

CLASS A MEDICAL OFFICE BUILDING

975 9TH AVENUE SOUTHWEST, BESSEMER, AL 35022

GrahamCompany.com



FOR LEASE | 975 9th Avenue Southwest | Bessemer, AL 35022

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Class A Medical Office Building FOR LEASE

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Bessemer, AL 35022

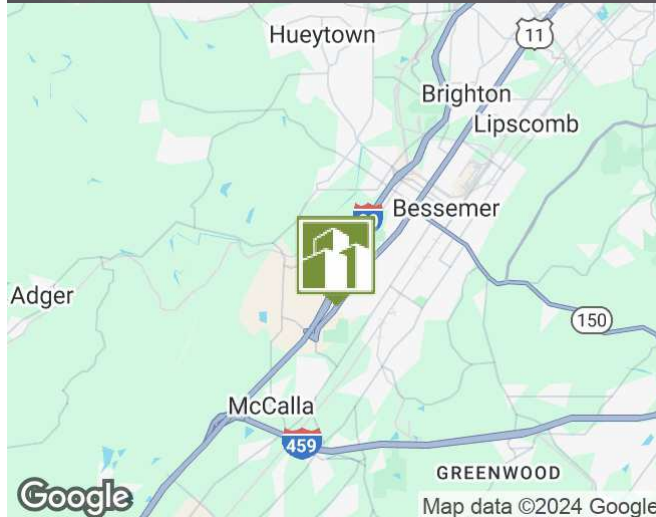
BUILDING SIZE: 99,771 Total SF

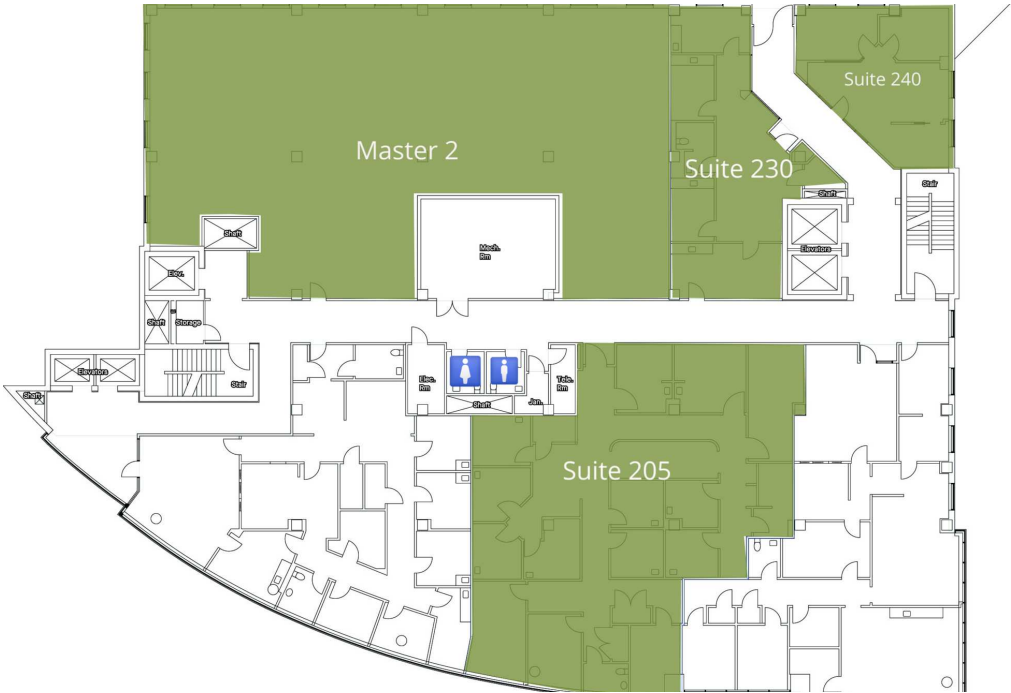
AVAILABLE SPACES: 840 SF - 6,823 SF

LEASE RATE: \$20.00 SF/YR (FULL SERVICE)

PROPERTY DETAILS

- 5-Story medical office tower on US Hwy. 11 (9th Ave SW); building sits at lighted entrance and has direct visibility to Hwy. 11
- (5) Elevators
- Public restrooms on each floor
- Monument signage available
- Ample parking on large surface lot adjacent to building
- Healthy tenant improvement packages and spaces have sprinklers
- Great tenant mix





LEGEND

Available

AVAILABLE SPACES: 2ND FLOOR

SUITE	TENANT	SIZE	TYPE	RATE
Suite 205	Available	3,791 SF	Full Service	\$20.00 SF/yr
Suite 230	Available	1,339 SF	Full Service	\$20.00 SF/yr
Suite 240	Available	841 SF	Full Service	\$20.00 SF/yr
Master 2	Available	5,484 SF	Full Service	\$20.00 SF/yr

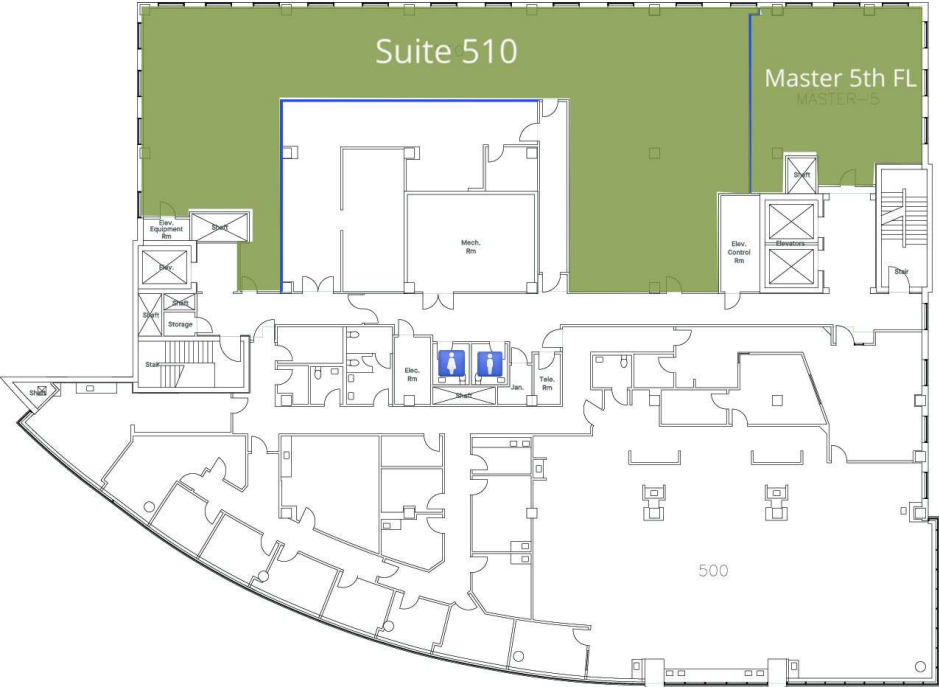


LEGEND

Available

AVAILABLE SPACES: 4TH FLOOR

SUITE	TENANT	SIZE	TYPE	RATE
Suite 401	Available	4,227 SF	Full Service	\$20.00 SF/yr
4th FL Master	Available	3,013 SF	Full Service	\$20.00 SF/yr



LEGEND

Available

AVAILABLE SPACES: 5TH FLOOR

SUITE	TENANT	SIZE	TYPE	RATE
Suite 510	Available	4,815 SF	Full Service	\$20.00 SF/yr
5th Floor Master	Available	1,319 SF	Full Service	\$20.00 SF/yr