



BLUE LAKE CENTER

BIRMINGHAM, AL



**1,514-21,854 RSF PROMINENT
OFFICE SPACE AT THE
280/459 INTERSECTION**

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THE SIMPSON ORGANIZATION



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

Blue Lake Center is a 166,779 SF workplace in the desirable southeast suburban pocket of Birmingham, AL under the new ownership of The Simpson Organization. With seamless connection to daily essentials in Vestavia Hills and Mountain Brook, the building's expansive floor plates and growing community of service-minded companies looks ahead to its next chapter.



DIRECT I-459 AND HWY-280 ACCESS

Located at the intersection of Birmingham's two major roadways



3.6/1,000 PARKING

Complimentary lot spaces available



CONFERENCE CENTER

Available for Tenant use



MICRO MARKET

Convenient grab-and-go snacks



MAINTENANCE

Located on-site for convenient, consistent upkeep



LUSH, PARK-LIKE ATMOSPHERE



MODERNIZED ENTRIES



TENANT BREAK ROOM BUILD OUT

AREA FEATURES

Positioned at the superior intersection of Highway 280 and Interstate 459, Blue Lake Center offers quick, convenient access to desirable dining/shopping and residential districts through Vestavia Hills, Mountain Brook and beyond.

DINING

- Chopt Creative Salad Co
- Fleming's
- Flying Biscuit Cafe
- Frutta Bowls
- Panera
- Perry's Steakhouse & Grille
- Seasons 52
- Shake Shack
- Taco Mama
- Taziki's Mediterranean Cafe
- The Cheesecake Factory
- Village Tavern

SERVICES

- AMC Theatre
- Trader Joe's
- Amazon Hub Locker

WELLNESS

- Amped Fitness Gym
- Life Time Fitness
- CrossFit Mudtown

LODGING

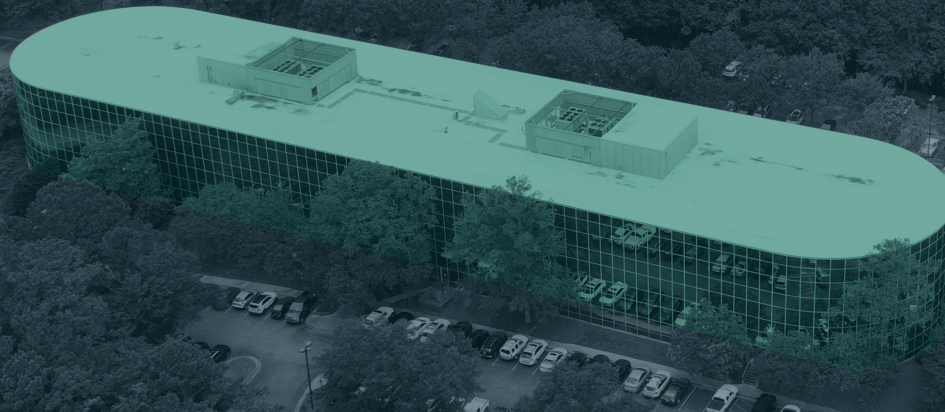
- Drury Inn & Suites Birmingham Grandview
- Marriott Birmingham
- Home2 Suites Birmingham Colonnade
- DoubleTree by Hilton Birmingham





HIGHWAY 280

INTERSTATE 459



UNDER TRUSTED OWNERSHIP

Under the proactive ownership of The Simpson Organization (TSO), Blue Lake Center supports the advancement of the goals, careers and lifestyles of its celebrated tenants. A well-capitalized market leader, the security of a well-maintained property with the promise of regular maintenance and upkeep adds to the level of professionalism and overall standard for the on-site experience.

Holding true to its notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

3500 Blue Lake Drive
Birmingham, AL 35243

Leasing Information:

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