



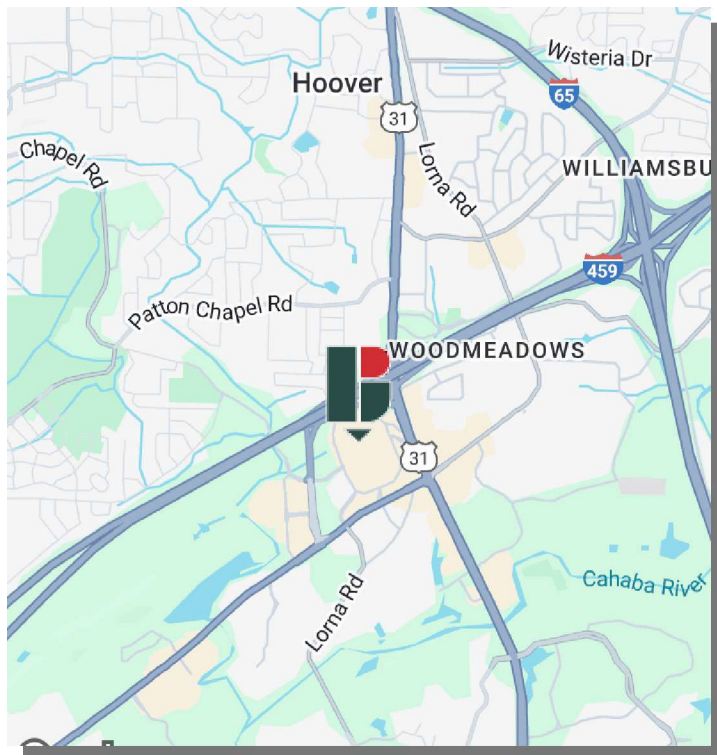
## 3000 RIVERCHASE

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

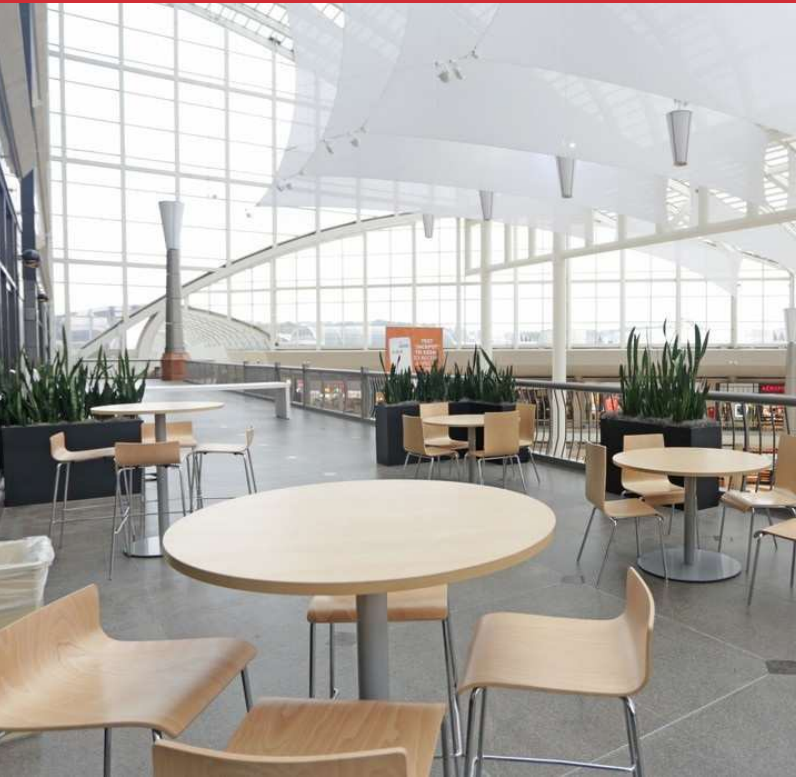
LEASE RATE:  
\$22.50 SF/yr (Full Service)



**Philip Currie, SIOR, CCIM**

205.313.4369  
pcurrie@jhberr.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

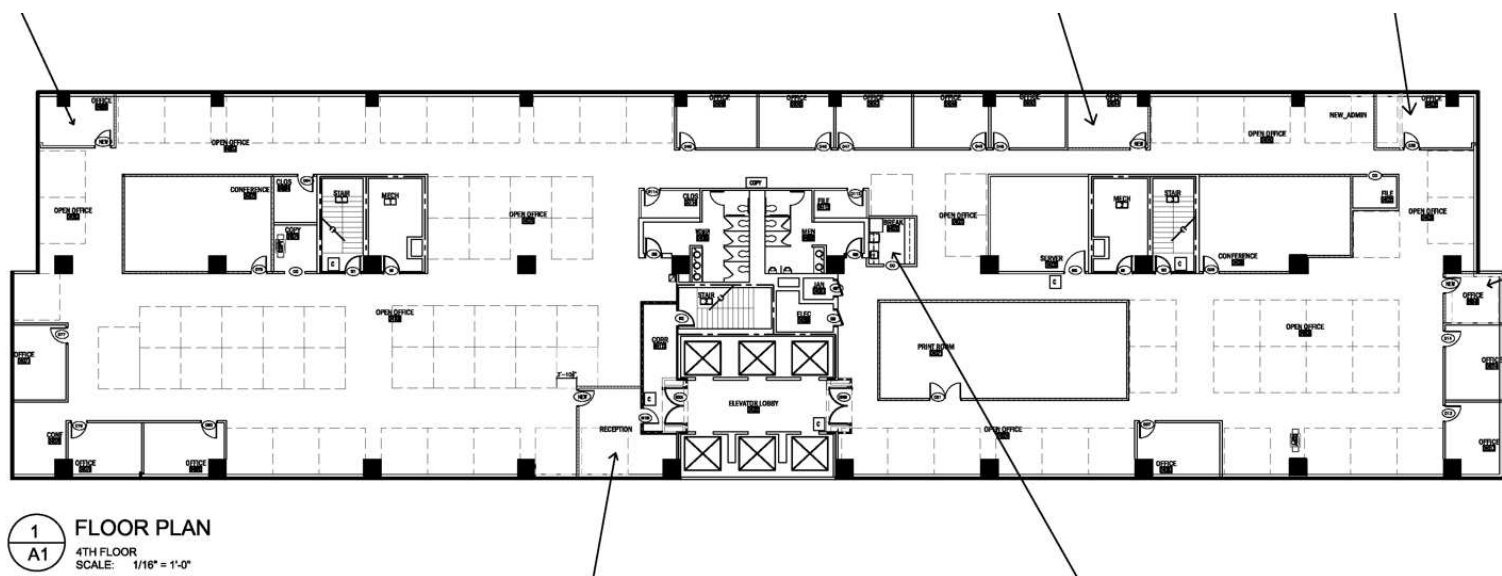
16th Floor	\$22.50 SF/yr	20,195 SF
14th Floor	\$22.50 SF/yr	20,195 SF
12th Floor	\$22.50 SF/yr	20,195 SF
10th Floor	\$22.50 SF/yr	20,195 SF
Suite 975	\$22.50 SF/yr	3,487 SF
Suite 705	\$22.50 SF/yr	1,705 SF
Suite 665	\$22.50 SF/yr	2,342 SF
Suite 650	\$22.50 SF/yr	5,927 SF
Suite 610	\$22.50 SF/yr	4,260 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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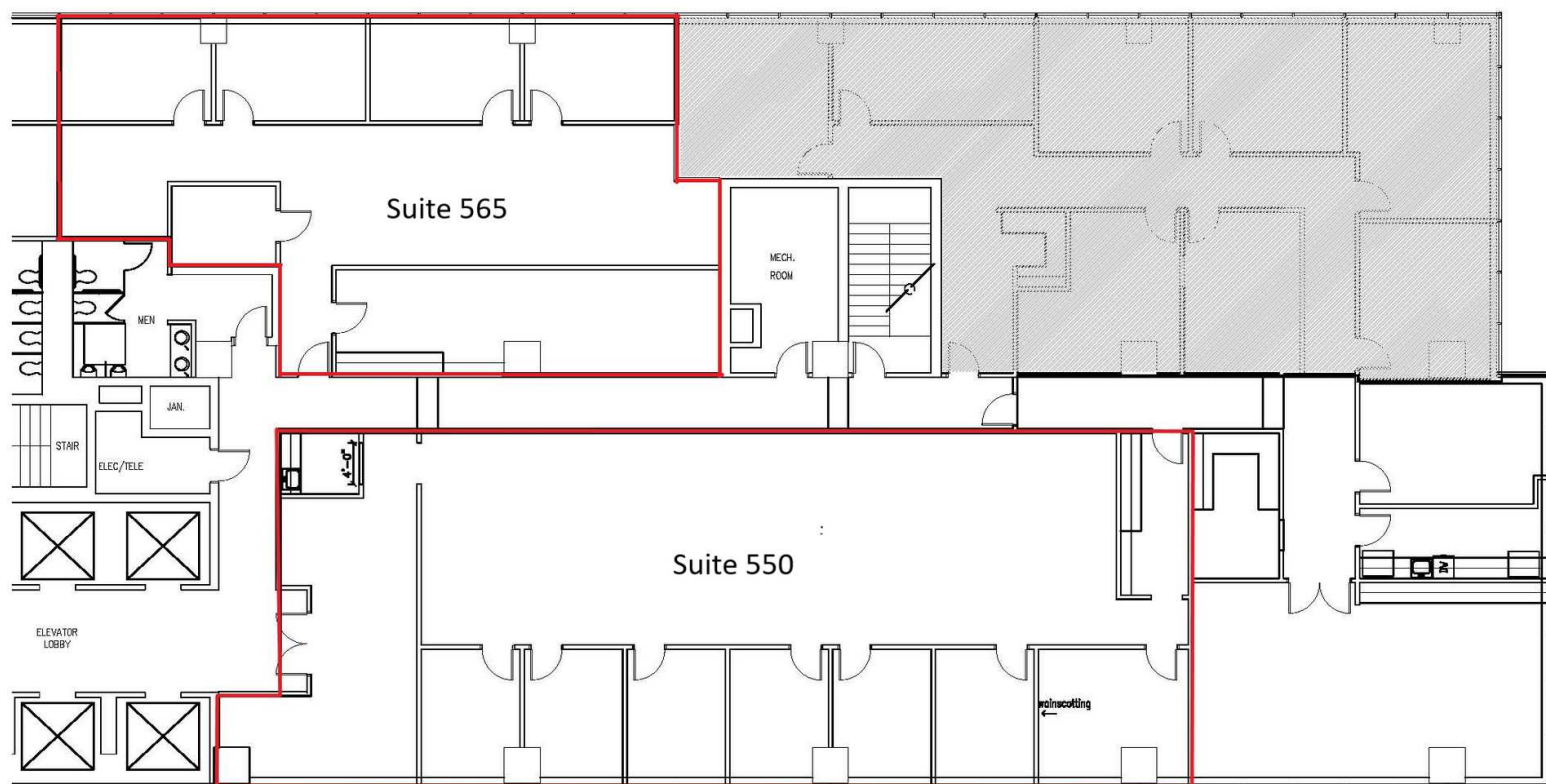
4th Floor: 20,195 SF

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

Suite 550 & 565

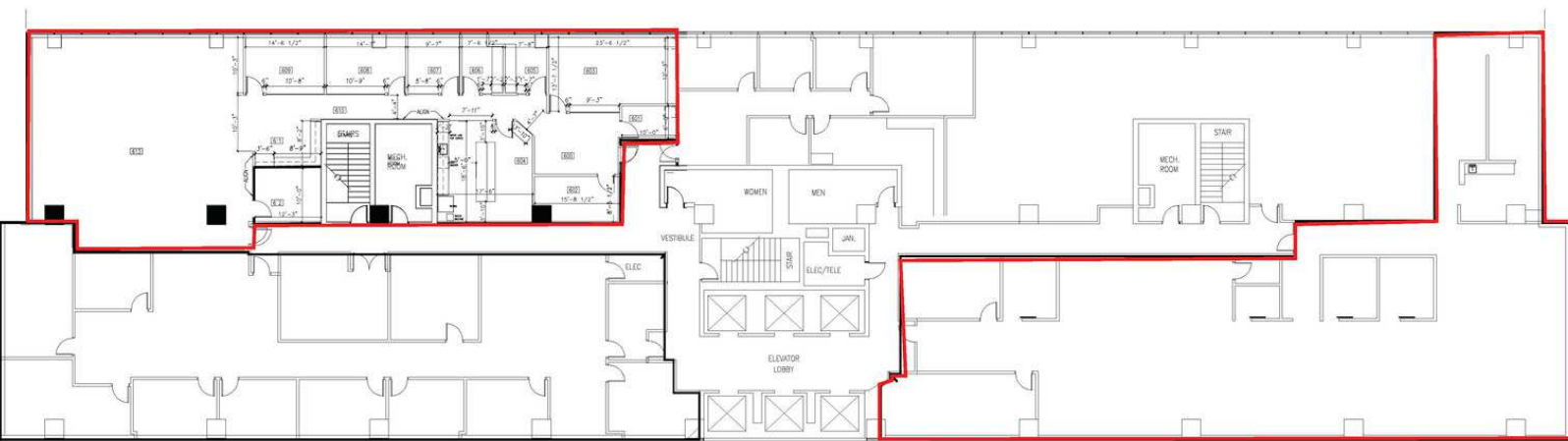
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Suite 610: 4,260 SF



Suite 650: 5,927 SF

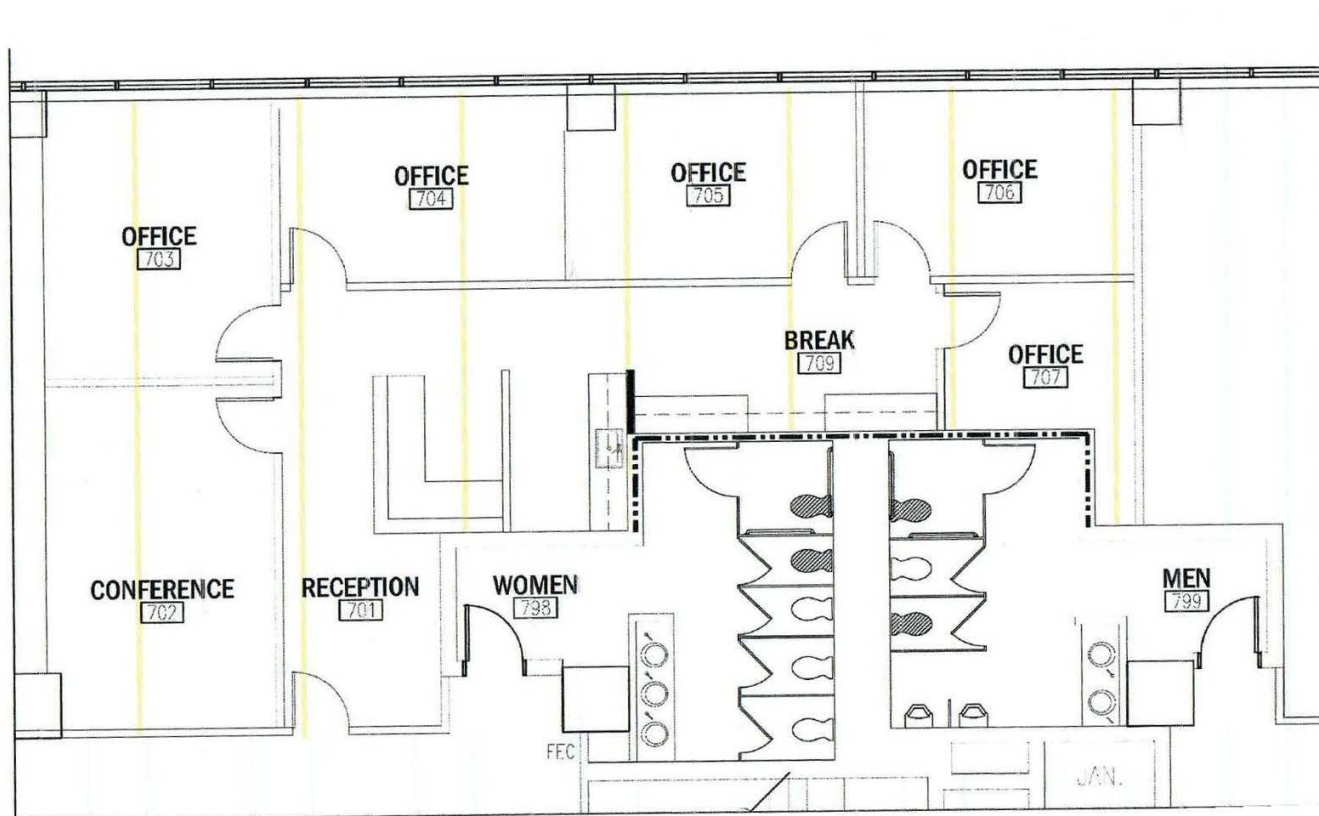
Suite 610 &amp; Suite 650

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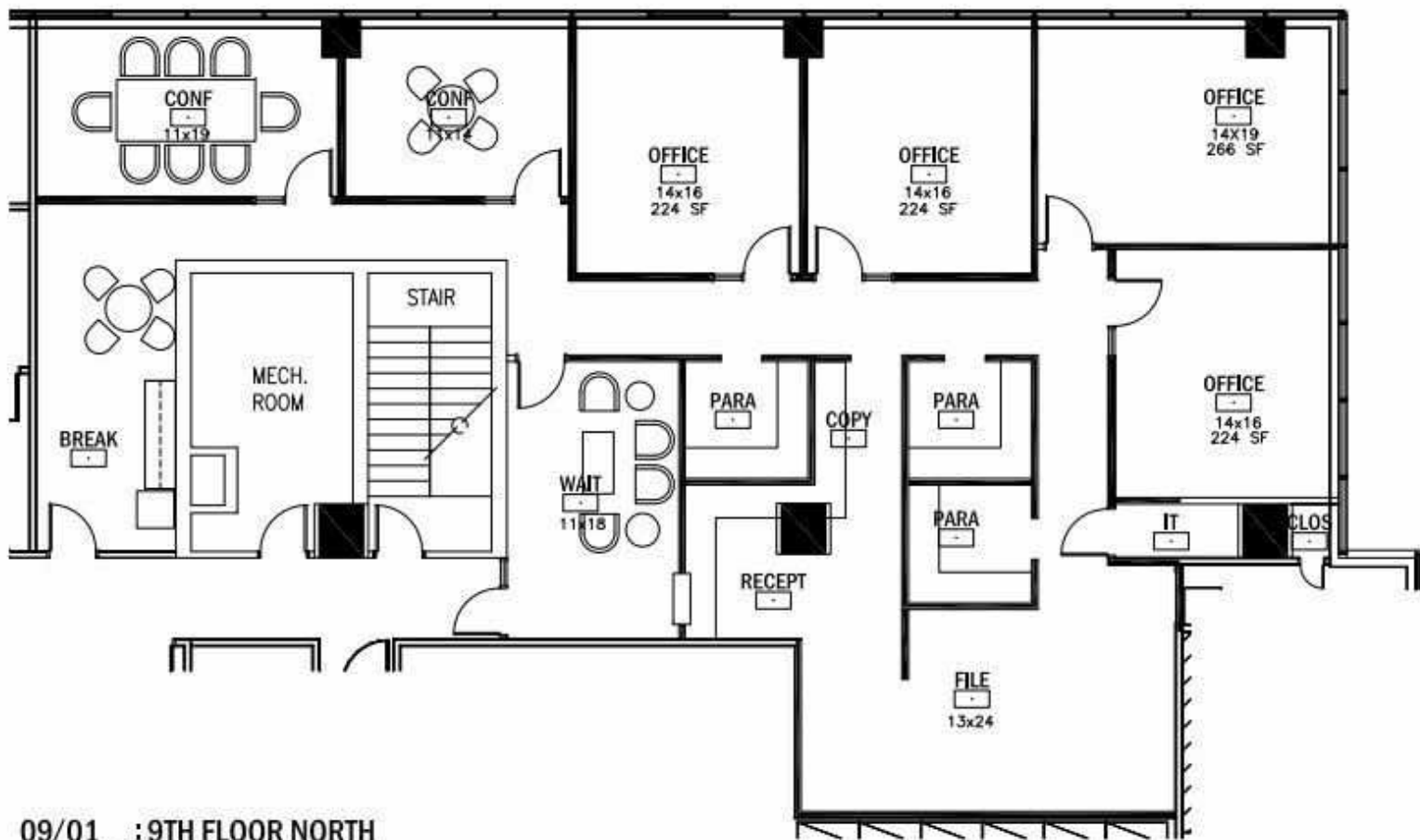
Suite 705: 1,705 SF

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**09/01 : 9TH FLOOR NORTH**  
FLOOR PLAN  
SCALE: 1/8" = 1'-0" PRINTED ON 11X17

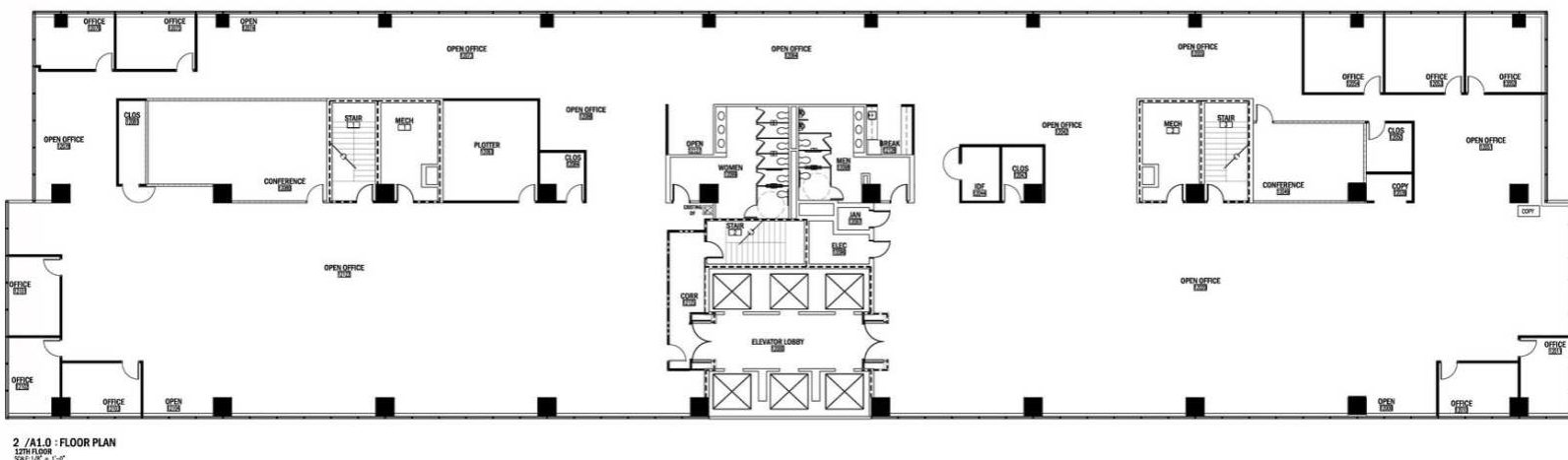
Suite 975: 3,487 SF

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12th Floor: 20,195 SF

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## ROOM TYPE LEGEND

HR/LEGAL/TSR/CONSTRUCTION A&F Billing PROJ SVCS BREAK ROOM IM/DM STORAGE EXISTING CIRCULATION



14th Floor: 20,195 SF

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