



INVERNESS

bring the outside IN

PROPERTY OVERVIEW

AREA OVERVIEW

REDEVELOPMENT

YOUR TEAM

BROKER INCENTIVES

WHY NOT BRING THE OUTSIDE **IN**



Inverness Center North is a Class A master planned development located conveniently along Highway 280 in the heart of the U.S. 280/I-459 submarket in Hoover, Alabama. Consisting of 450,000 square feet in three distinct buildings, Inverness Center North offers a unique amenity rich office park experience in a natural lake setting. The property is undergoing extensive renovations with unique property features adding refreshing finishes and amenities to the buildings unlike anything in Birmingham's market.



watch the video

A vibrant, sunlit landscape featuring a large, mature tree with a thick trunk in the foreground. A paved path curves through the scene, surrounded by lush greenery and manicured lawns. In the background, modern buildings are partially visible through the dense foliage. The overall atmosphere is bright and serene, with sunlight filtering through the leaves.

BE **INSPIRED**
BY YOUR VIEW

Area 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, The Fresh Market, Winn-Dixie, Target and Walmart grocery options are within a few miles.

A wide variety of restaurants including, Superior Grill, Jason's Deli, 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.

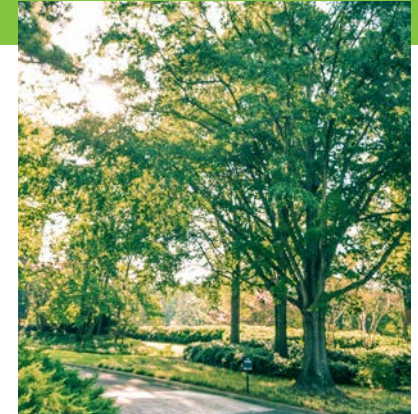


ATMOSPHERE

The lush natural setting at Inverness Center North is the distinguishing element that sets the property apart from other locations and enhances the office park experience for its occupants and surrounding community.

The office buildings are situated on beautiful Memorial Lake providing panoramic lake views for its occupants during the workday.

Inverness walking trails and disk golf course are situated adjacent to Inverness Center North providing an additional option for all who enjoy the outdoors.



BE **IN** THE OFFICE OF YOUR DREAMS

Take advantage of this unique opportunity to be part of Inverness Center North and bring the outside IN. Improvements include fully updated interiors with relaxing professional finishes pairing natural elements with crisp structural features. Property amenities are designed to enrich daily work life by providing rejuvenating amenities for the exercise enthusiast and conveniences like grab and go lunch options. A state of the art training and conference center will be part of the improved building space providing companies the flexibility of staying on-site for meetings versus renting costly conference center space away from the office. Patio features, outdoor seating and walking trails along Memorial Lake are property aspects that set Inverness Center North apart from everything else. Be IN the middle of a thriving business community but feel away from it all.





INVERNESS CENTER NORTH MASTER PLAN

Inverness Center North is being transformed from a single tenant campus to a distinct first class multi-tenant office park with connectivity and a community design. Planned improvements include extensive lobby and building renovations for buildings 40, 42 & 44 that address the needs of office space users today. Additionally, building 46 is planned to facilitate future growth in the market and an opportunity for companies to occupy state of the art facilities and structured parking. The natural park setting will be embellished further with additional walking trails, landscaping and gathering places.



Building 44 Renderings



Lobby Entry



Lobby Vending



Elevator Corridor



Lobby Work Lounge



Typical Restrooms

THE
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GROUP

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Property Managed By

The RMR Group Inc. (Nasdaq: RMR) is a holding company and substantially all of its business is conducted by its majority-owned subsidiary, The RMR Group LLC. The RMR Group LLC is an alternative asset management company that was founded in 1986 to invest in real estate and manage real estate related businesses. RMR's business primarily consists of providing management services to four publicly owned real estate investment trusts, or REITs, and three real estate related operating companies.

As of June 30, 2017, The RMR Group LLC had approximately \$27.9 billion of total assets under management, including more than 1,400 properties, and employed over 475 real estate professionals in more than 35 offices throughout the United States; the companies managed by The RMR Group LLC collectively had approximately 53,000 employees.

Property Leased By

Value Creation Begins, Here. Founded in 1983, Harbert Realty Services, LLC (HRS), is a privately held commercial real estate organization with a clear mission: Create value for our clients and investor partners. HRS is headquartered in Birmingham, Alabama and retains a team of more than 60 real estate professionals that are experts in the office, retail, medical and multi-family sectors. HRS has built its footprint throughout the southeastern United States with offices in Atlanta, Orlando and Jacksonville Florida. HRS is focused on delivering best-in-class real estate expertise in Landlord Representation, Brokerage, Leasing, Project and Construction Management, Property / Asset Management, Development and Investment Services. As a majority owned subsidiary of Harbert Management Corporation (www.harbert.net), HRS' mix of experience, resources and reach provides our clients a comprehensive array of professional real estate services.

BROKER INCENTIVE PROGRAM

Expires June 1, 2019



2 Days

Payment of 100% commission within 2 business days of fully executed lease.



1% Additional Commission

In addition to standard market leasing commissions tenant broker shall receive an additional 1% fee.



Building Tours

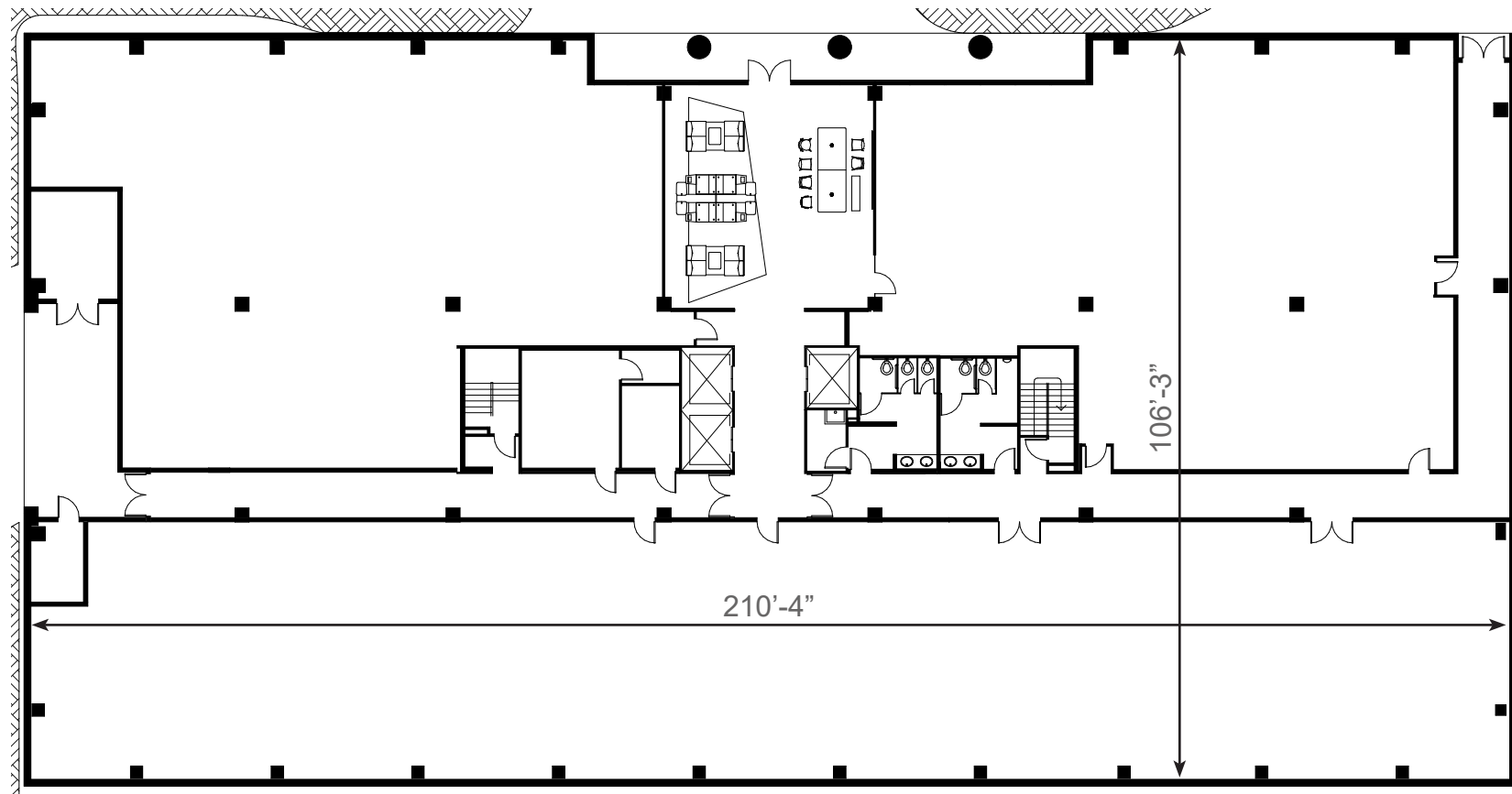
Brokers shall receive a \$50 gift card for touring a qualified tenant through any of the Inverness Center North buildings.



INVERNESS CENTER NORTH BUILDING 40

Ground Floor - 9,972RSF

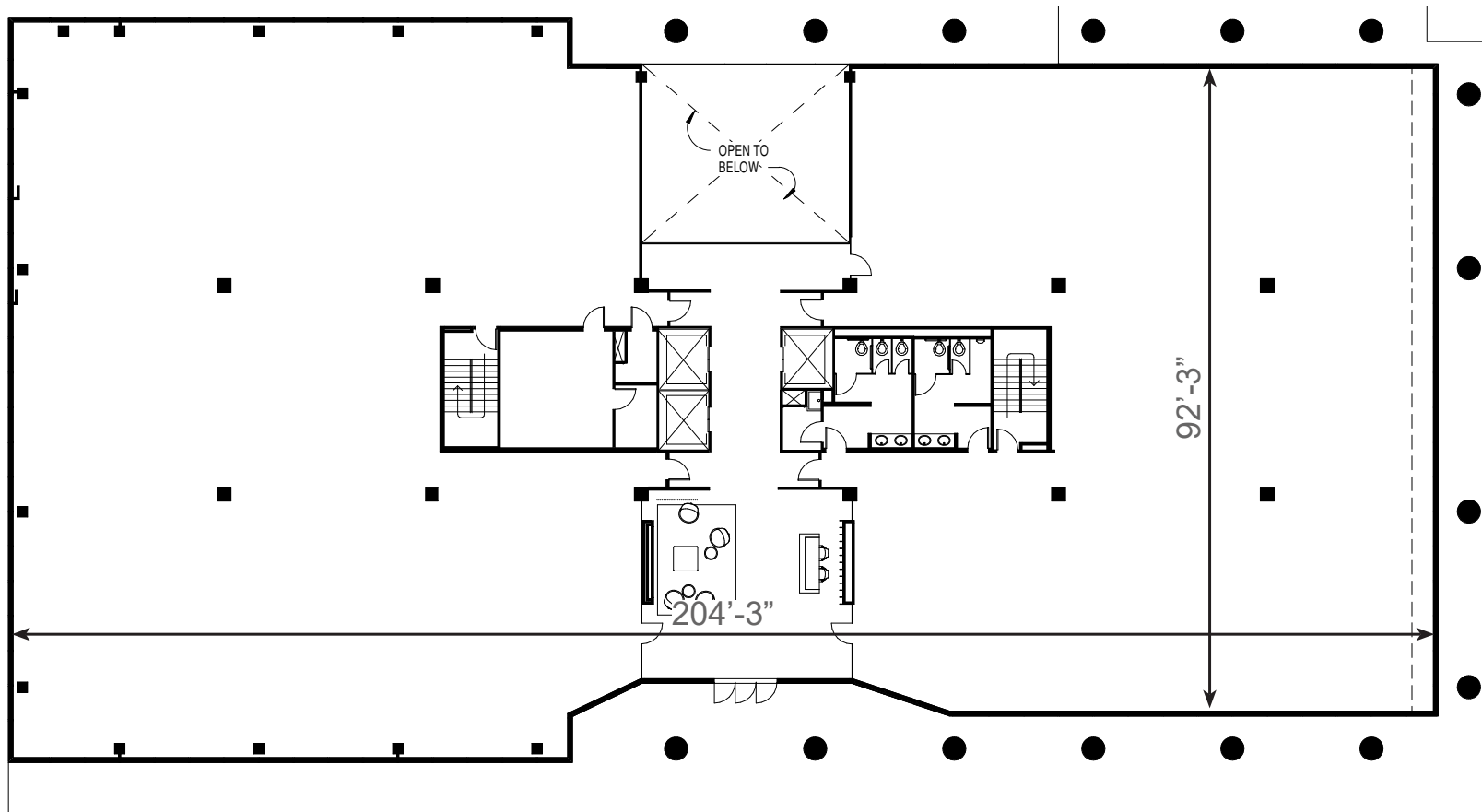
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**INVERNESS CENTER NORTH
BUILDING 40**

Suite 100 - 9,927RSF

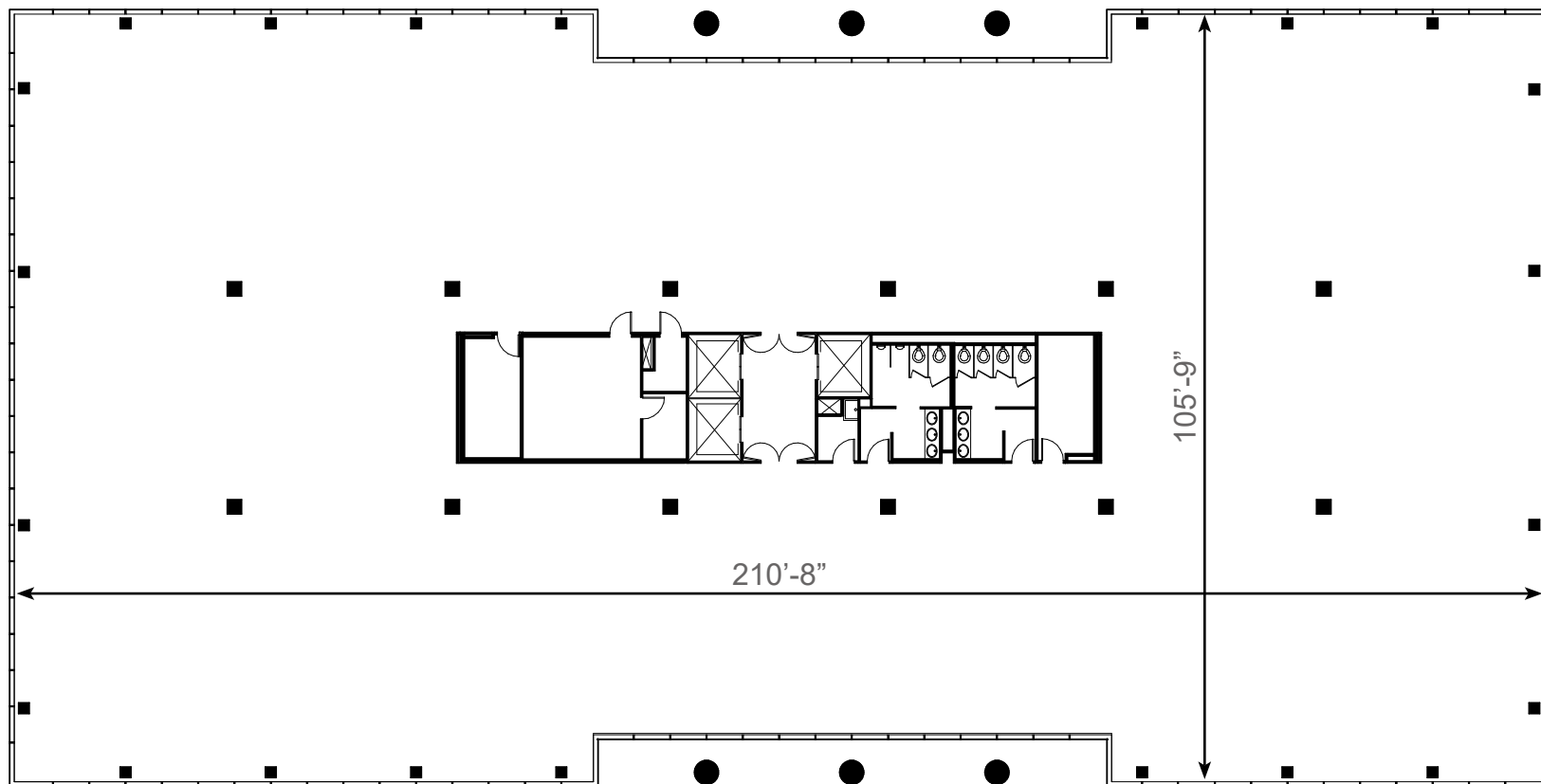
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**INVERNESS CENTER NORTH
BUILDING 40**

Suite 200 - 22,679RSF

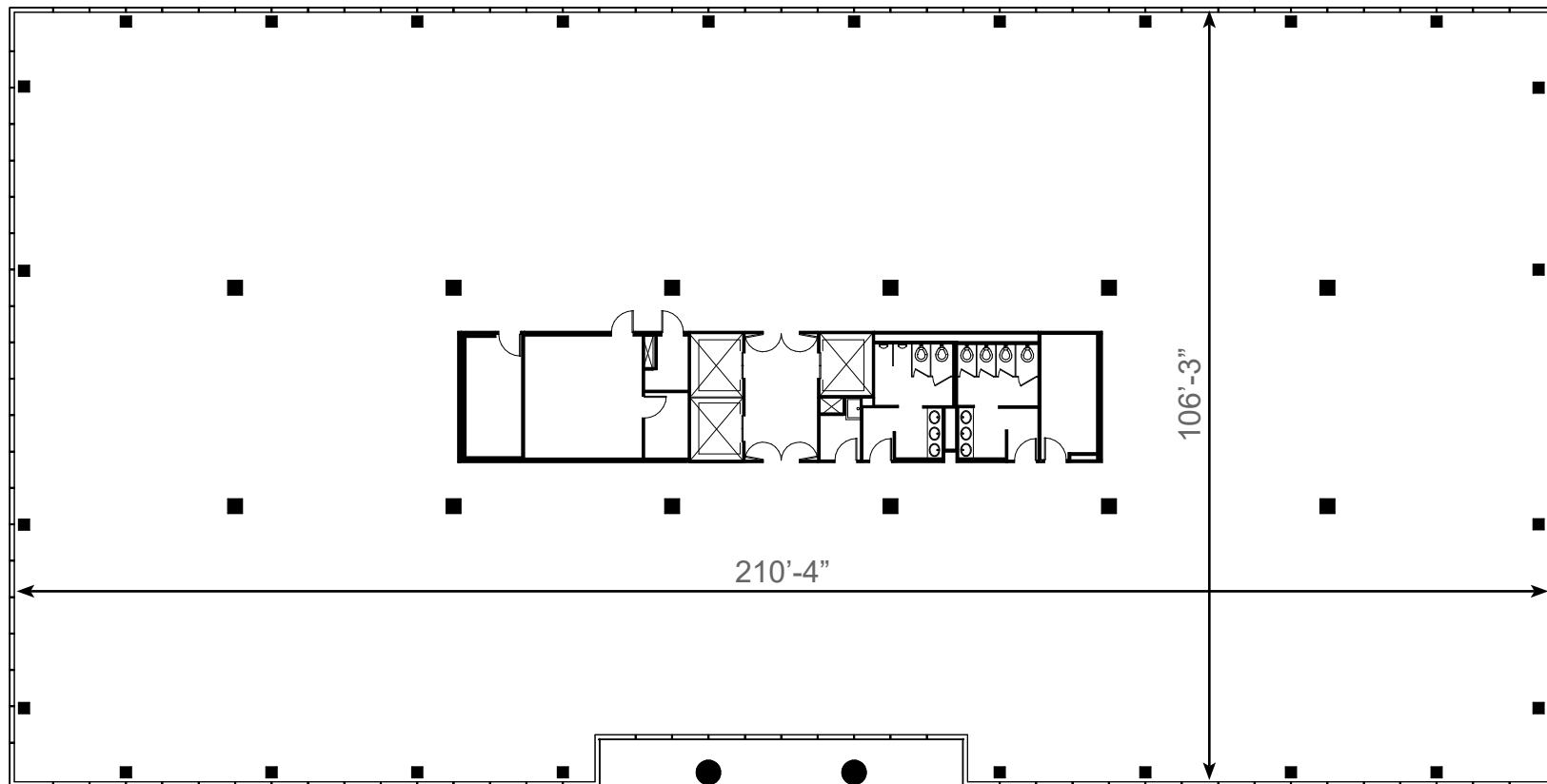
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**INVERNESS CENTER NORTH
BUILDING 40**

Suite 300 - 23,348RSF

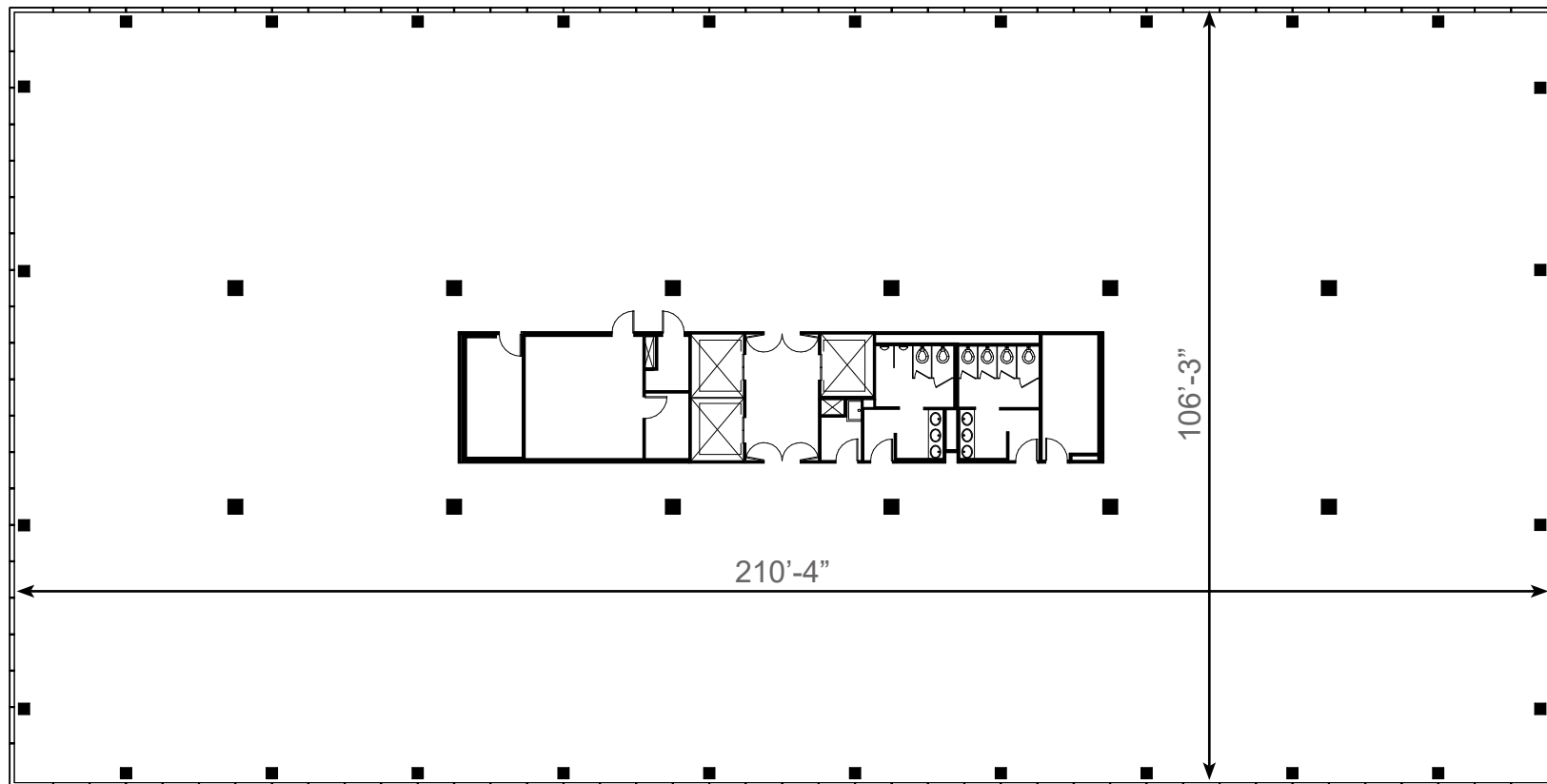
www.invernesscenternorth.com



INVERNESS CENTER NORTH BUILDING 40

Suite 400 - 23,710RSF

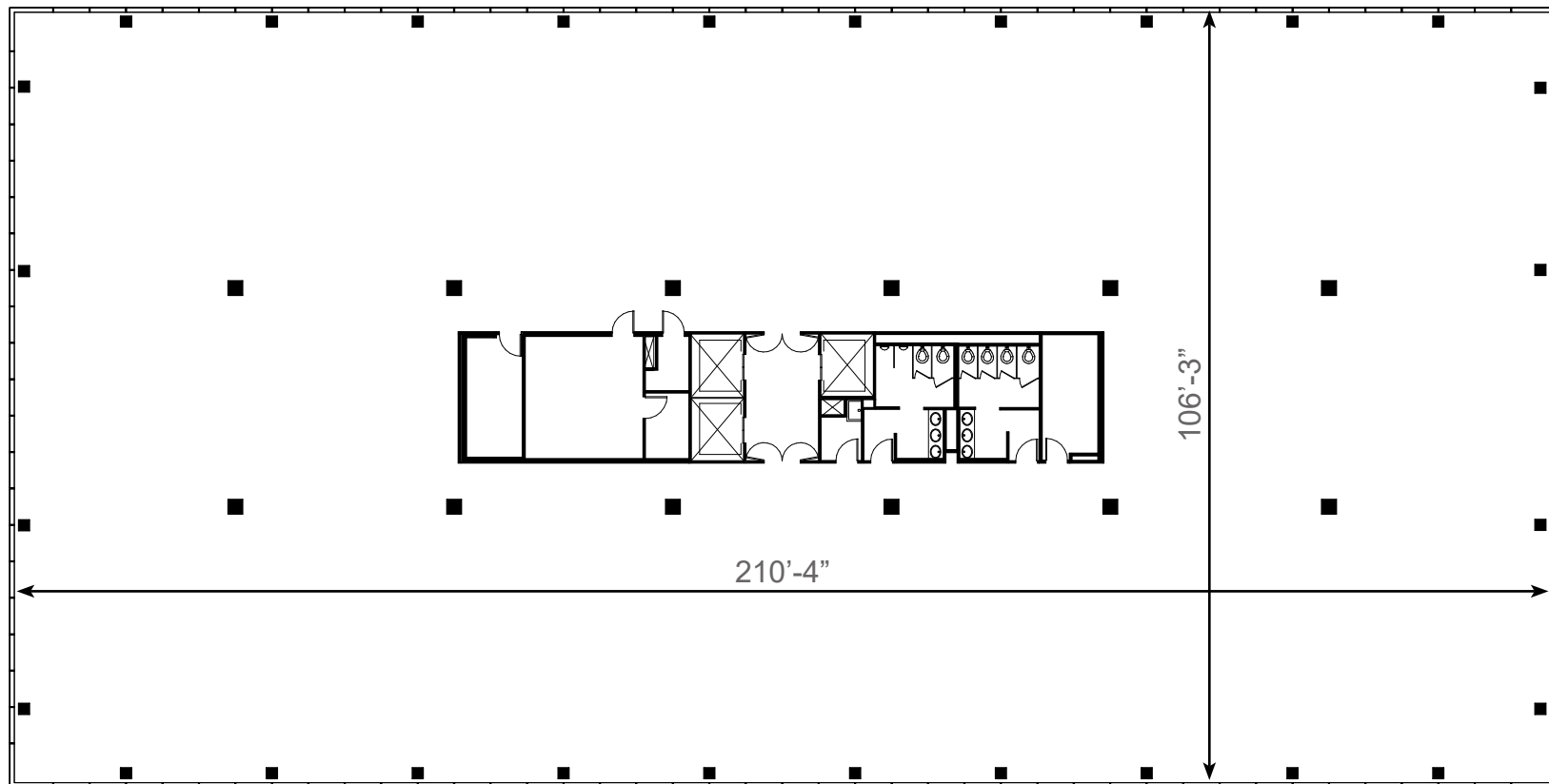
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INVERNESS CENTER NORTH BUILDING 40

Suite 500 - 23,710RSF

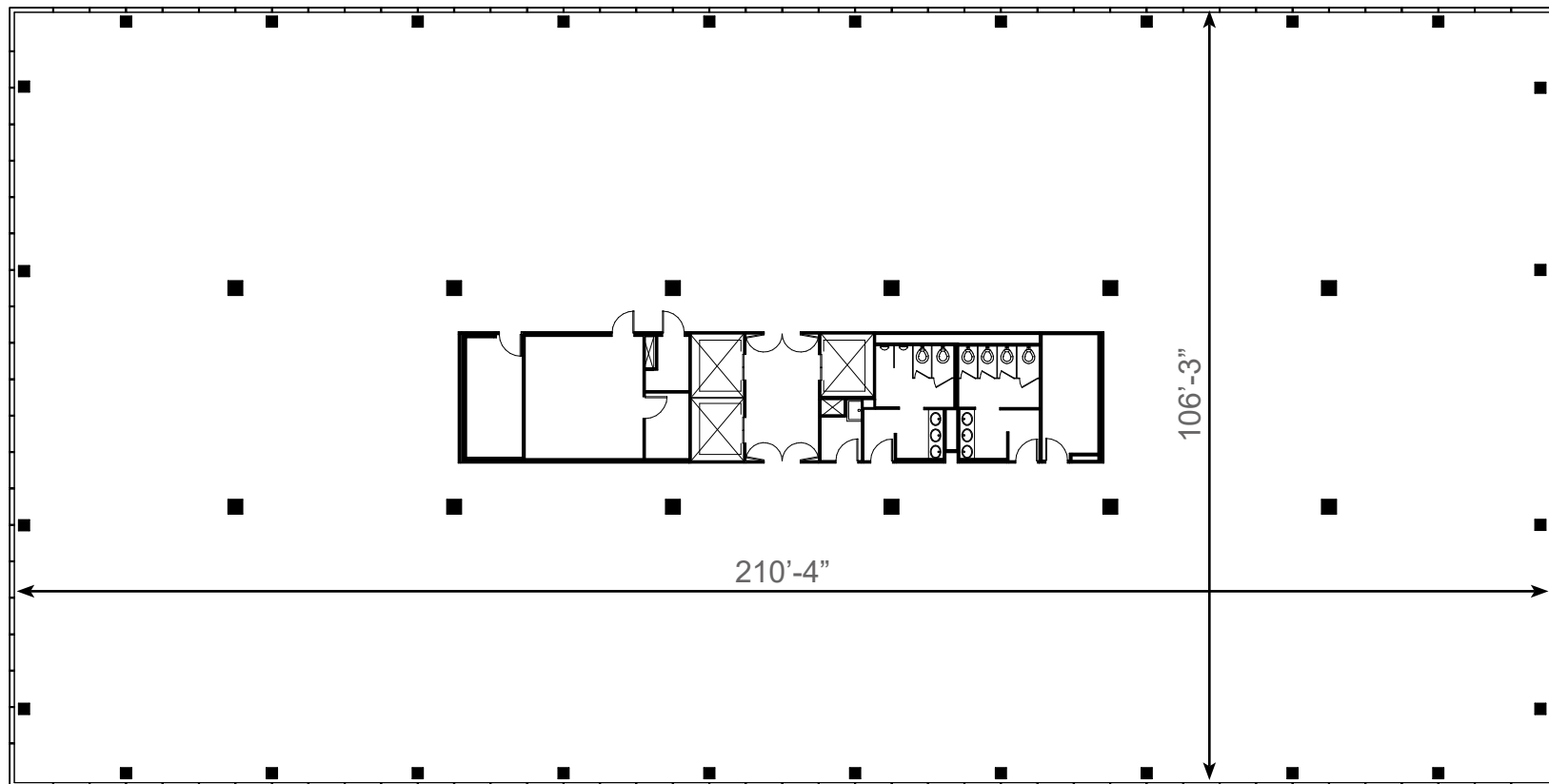
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INVERNESS CENTER NORTH BUILDING 40

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