

# MEDICAL FREE STANDING BLDG FOR SALE OR LEASE

INVERNESS / HWY 280 / MINUTES FROM GRANDVIEW MEDICAL CENTER & I-459

# MEDICAL

# \$2,300,000



## Only 1.2± miles away from Grandview Medical Hospital

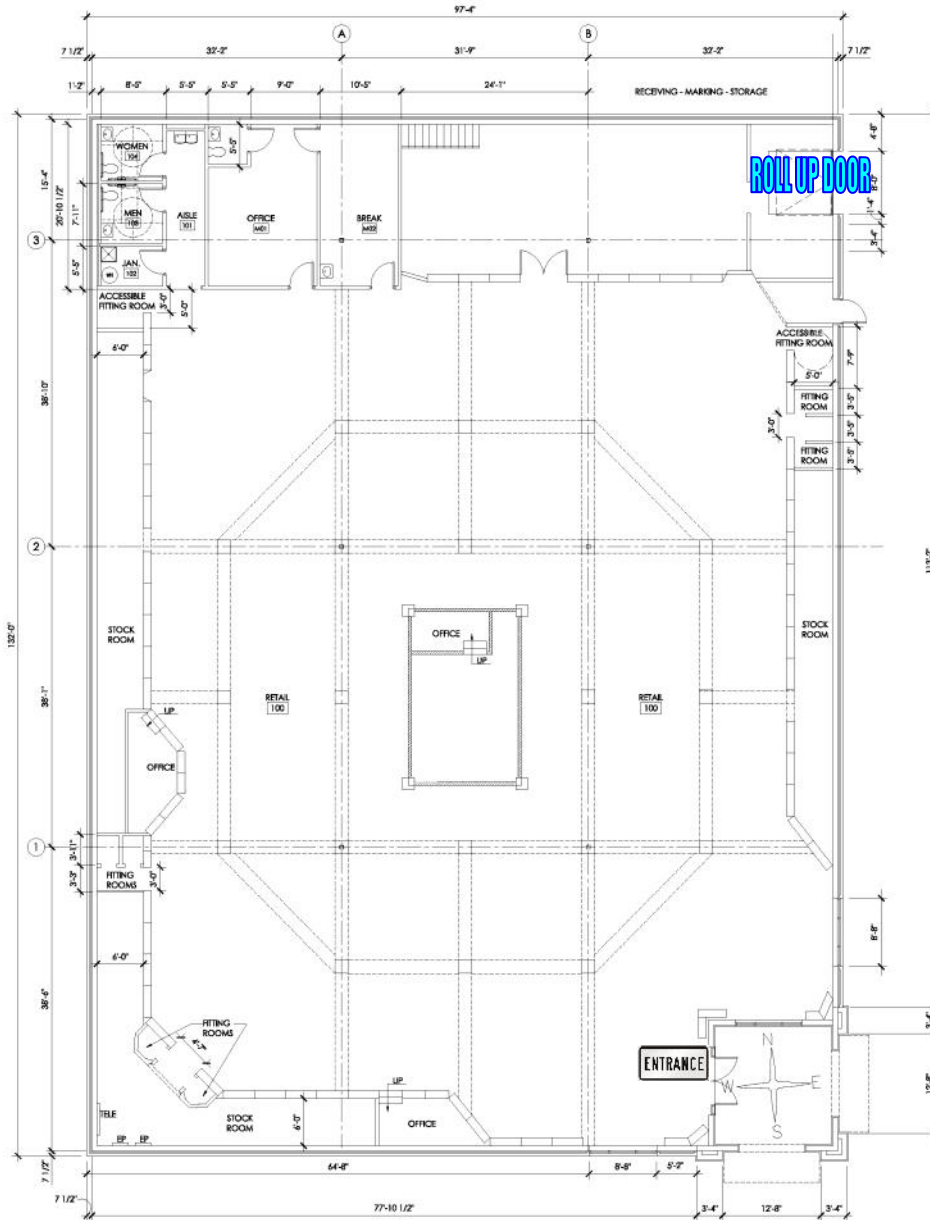
### 140 Resource Center Pkwy-Birmingham, AL 35242

- Approx. 12,600± SF freestanding building (includes roll up door)
- Situated on approx. 1± acre of land
- Purchase for \$2,300,000
- Leasing rates starting at \$14psf plus operations costs
- Tenant Improvement allowance available

- 57 parking (4.5/1000 ratio)
- Signage permitted on Highway 280
- ALDOT 2018 traffic count is 85,908± (St# 4663)
- 18' to underside of roof deck and 22" roof joists
- Currently Open floor plan (Layout on page 2)
- Zoning CB-2 (City of Birmingham)
- Only 2.1± miles from Grandview Medical Hospital and 2.1± miles from I-459

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Alabama Neurological Surgery & Spine  
EBI Biomet Bone Healing Technologies  
Tactile Medical

Summit Internal Medicine  
American Health Imaging  
Southern Kidney Care  
Dermatologists of Birmingham  
Gastrohealth

**URGENT CARE**  
for  
**CHILDREN**

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**GRANDVIEW**  
MEDICAL GROUP

**GRANDVIEW**  
MEDICAL CENTER

