

# NEW CONSTRUCTION

## CLASS "A" OFFICE

### LEASE

3291 Highway 280  
Birmingham, AL 35243

### BUILDING SIZE

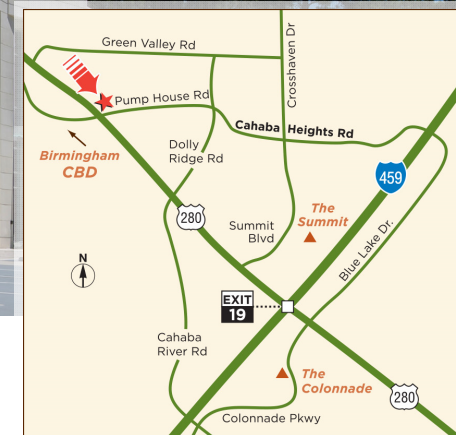
40,440 SF

### OFFICE SPACE AVAILABLE

3,500 - 27,656 SF

### PROPERTY FEATURES

- Building signage available
- Well appointed, high-end finishes
- Covered parking
- Building conference room
- Electric car parks
- Liberal Tenant Improvement allowance
- Convenient location within Unincorporated Jefferson County



### LEASE RATE

\$35.00 PSF, Full Service



**PUMP HOUSE PLAZA**  
@ HWY 280



Exclusively Offered By:

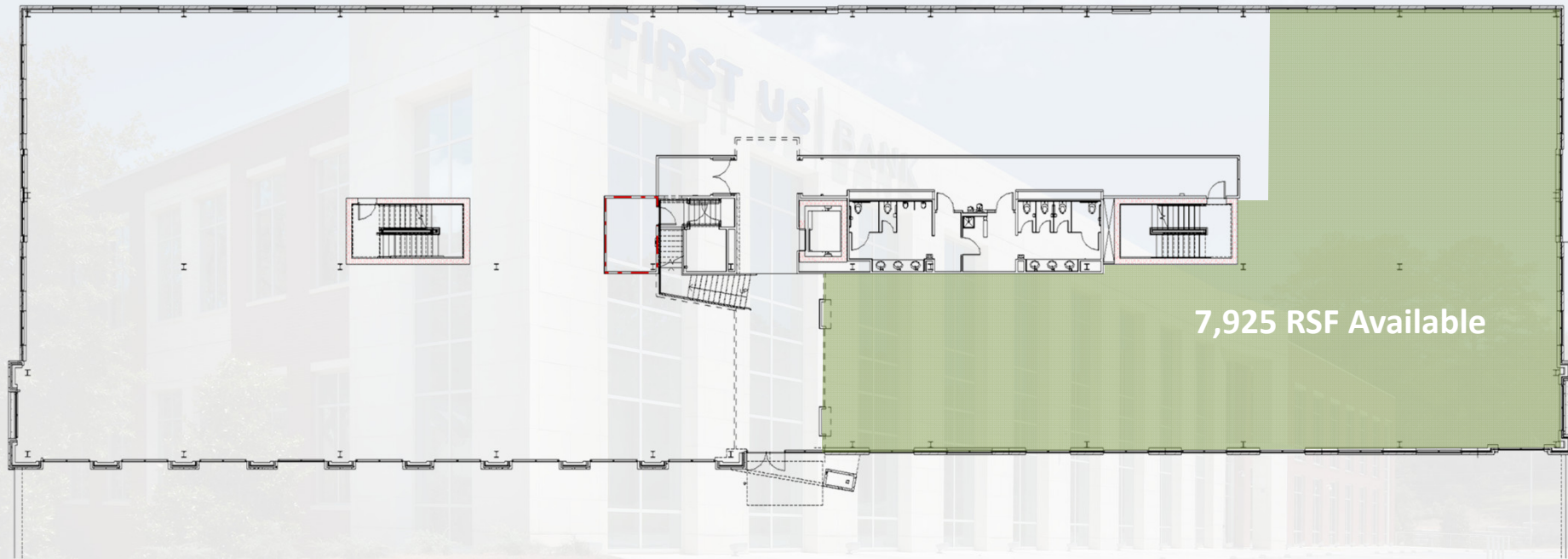
Walter Brown, SIOR  
walterb@grahamcompany.com

Jerry Grant, CCIM  
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TEL: 205.871.7100  
FAX: 205.871.3331  
www.grahamcompany.com

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7,925 RSF Available



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Floor Plan - Main Level



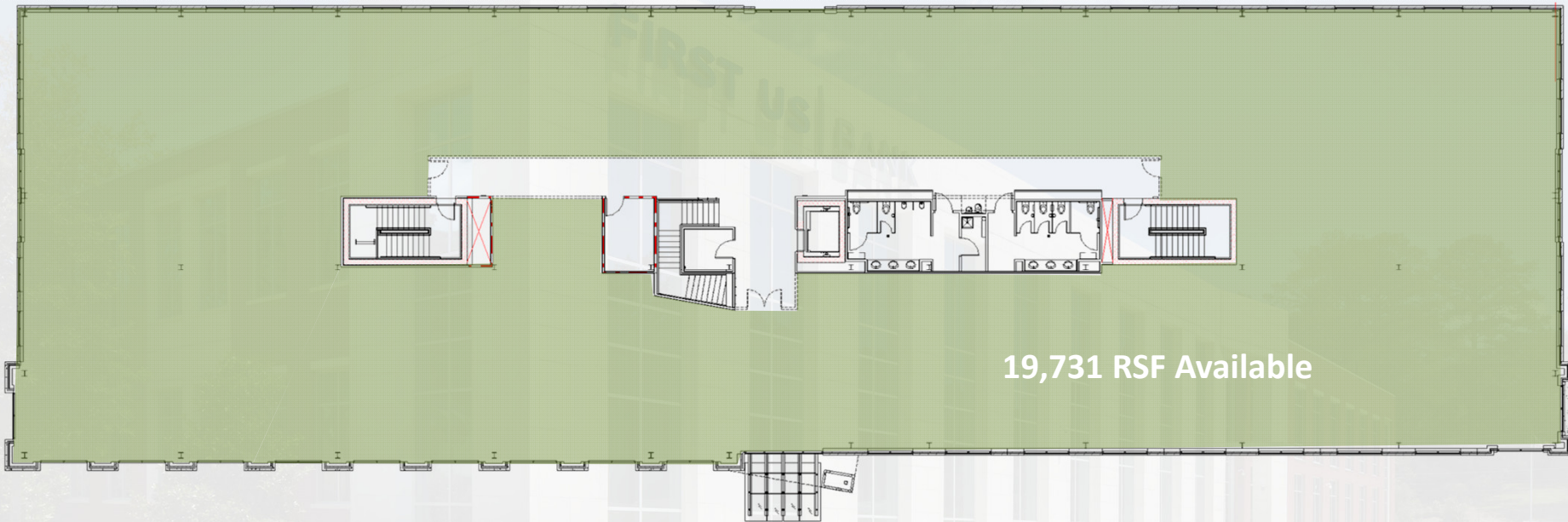
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## CLASS "A" OFFICE



**PUMP HOUSE PLAZA**  
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Floor Plan - Upper Level



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Parking Level



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