

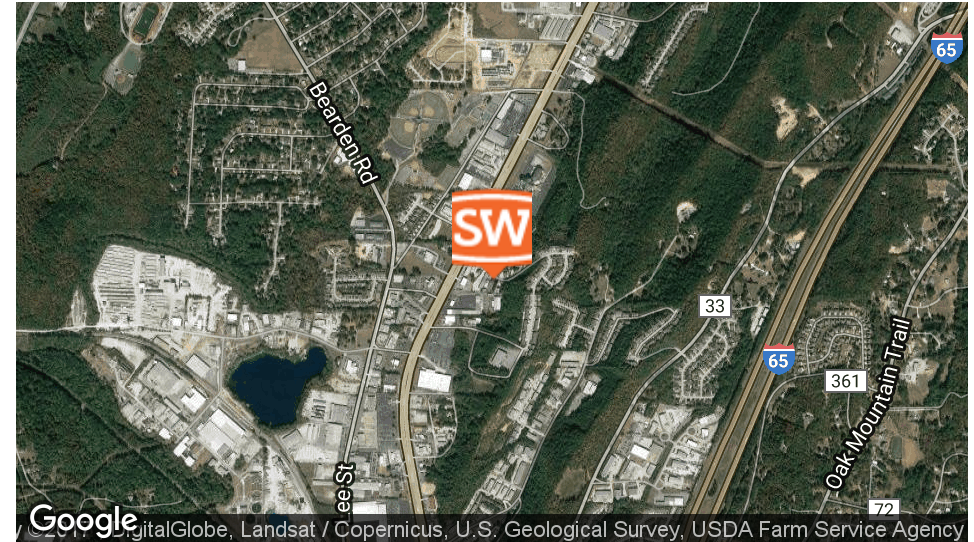
FOR LEASE & FOR SALE

# Professional Office Space in Pelham

300-314 Canyon Park Drive, Birmingham, AL 35124



**SHANNON WALTCHACK**  
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## PROPERTY SUMMARY

<b>Available SF:</b>	1,112 SF
<b>Building Size:</b>	9,000 SF
<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>Sale Price</b>	Negotiable

## PROPERTY OVERVIEW

Canyon Park office Plaza offers high-end finishes, convenient access to Highway 31 and I-65, ample parking, and much more. Great for end-user or investor. Call to inquire. The owner is motivated to sell.

## PROPERTY HIGHLIGHTS

- Possible to combine/split up suites
- 60 free parking spaces - 5:1
- Suites suitable for attorney, accountant or other professional user
- Directly behind Highway 31
- Only one suite left for lease!

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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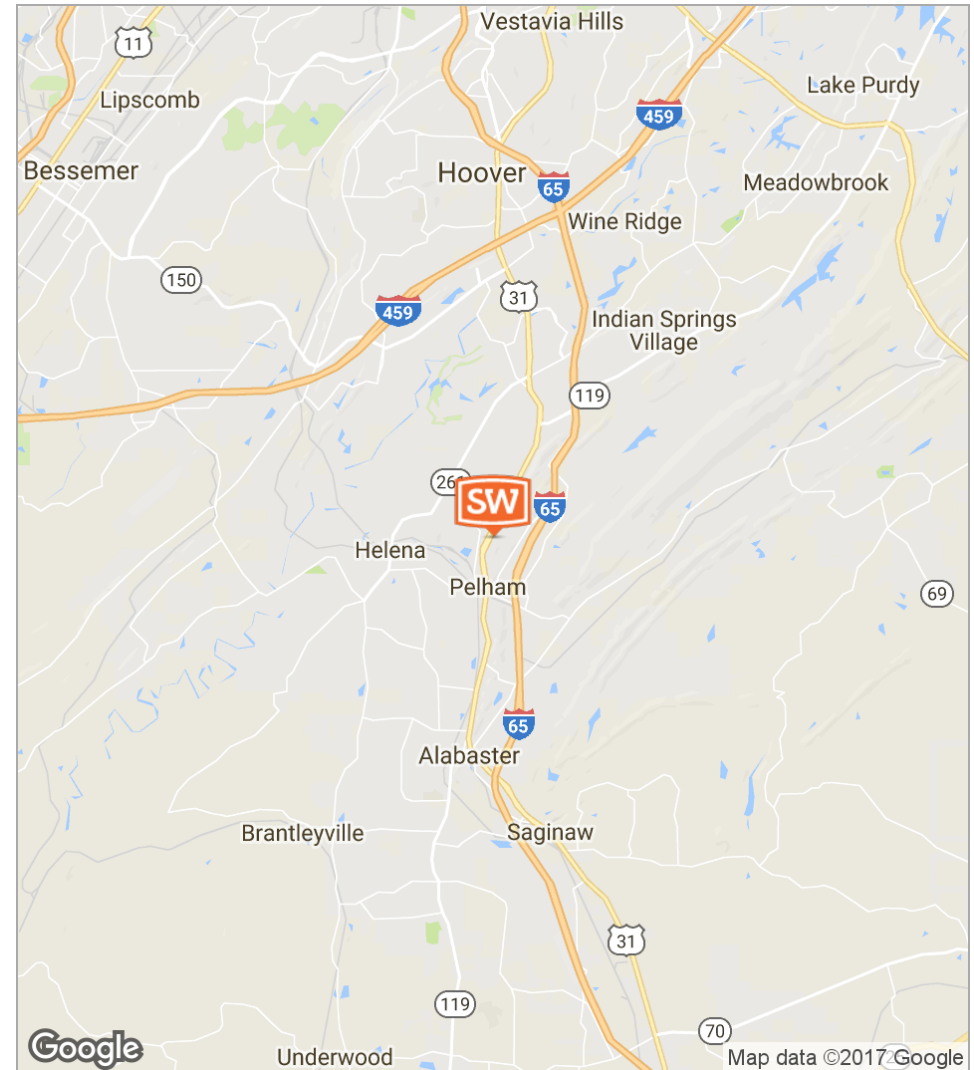
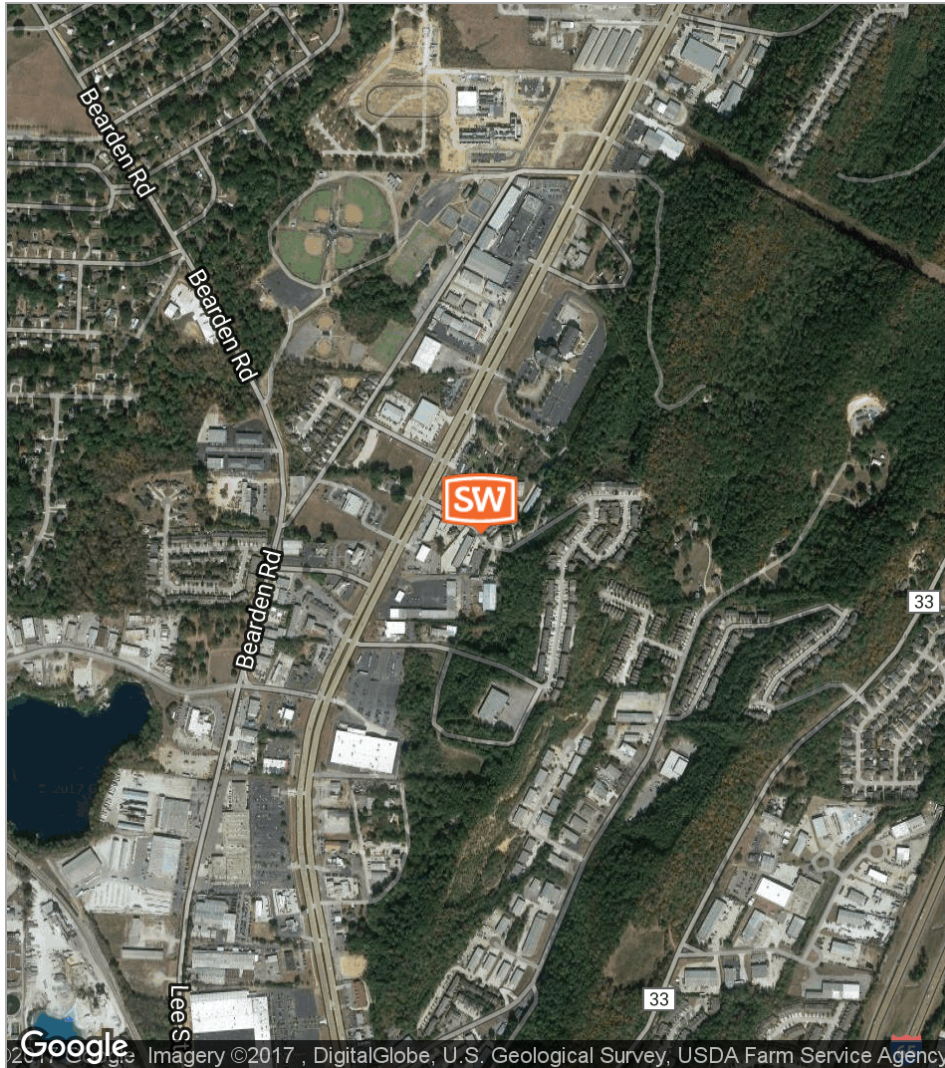
FOR LEASE

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