

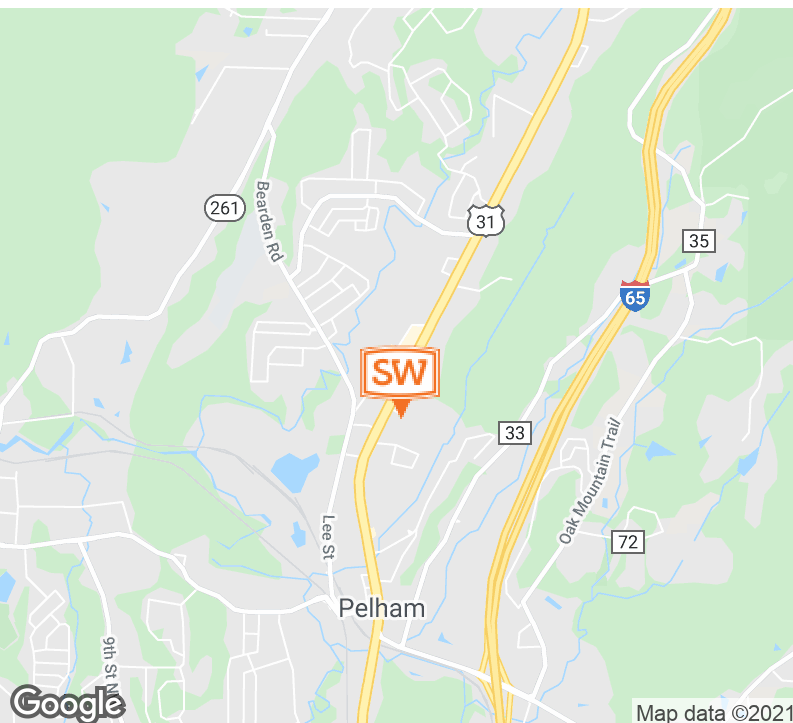
FOR LEASE

Canyon Park

300-314 Canyon Park Drive, Birmingham, AL 35124



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Available SF:	4,488 SF
Maximum Contiguous:	3,344 SF
Minimum Divisible:	1,112 SF
Lease Rate:	\$10.00 SF / yr (NNN)

PROPERTY HIGHLIGHTS

- Office suites available for lease
- Possible to combine/split up suites
- 60 free parking spaces 5:1
- Directly accessible from Highway 31
- 29,481 Vehicles per day on Highway 31

TYLER BRADFORD, CCIM

205.903.0732

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KEITH SHAMBLIN

205.515.1752

ks@shanwalt.com

**WE LOVE
REAL ESTATE**

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

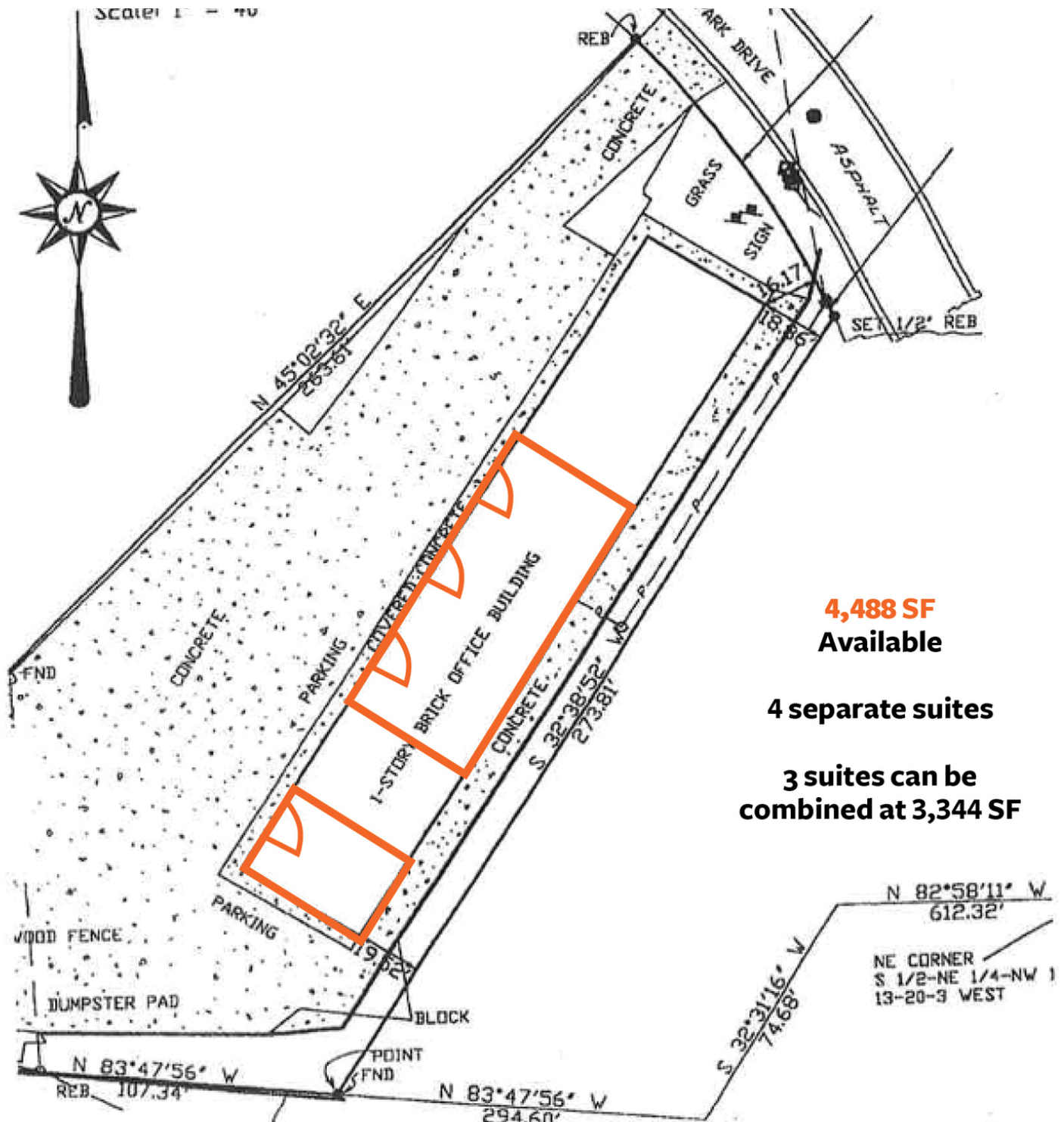
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**SHANNON
WALTCHACK**



**4,488 SF
Available**

4 separate suites

**3 suites can be
combined at 3,344 SF**

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