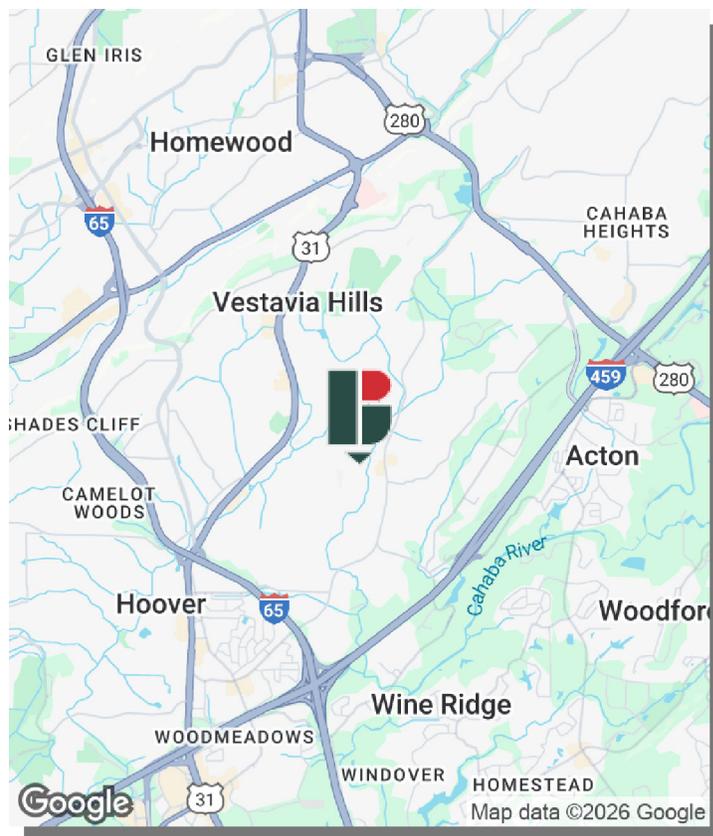




**3280, 3284 & 3288 MORGAN DRIVE**  
VESTAVIA HILLS, AL 35216

### 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@jhberr.com



**PROPERTY DESCRIPTION**

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

**OFFERING SUMMARY**

|                |  |
|----------------|--|
| Lease Rate:    | \$21.00 SF/yr (plus taxes + insurance) |
| Available SF:  | 745 SF                                 |
| Building Size: | 4,285 SF                               |

**SPACES**

**LEASE RATE**

**SPACE SIZE**

|                              |               |        |
|------------------------------|---------------|--------|
| Suite 104: 3288 Morgan Drive | \$21.00 SF/yr | 745 SF |
|------------------------------|---------------|--------|

**DEMOGRAPHICS**

**1 MILE**

**3 MILES**

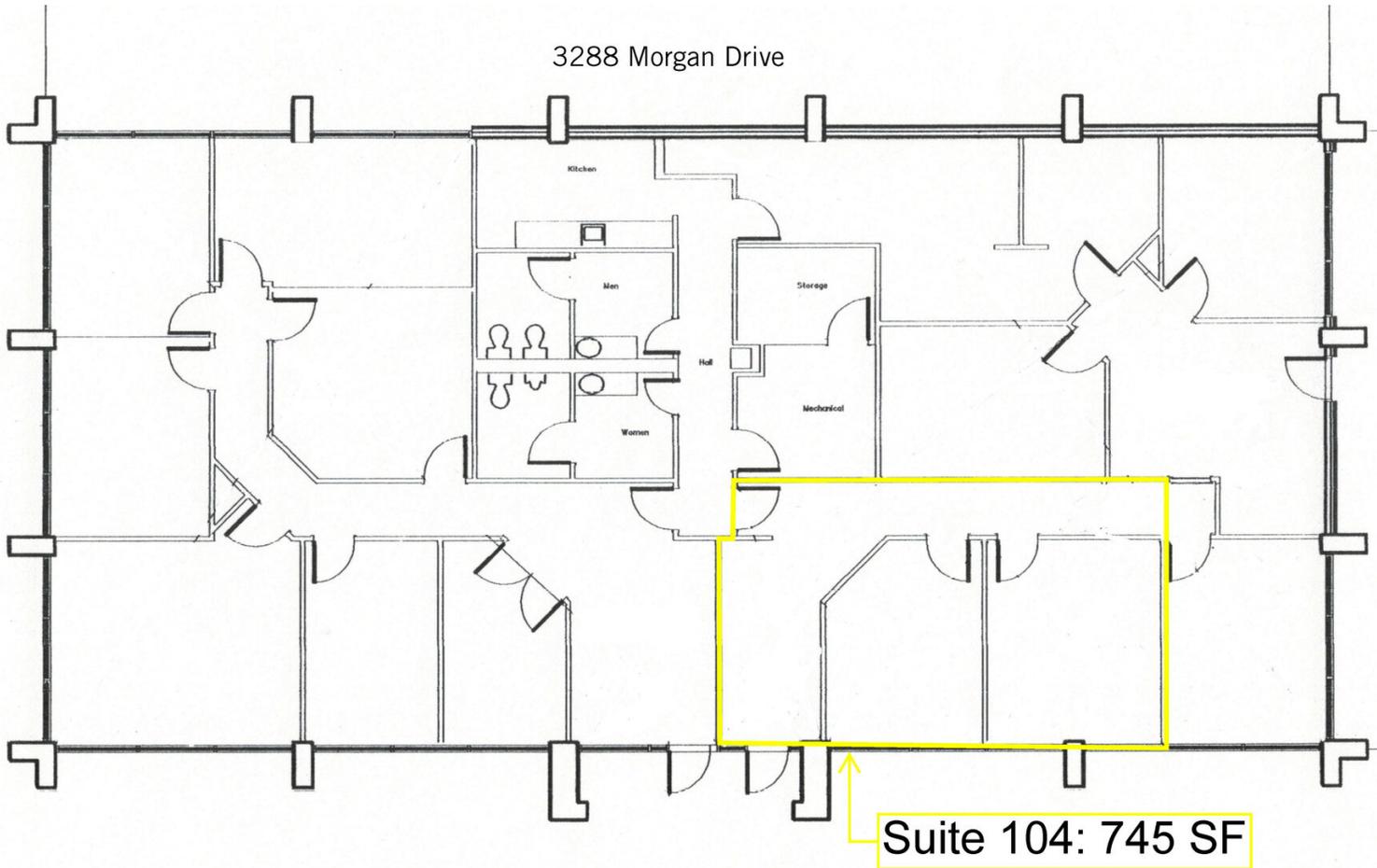
**5 MILES**

|                   |           |          |          |
|-------------------|-----------|----------|----------|
| 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**

205.313.4350  
 grace@jhberr.com

3288 Morgan Drive



**Suite 104: 745 SF**

Suite 104: +/- 745 SF

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