



# LAKESHORE CENTER | CLASS A OFFICE SPACE

800 Lakeshore Parkway | 35211

LEASE RATE \$12.50/SF FULL SERVICE

FOR SALE ~~\$4,995,000~~

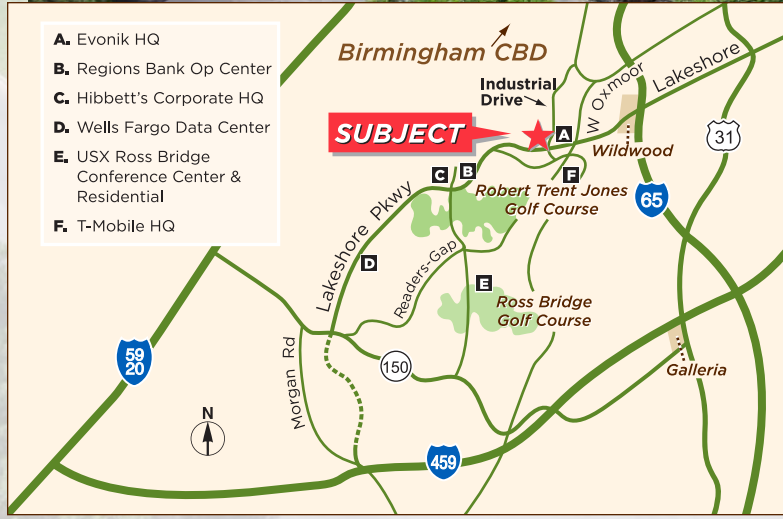
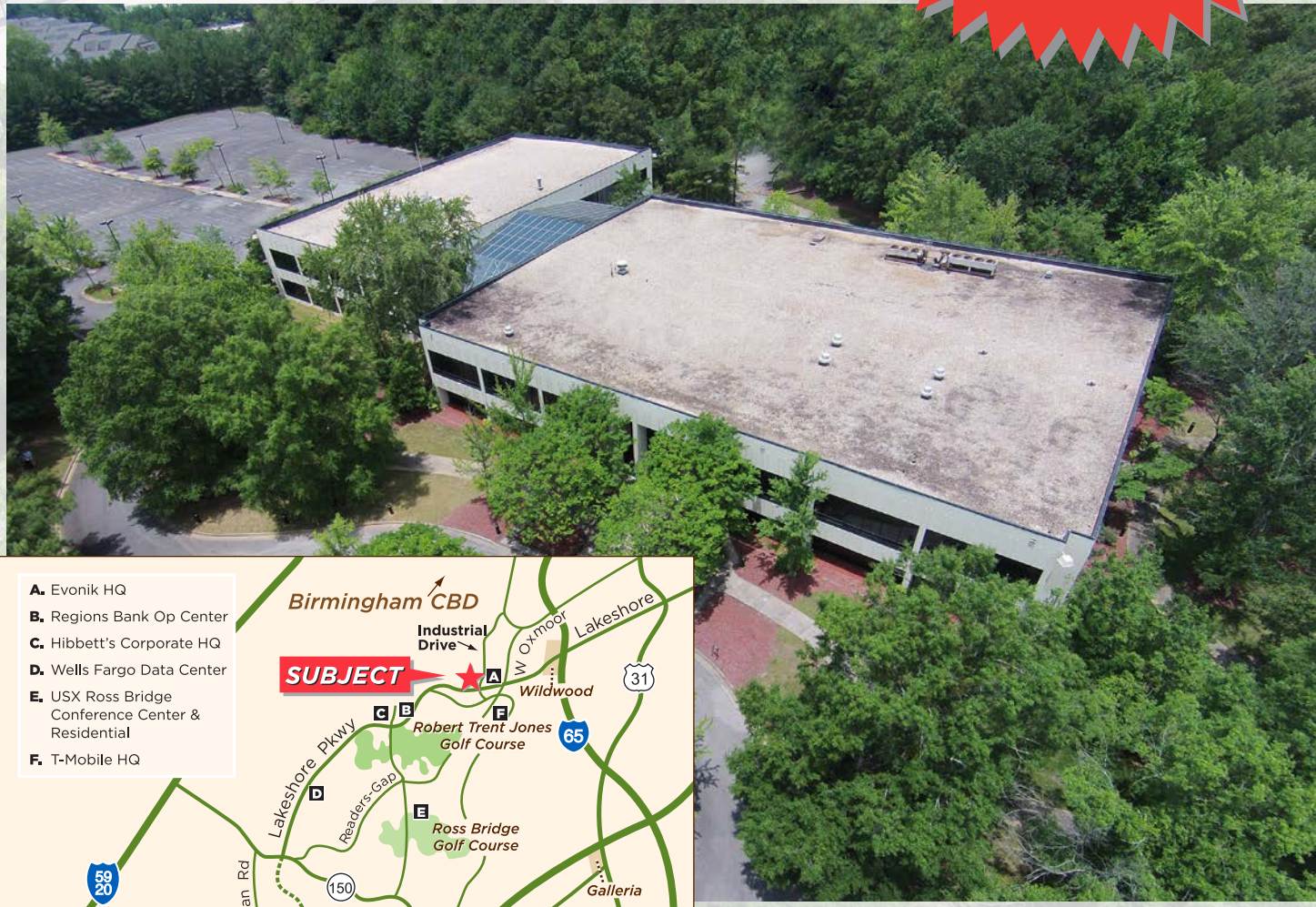
**NOW \$3,795,000**



Located at 800 Lakeshore Parkway, is the gateway to the rapidly expanding Lakeshore area.

This area is populated with corporate offices, including Evonik Industries, Time Warner, Regions, Wells Fargo, Books-A-Million and Hibbetts.

- Parking - 5.5 to 1,000
- Zoning - I-3 Industrial Park, City of Birmingham
- Water & Sewer - Birmingham Water Works
- Fiber available
- Telephone - AT&T
- Electric - Alabama Power
- Natural gas - Spire
- Public transportation available



EXCLUSIVELY OFFERED BY  
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- Attractive Class-A corporate office nestled in a beautifully landscaped setting
- Large floor plates
- Flexibility for single user or multi-tenant
- Two-story garden atrium
- Excellent location at gateway to Lakeshore



Lakeshore Center was built in 1986 and doubled in 1996. The 3-story building now comprises 120,000 SF.



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