

Prominence Shops Shopping Center Vestavia Hills, AL 35244

2,860 SF MEDICAL SPACE AVAILABLE

Space for Lease

8000 Liberty Parkway
Vestavia Hills, AL 35242

Property Info

- * 2,860 sf
- * Previously Occupied by Skin & Wellness.

Floor Plan:

- * 8-Spa/Treatment rooms with counters and sinks
- * Managers Office;
- * Lrg Waiting Room;
- * 2 restrooms; Storage; Server Room

Total GLA: 25,203 SF

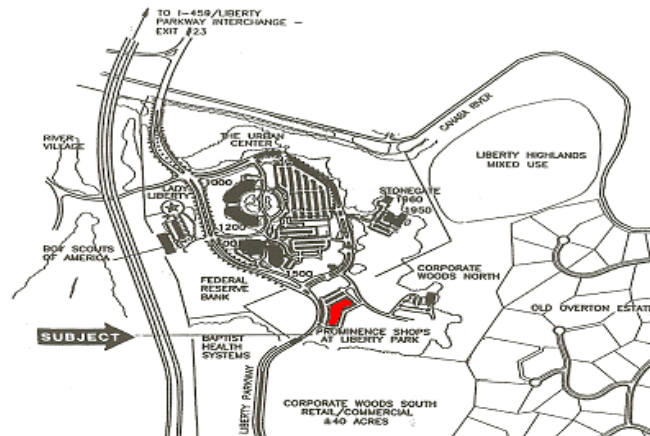
Base Rate: \$25 per sf; NNN Lease

Parking: Free

Dan Anderson
(205) 939-8239 Direct
danderson@engelrealty.com

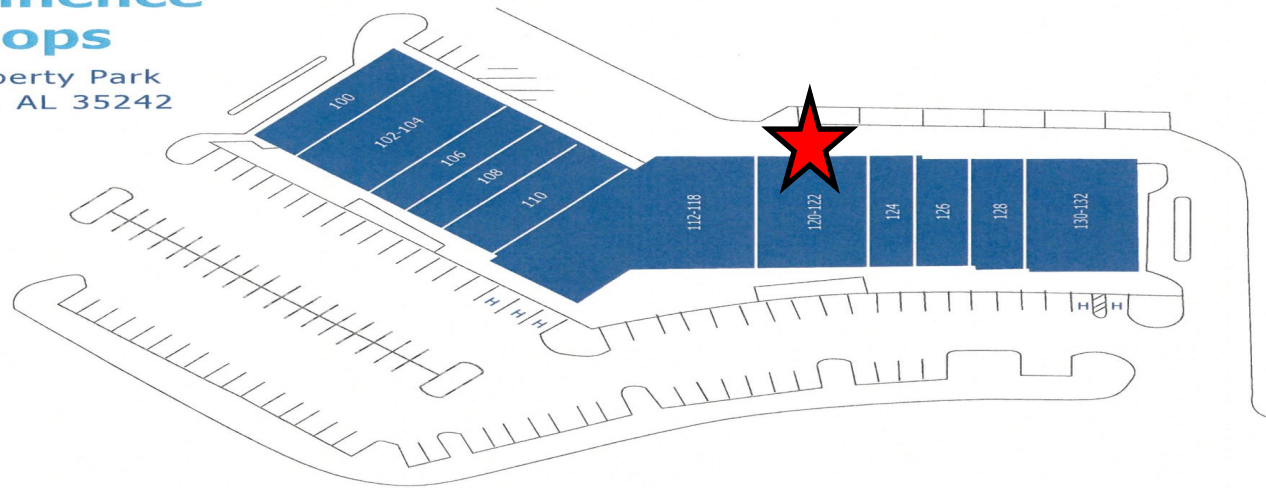


www.engelrealty.com



Prominence Shops

8000 Liberty Park
Vestavia, AL 35242



STE	TENANT	SF
100	Liberty Cleaners	1,500
102-104	Leon, La Taberna	3,100
106	Liberty Nails	1,550
108	Domino's Pizza	1,550
110	Salon 12	1,550
112-118	Grandview Health	5,893
120-122	AVAILABLE	2,860
124	Subway	1,430

126	Genesis Dental Group	1,430
128	Christine Abenoja, DMD	1,837
130-132	Southpoint Bank	2,453
TOTALS		
Total SF		25,203

122 Total Property Parking
117 General Parking Spaces 5 Handicap Parking Spaces



David Smith, Senior Property Manager | Office: 205-402-9990 | dsmith@fairwaymg.com

LEASING INFORMATION: Engel Realty | Dan Anderson, Executive V.P.
Office: 205-939-8239 | Cell: 205-915-2731 | danderson@engelrealty.com | www.engelrealty.com

VESTAVIA HILLS CURRENT USES THE 2015 INTERNATIONAL FAMILY OF BUILDING CODES

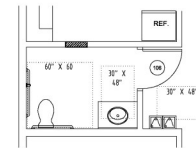
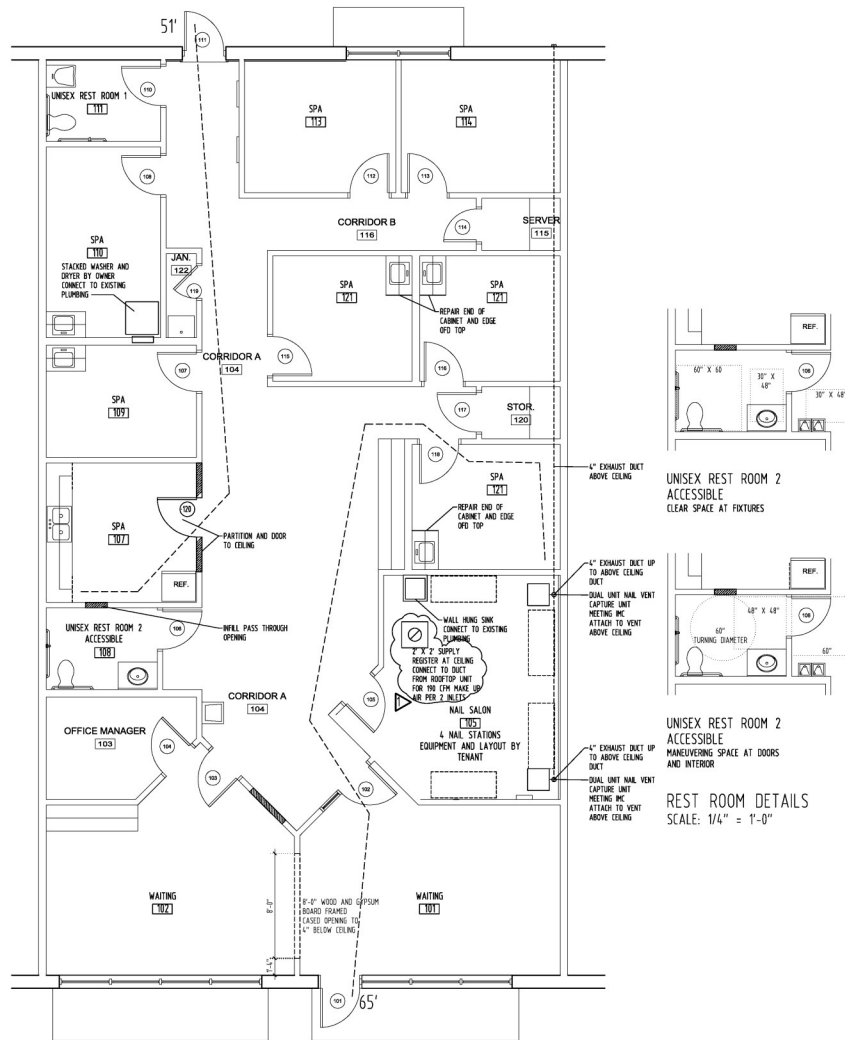
Life Safety and New Work Notes

1. This project consists of tenant improvements within a previously permitted space. The Business Occupancy is unchanged. Tenant space is 2753 sf. Occupancy load is 28 occupants.
2. Two exits are provided and are within the allowed travel distance and allow exit for 28 occupants.
3. Per IBC 2902 For Business Occupancy and 28 occupants, separate facilities are required. Employee and public toilets may be combined. 2 Rest Rooms are provided, one of which is accessible.
4. Replace all ceiling grid and tiles that are damaged by demolition activities.
5. Verify exit lights at path of travel to exits are in good working order.
6. Install owner provided luxury vinyl tile at all locations. Paint throughout.
7. Patch wall and floor areas where utilities are capped or removed and finish to match adjacent areas.
8. Hardware to be ADA accessible and match trim and color of existing.
9. Patch walls where partitions or cabinets are removed.
10. Ventilation at the nail stations to be HealthyAir Nail Source Capture System: Dual Unit, or equal.

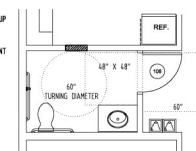
FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION THIS PROJECT. DOOR, FRAMING AND GYPSUM BOARD TO MATCH EXISTING



UNISEX REST ROOM 2
ACCESSIBLE
CLEAR SPACE AT FIXTURES



UNISEX REST ROOM 2
ACCESSIBLE
MANEUVERING SPACE AT DOORS
AND INTERIOR

REST ROOM DETAILS
SCALE: 1/4" = 1'-0"

TENANT IMPROVEMENTS FOR
LIBERTY PARK SPA
LIBERTY PARK, VESTAVIA HILLS, AL 35242

FLOOR PLAN AND NOTES

1
Scale: As Noted



Architect's Seal
Mark Burns, Architect

Engineer's Seal

TENANT IMPROVEMENTS FOR
LIBERTY PARK SPA
LIBERTY PARK, VESTAVIA HILLS, AL 35242

Mark Burns, Architect
No. 2018001510
1800 Indian Creek Drive Vestavia Hills, AL 35243
mark@mbburns.com

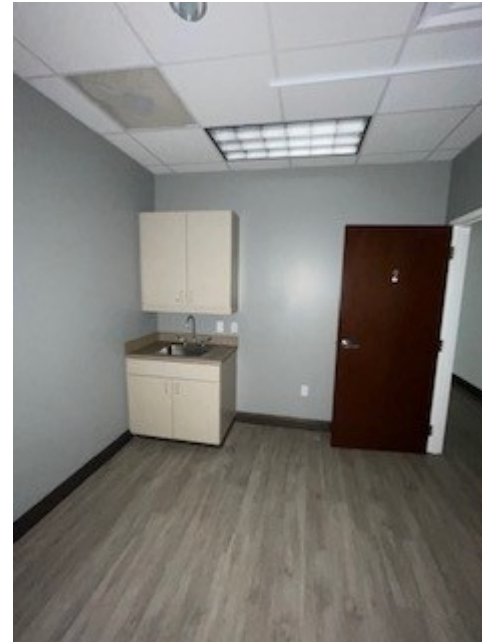
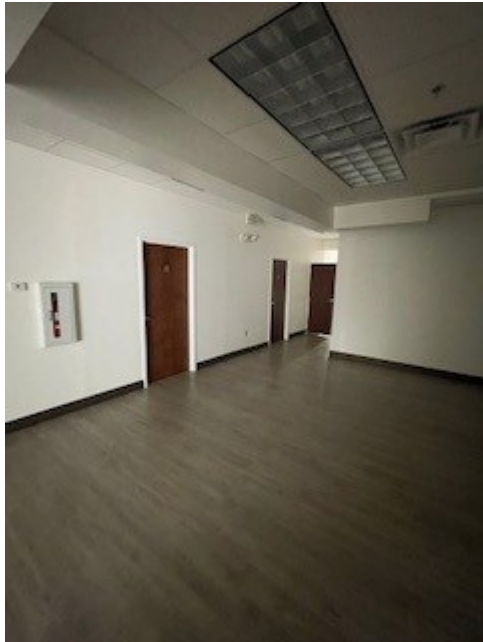
Revisions	No. Des. Chgd. or Pktd.	Date of Issue
1		11.01.2018

Floor Plan

Date:	OCTOBER 26, 2018
Project No.:	201832
Client:	MFB
Quality Control:	MFB

Sheet No.:
A2

Interior Pictures





DEMOGRAPHICS

1-MILE

3-MILES

5-MILES

POPULATION:

999

29,636

96,972

AVG. HH INCOME:

\$131,632

\$124,374

\$104,416

NUMBER OF HOUSEHOLDS:

405

12,038

42,781

