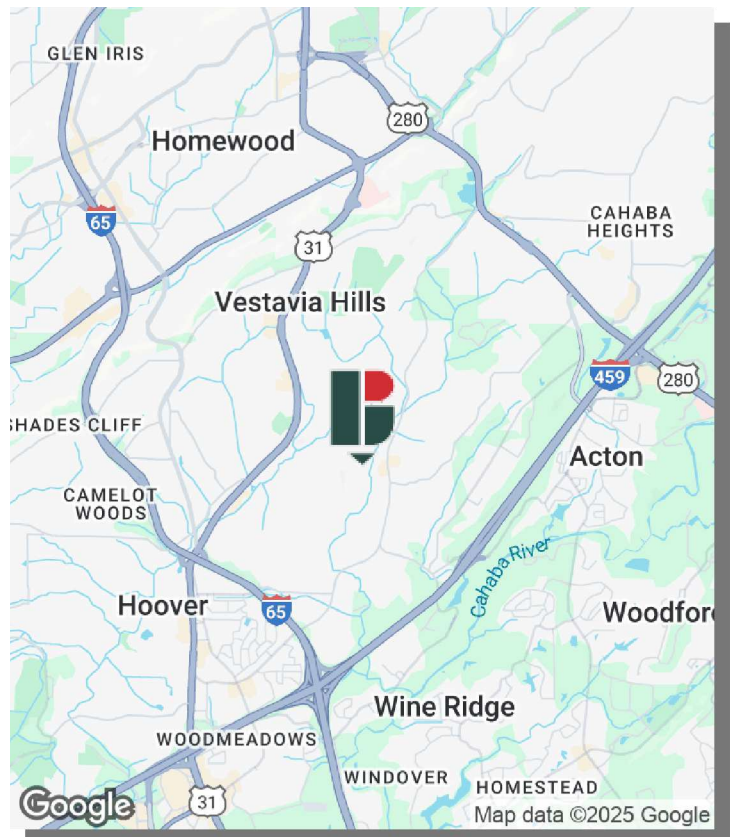




**3280, 3284 & 3288 MORGAN DRIVE**  
VESTAVIA HILLS, AL 35216

#### PROPERTY FEATURES

- Three professional office buildings in suburban office park
- Highly desirable residential and commercial area
- Three blocks from Rocky Ridge Road with easy access to
- Highway 280, Highway 31, and Interstate 459
- Ideal for professional services, accounting, engineering, or legal office
- On-site parking



**LEASE RATE:**  
\$21.00 SF/yr (plus taxes and insurance)

**Grace Adams**

205.313.4350

grace@jhberry.com



## PROPERTY DESCRIPTION

Office suites available for lease, ideal for professional services such as accounting, legal, engineering, etc.

## OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (+ taxes and insurance)
Available SF:	333 - 745 SF
Building Size:	4,285 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 104: 3280 Morgan Drive	\$21.00 SF/yr	333 SF
Suite 104: 3288 Morgan Drive	\$21.00 SF/yr	745 SF

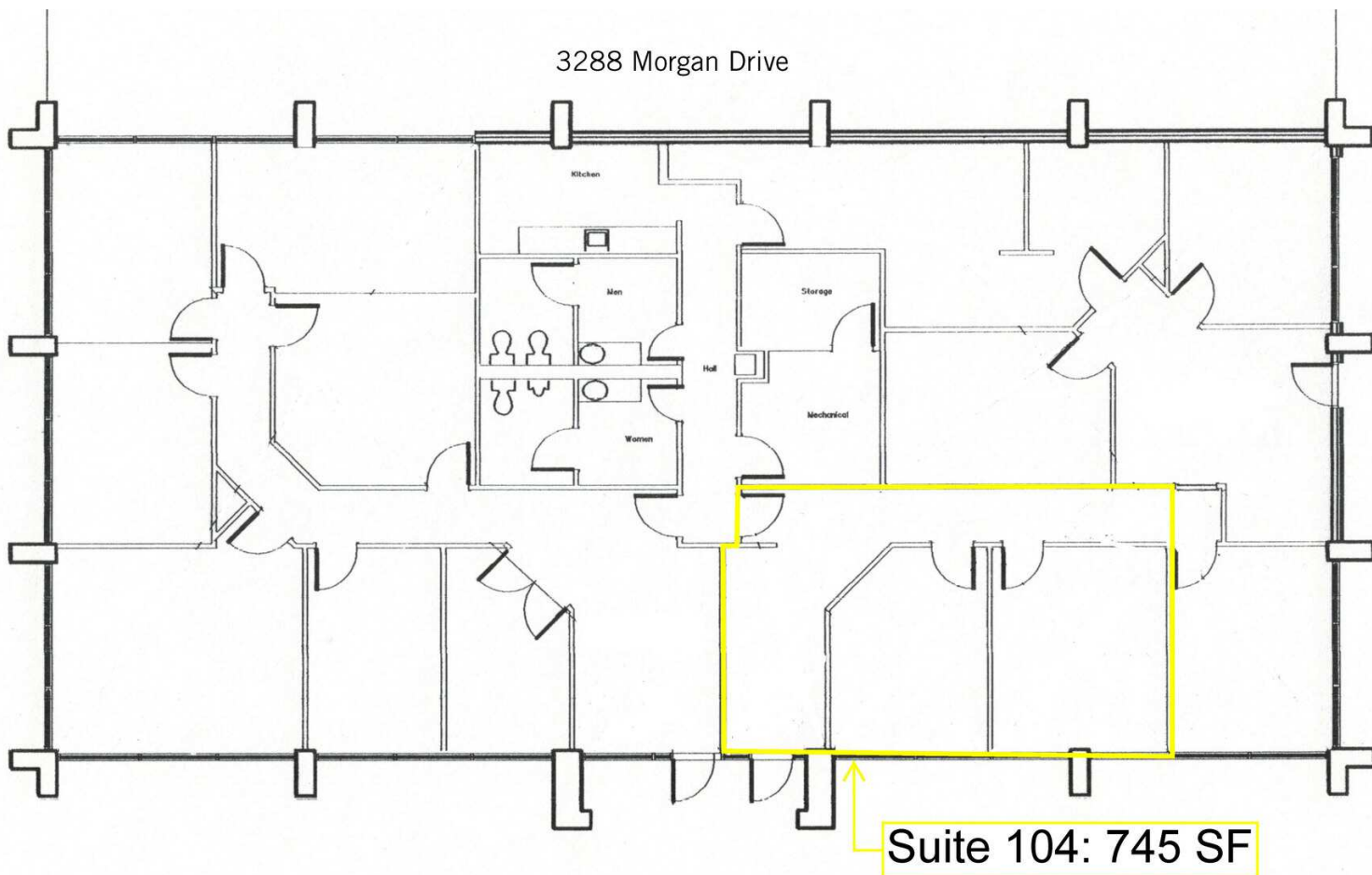
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,511	23,160	66,308
Total Population	6,061	55,986	158,291
Average HH Income	\$105,113	\$93,878	\$91,102

## Grace Adams

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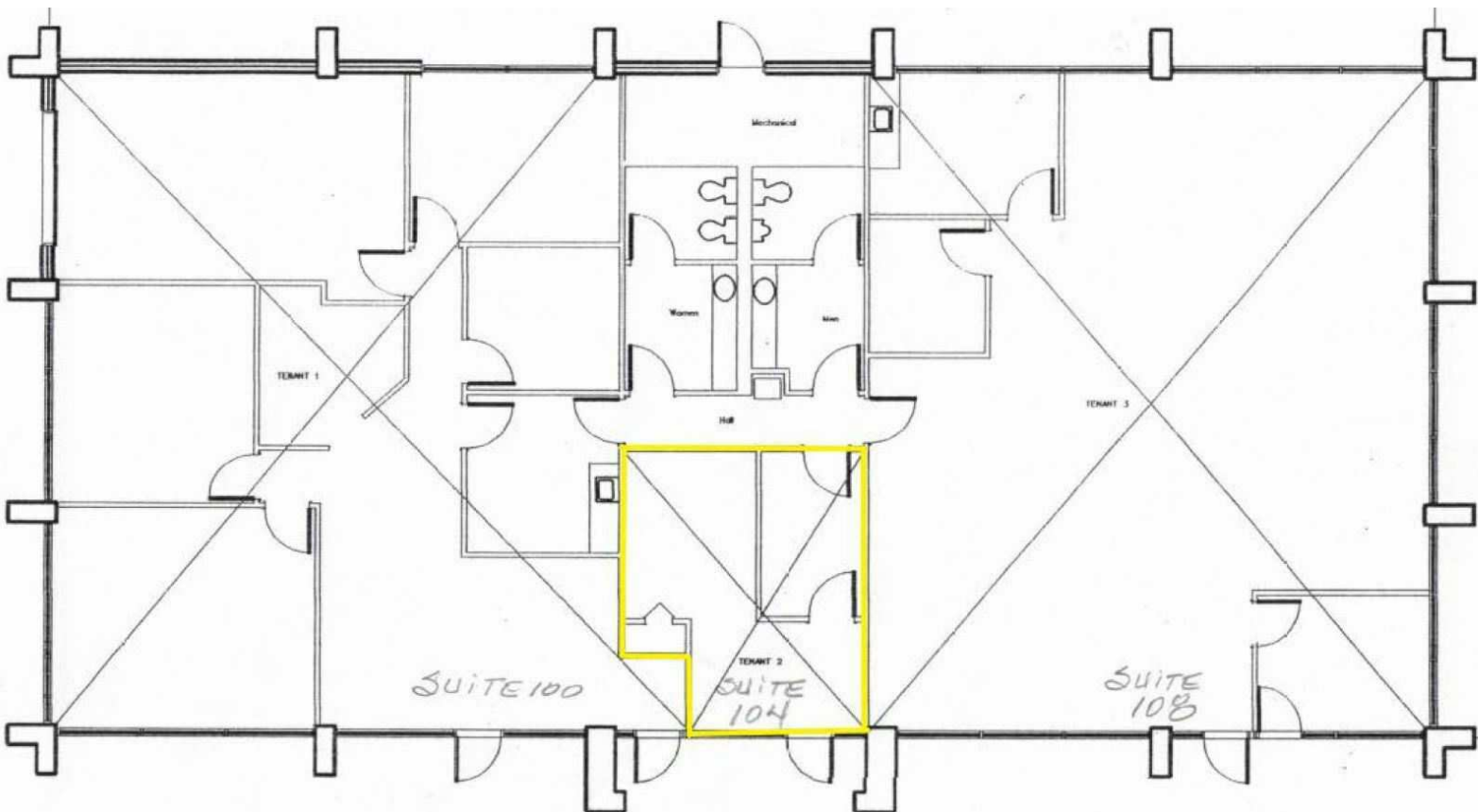


Suite 104: +/- 745 SF

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Suite 104: +/- 333 SF

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