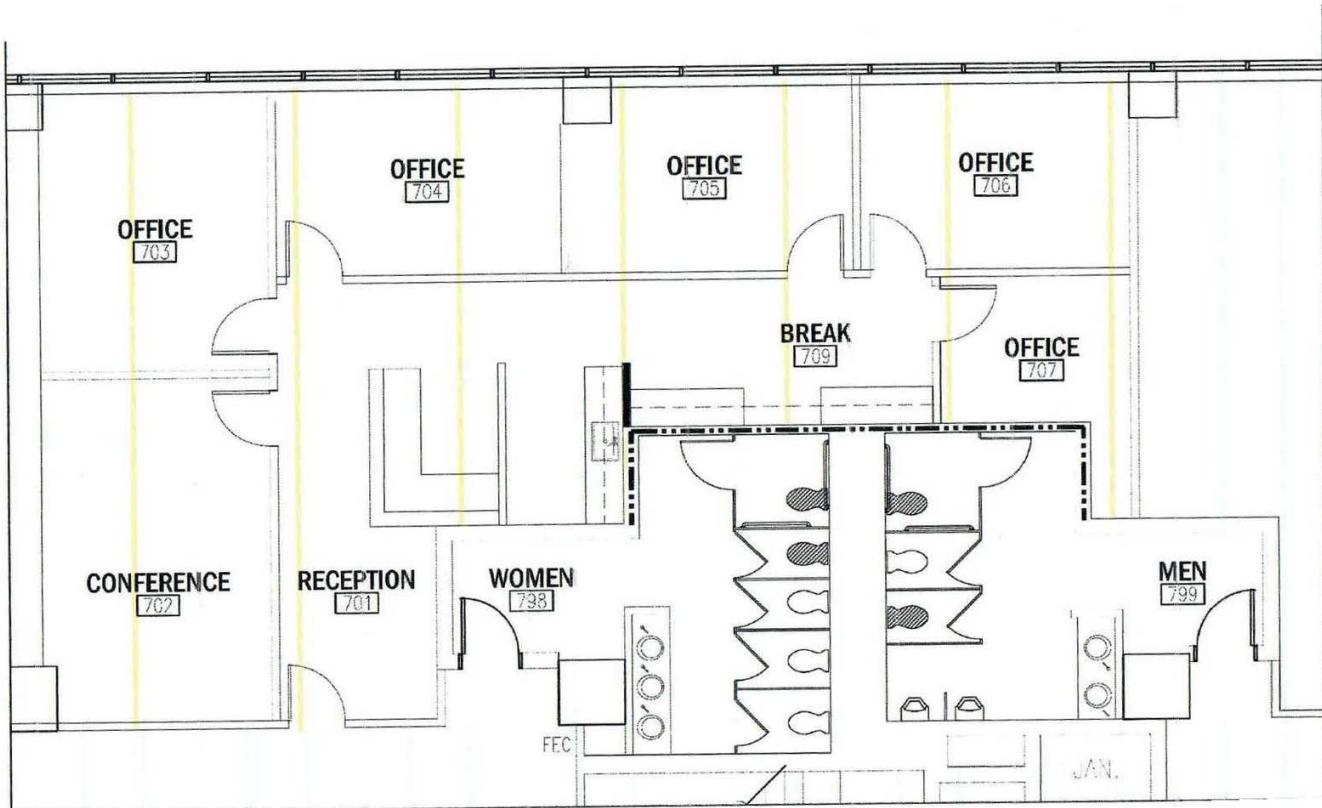
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JH BERRY | 3125 INDEPENDENCE DRIVE, SUITE 125

The information above has been obtained from sources believed reliable but we make no guarantee, warranty or representation about it.

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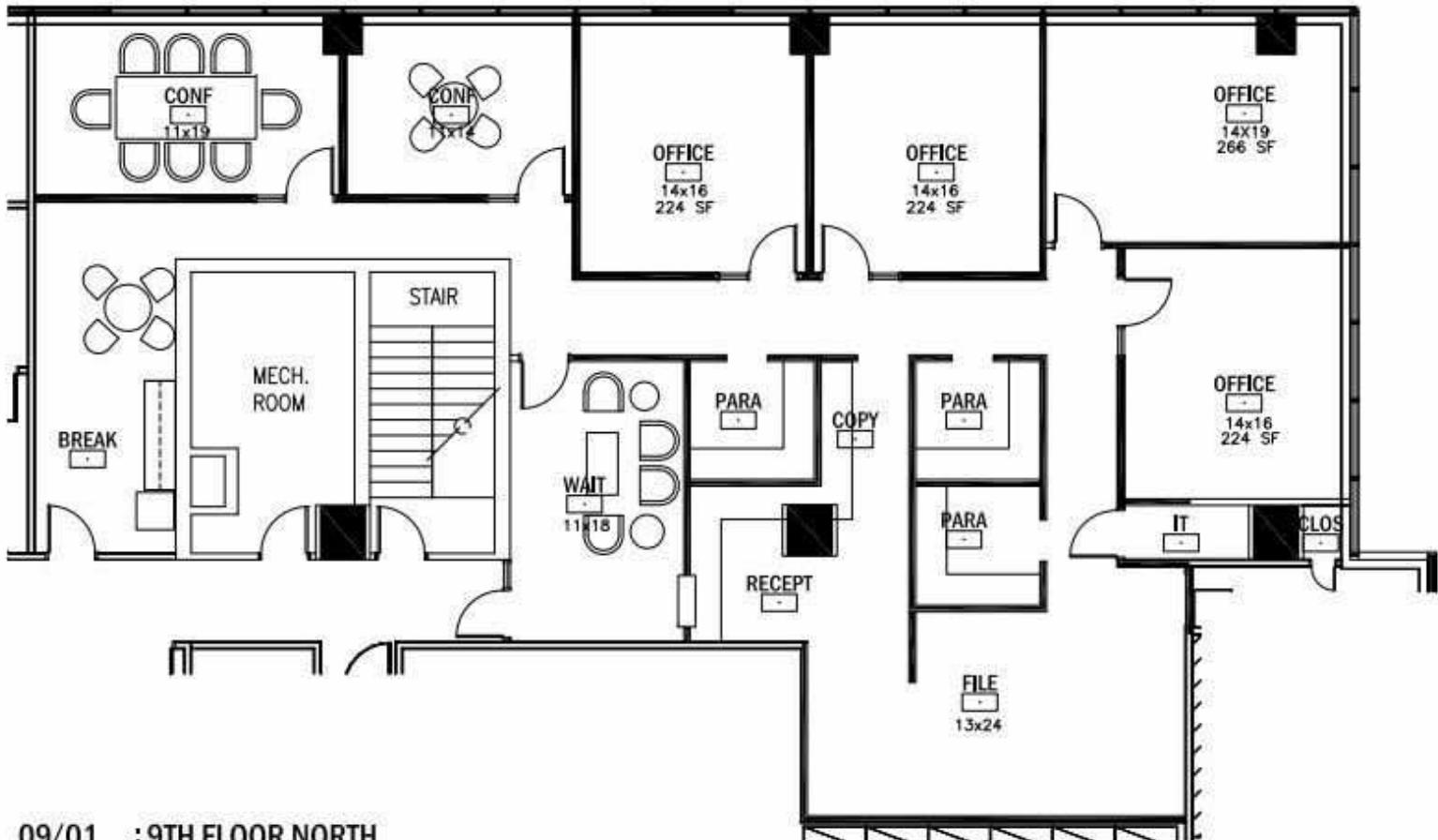


Suite 705: 1,705 SF

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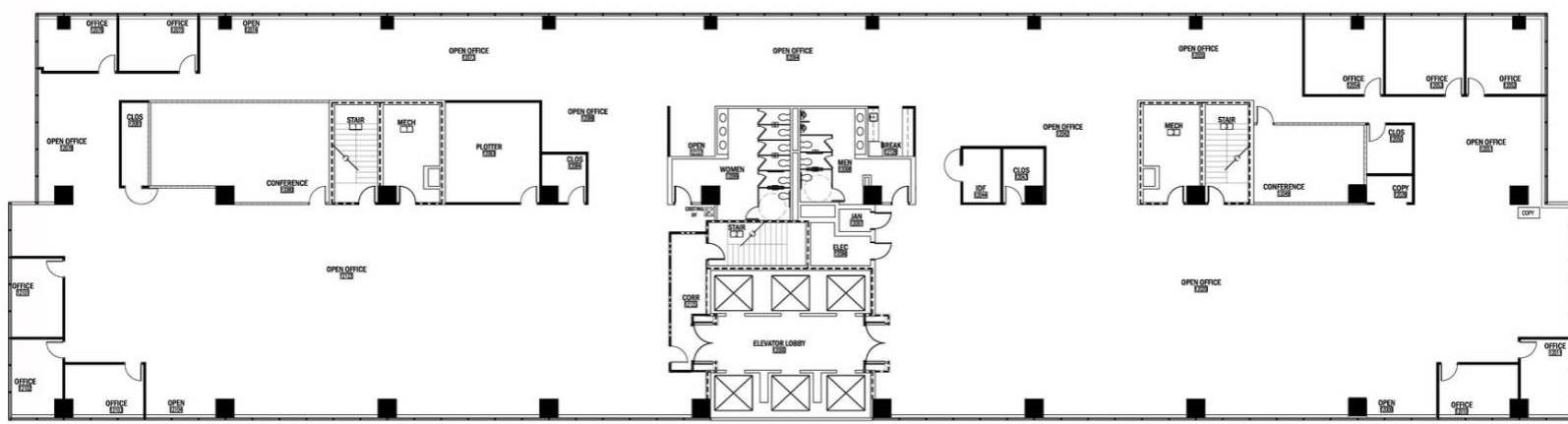


Suite 975: 3,487 SF

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12th Floor: 20,195 SF

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ROOM TYPE LEGEND



14th Floor: 20,195 SF

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