



FULLY FURNISHED TURN KEY OFFICE SOLUTION

23 Inverness Center Pkwy, Hoover, AL 35242

Free Standing Building For Sale
Along Active Hwy 280 Corridor

PROPERTY HIGHLIGHTS

- Highly visible property off Inverness Center Parkway
- Exceptional lush natural setting
- High-end, professional finishes
- Outdoor meeting area
- Easily accessible from any corner of Birmingham: 15 minutes from Downtown Birmingham, 1.8 miles from I-459 which connects to I-65, I-20 and I-59
- Building sold fully furnished



ASKING PRICE:

\$3,200,000



SIZE:

±10,930 SF

Plug & Play Office Solution



LOCATION:

Conveniently located along Hwy 280 within Inverness Center Office Park



YEAR BUILT:

2017



TRAFFIC COUNTS:

7,110 AADT on Inverness Pkwy
82,951 AADT on Hwy 280



HARBERT
REALTY SERVICES

WEST HARRIS, CCIM

wharris@harbertrealty.com | 205.458.8127

For More Information: HarbertRealty.com

2 North 20th Street, #1700, Birmingham, AL 35203

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PROPERTY BUILDING DETAIL

DESCRIPTION:

23 Inverness Center Parkway is a three (3) story custom build to suit for OneAscent Wealth presenting a super professional office environment and work experience for the staff and client base. The property sits on Lake Heather and is located in the epicenter of the business community in Hoover Alabama's 280 business corridor. The Building is wooden framed on concrete slab with stucco exterior, stacked stone and brick accents and a architecturally designed asphalt shingle roof. The building entrance is warm and welcoming with hardwood floors, sheetrock walls and ceilings, adjustable lighting and soft seating for guests. No detail has been missed in the interior finish level at 23 Inverness.

YEAR CONSTRUCTED:

2017 with lower level interior improvements 2021.

CONSTRUCTION TYPE:

Wood Framed Building on Concrete Slab and Stucco combined Brick Exterior and a architecturally designed asphalt roof.

AMENITIES:

Lake Setting, Drive up no hassle parking, first class executive board room and training facility, 10' ceiling heights, high-end conference area off main reception with sliding glass doors and high-end finishes.

ROOF:

Three dimensional architectural designed asphalt roof.

HVAC:

The Building is served by five (5) separate HVAC units installed at the time of construction. Two (2) units service the 1st and 2nd Floor respectively and one unit the 3rd floor.

PARKING:

Drive Up Convenient Parking. No Assigned Parking. All parking is in common with other on-site buildings and managed by Southern Property Management Group.

SITE 23 CAM:

Southern Property Management Group manages the property association and site expenses. The 2024 HOA Assessment from SPMG is \$8,691.86 for landscaping, site utilities, insurance, property taxes, reserves, emergency repair expenses, financial management services and other operating costs.

TELECOMMUNICATIONS:

The Building is served by AT&T and Charter Spectrum for phone and internet services.



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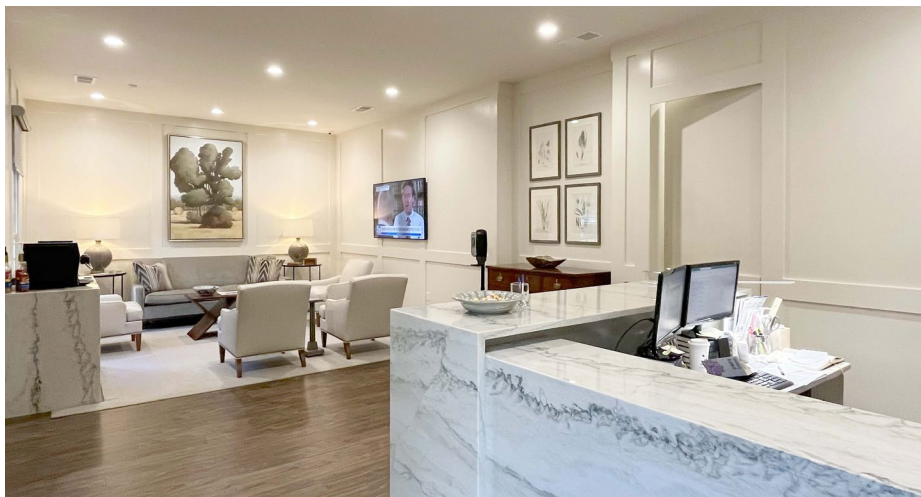
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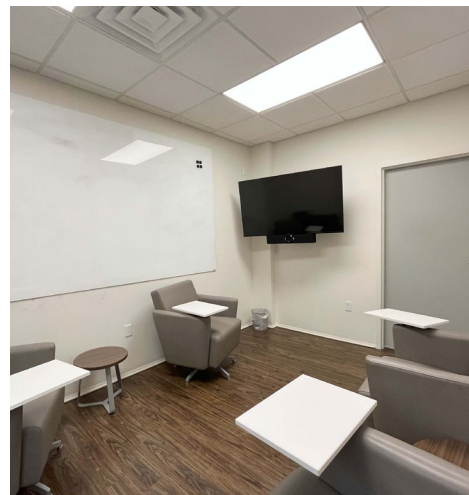
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POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	8,020	46,342	100,738
DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	4,337	21,206	42,568
INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$98,237	\$148,806	\$173,783



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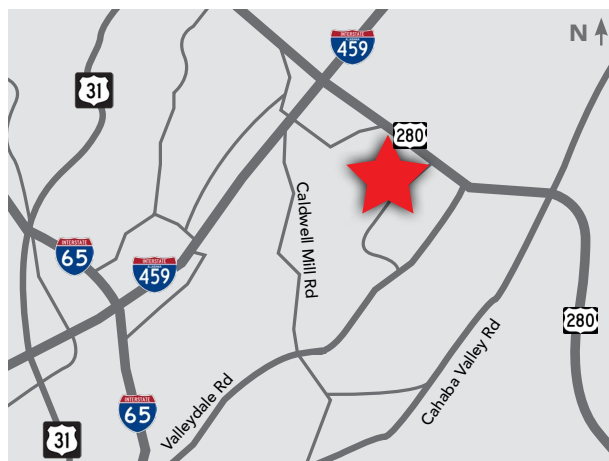
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To Birmingham Airport via Hwy 280: 15 miles - 20 min.
To Atlanta Airport via I-459: 154 Miles - 2 hrs 15 min.



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NEARBY AMENITIES

LIFESTYLE

Nearby neighborhoods include Inverness, Greystone, Meadowbrook and Highland Lakes.

Excellent surrounding schools systems outpacing local, state and national rankings.

Championship golf and tennis club at Inverness Country Club.

High quality of life community with job, affordable housing, educational and entertainment opportunities.

CONVENIENCES

The Summit, Inverness Corners & Plaza and Brook Highland shopping centers are in close proximity to Inverness Center North.

Publix, Winn-Dixie, Target and Walmart grocery options are within a few miles.

A wide variety of restaurants including, Papaddeaux, Perry's Steakhouse, The Cheesecake Factory and PF Chang's are easily accessible from the property.

Retail banking, daycare options and retail services are in the immediate Inverness Center area.

Inverness Center is easily accessible from interstates, highways and major local roadways providing superior access and choice of route for occupants of the park.



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

114.1K
VISITS

\$70.3K
MEDIAN VISITOR
INCOME

256 MIN
AVG DWELL
TIME



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