

FOR LEASE & FOR SALE

Lake Heather Offices at Inverness

11, 19 & 23 Inverness Center Parkway, Birmingham, AL 35242



SHANNON WALTCHACK
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PROPERTY SUMMARY

Available SF:	11 Inverness Pkwy: 12,600 SF 19 Inverness Pkwy: 12,600 SF 23 Inverness Pkwy: 9,800 SF
Lease Rate:	\$23.00 SF/yr (Full Service)
Sale Price:	Call for pricing
Lot Size:	2.81 Acres
Minimum Divisible:	1,500 SF
Maximum Contiguous:	12,600 SF

PROPERTY OVERVIEW

- Brand new three building campus under construction
- Located in the Inverness community along the rapidly expanding Highway 280 Corridor
- Tenant will customize buildout to fit their needs, including all finishes
- Office Condominiums

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

Colt Byrom
205.243.9079
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Birmingham, AL 35233
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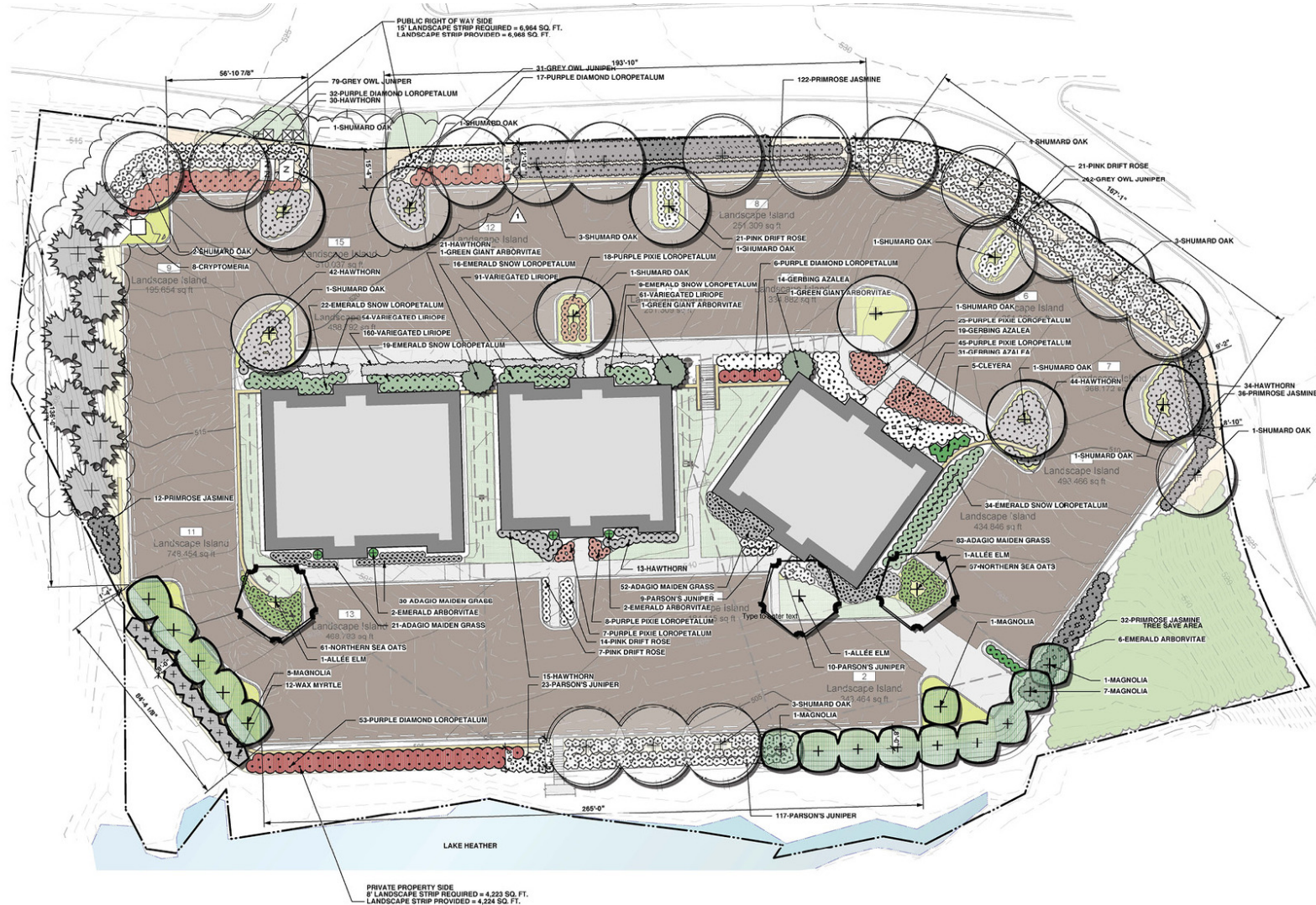
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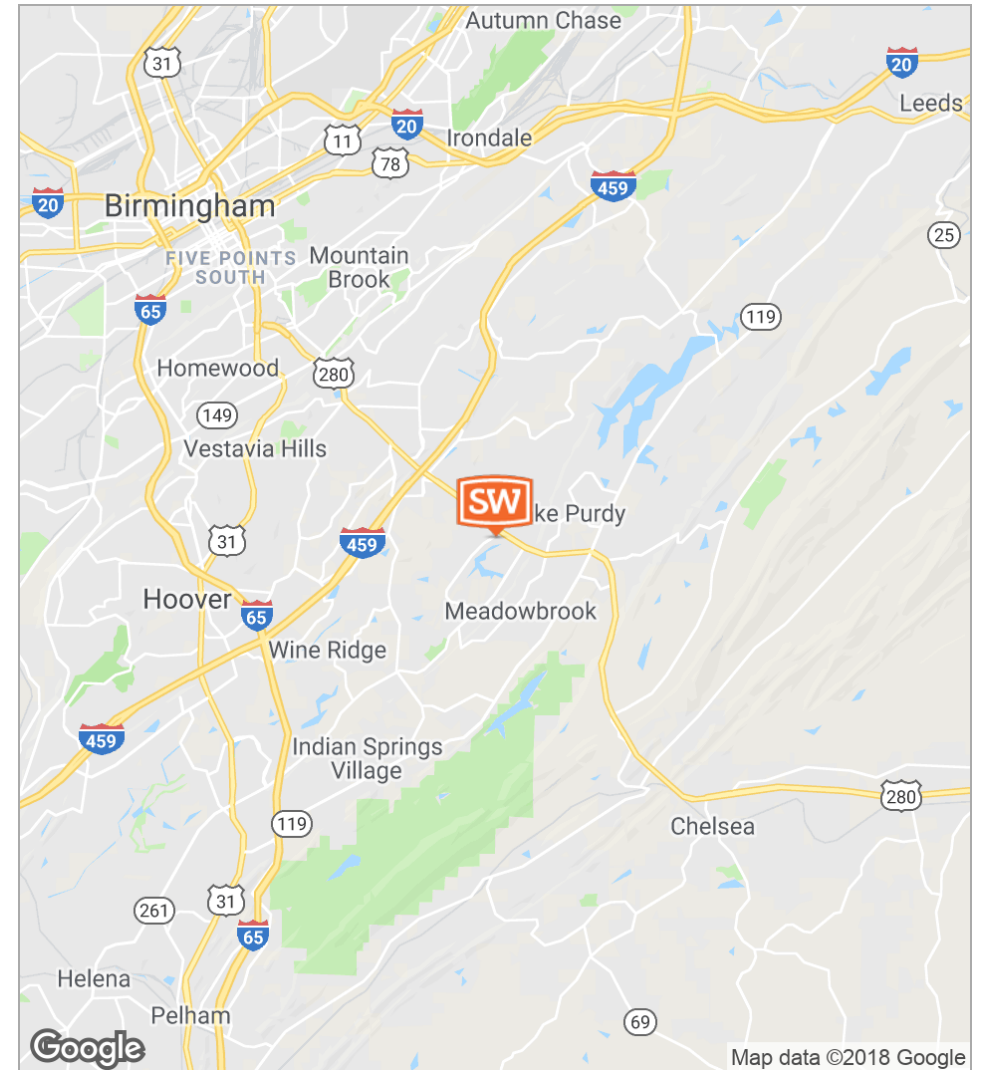
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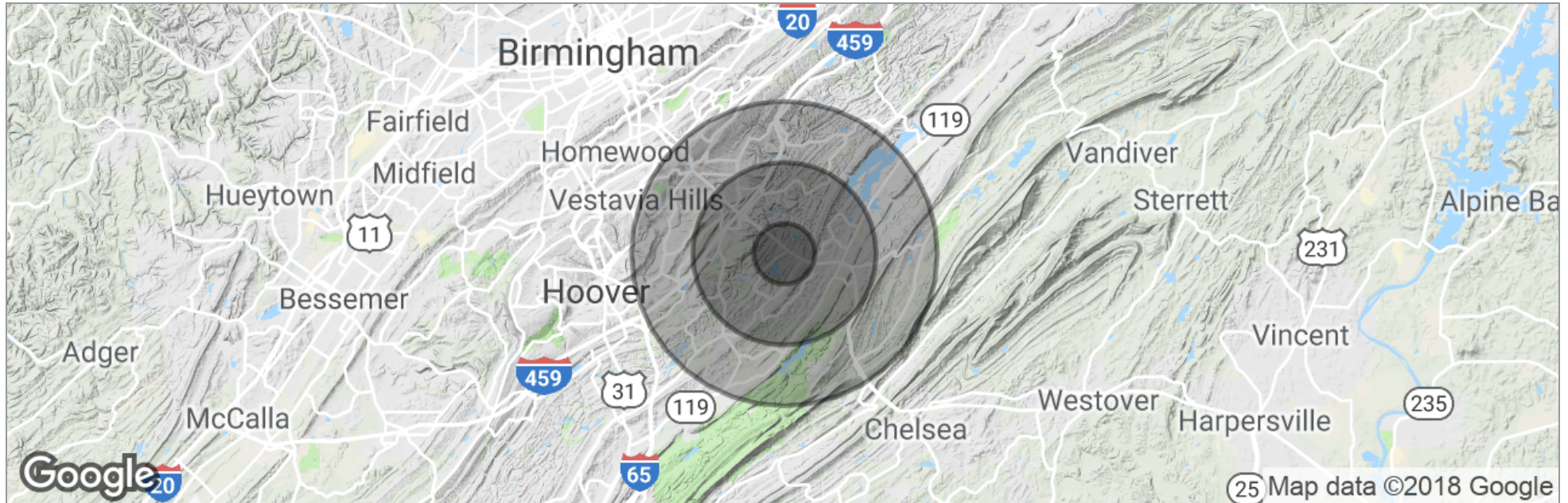
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	1 Mile	3 Miles	5 Miles
Total Population	6,072	37,933	81,530
Population Density	1,933	1,310	1,038
Median Age	32.5	35.5	38.2
Median Age (Male)	32.6	35.4	37.9
Median Age (Female)	32.9	36.3	39.1
Total Households	3,103	16,145	33,461
# of Persons Per HH	2.0	2.3	2.4
Average HH Income	\$73,555	\$99,369	\$118,638
Average House Value	\$315,600	\$348,691	\$384,515

* Demographic data derived from 2010 US Census

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