

Meadow Lake Business Park

Hoover, AL 35242 (Hwy 280 Corridor)

Space for Lease

3000-4000 Meadow Lake Drive
Hoover, AL 35242

Property Info

Space Available:

3,561 SF—Office Space

Total GLA:

Approximately 34,661 SF

Rental Rate:

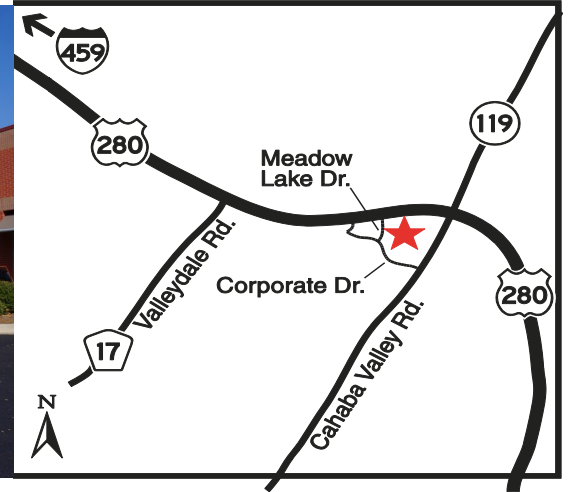
Base Rate: \$15.00 to 16.00 PER SF
NNN: Cam, Tax & Ins (\$5.84 psf)
(Water & Dumpster in Cam)

Special Notes: * Located in Shelby County,
City of Hoover, No
Occupational Tax



www.engelrealty.com

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LEGEND

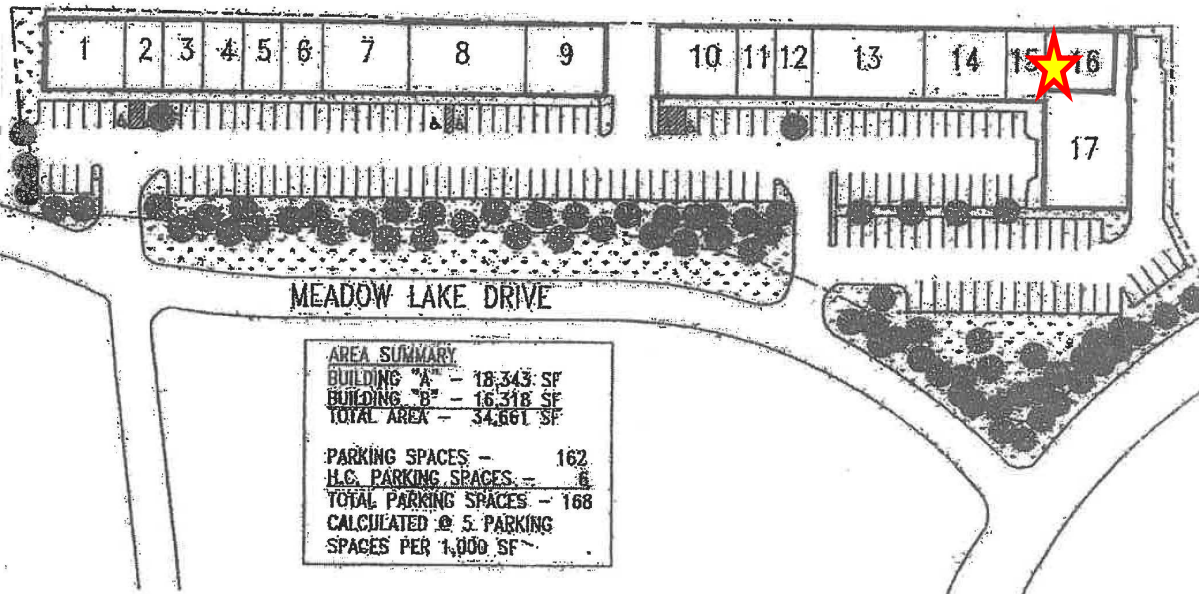
1. Vacant - 2,616 sf
2. Black Box Mgt
3. All State
4. G&B Enterprises
5. Massage Therapy
6. Barber Shop
7. Hearing Solutions
8. Torque Performance
9. Golden City Rest
10. ICS
11. Nationwide Ins
12. Edward Jones Fin
13. Wood Engineering
14. Estes Chiropractic
15. 16-(Vacant-3,561 sf)
17. Palmetto Infusion

MEADOW LAKE BUSINESS PARK

BUILDING "B" - 16,318 S.F.

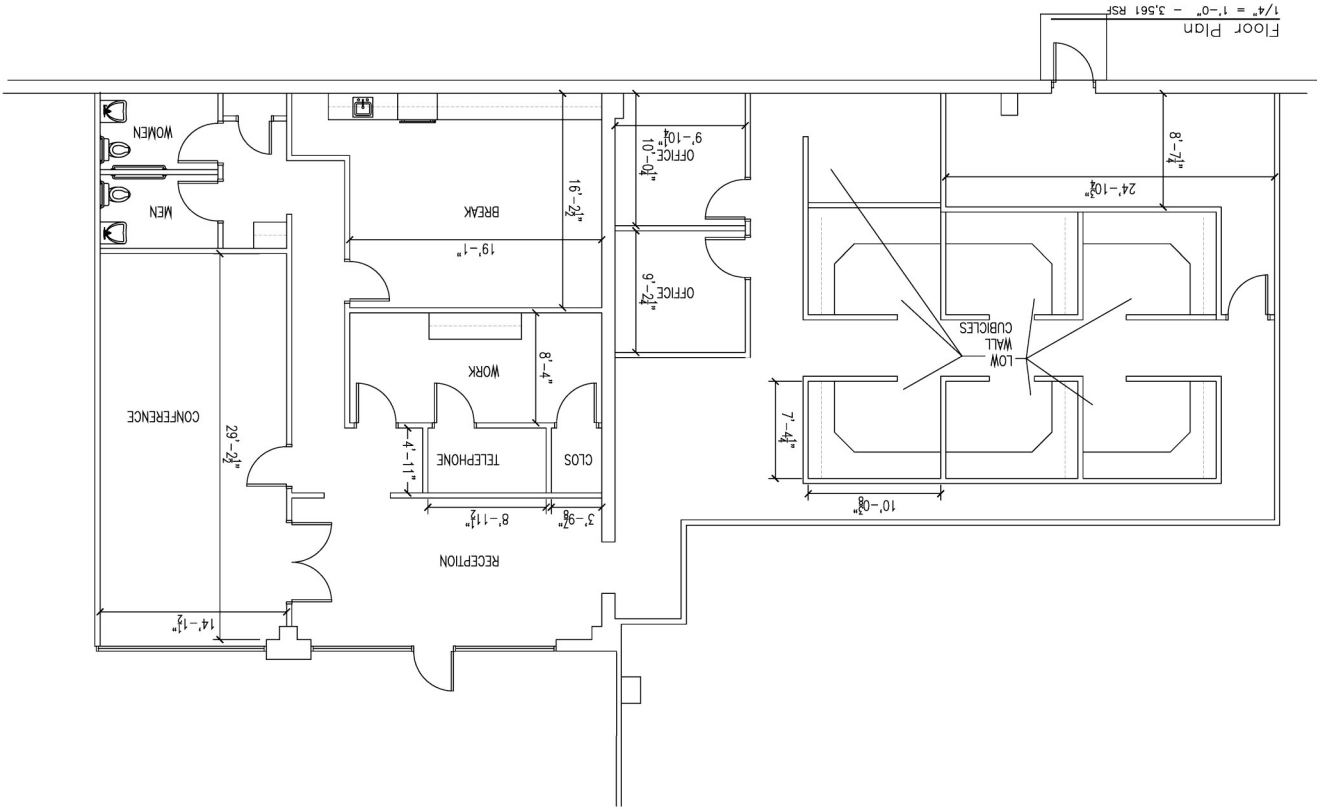
BUILDING "A" - 18,343 S.F.

HIGHWAY 280 SOUTH



AREA SUMMARY	
BUILDING "A"	- 18,343 SF
BUILDING "B"	- 16,318 SF
TOTAL AREA	- 34,661 SF
PARKING SPACES	- 162
H.C. PARKING SPACES	- 6
TOTAL PARKING SPACES	- 168
CALCULATED @ 5% PARKING SPACES PER 1,000 SF	

3,561 SF



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Suite 124 Meadowlake | Job No: 3142 | Date: 03/23/2023 | Sheet 9 of 16 | Project No: 16 | Version: 01/06/2023
Lawrence & Lee Architects
S Q U A R E D
Lawrence & Lee Architects

Space 15 & 16 on site plan

3,561 sf interior pics

