

Meadow Lake Business Park

Hoover, AL 35242 (Hwy 280 Corridor)

Space for Lease

3000-4000 Meadow Lake Drive
Hoover, AL 35242

Property Info

Space Available:

*Maximum Contiguous: 3,459 SF

3,459 SF
2,306 SF
1,241 SF

Total GLA:

Approximately 34,661 SF

Rental Rate:

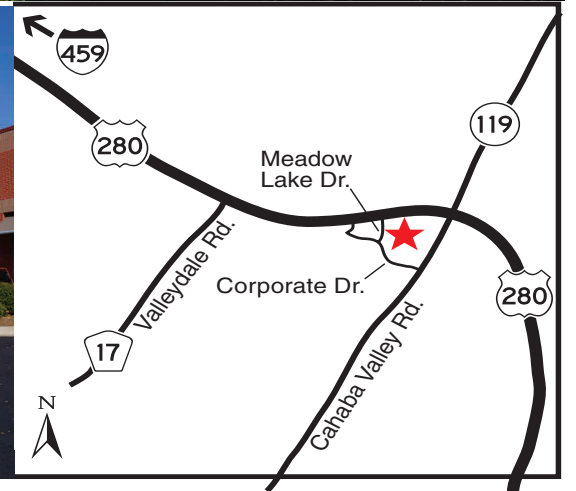
Base Rate: Call For Pricing
NNN: Cam, Tax & Ins (\$3.18 psf)
(Water & Dumpster in Cam)

Special Notes: * Located in Shelby County,
City of Hoover,
No Occupational Tax



www.engelrealty.com

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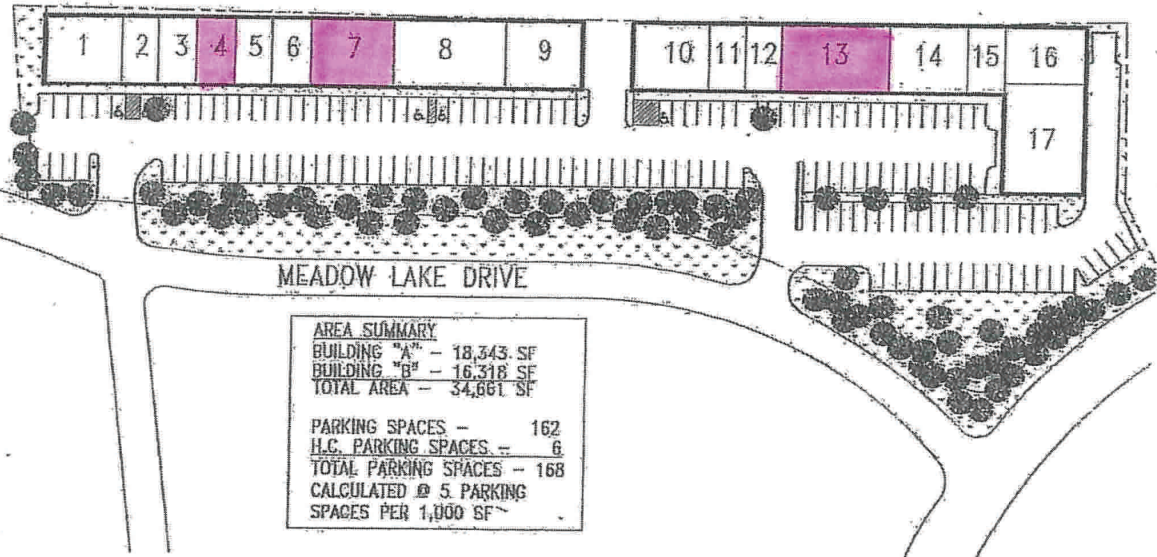


MEADOW LAKE BUSINESS PARK

- Legend**
1. MiBella Gynecology
 2. Cartridge World
 3. All State
 4. Vacant (1,241 SF)
 5. Acupressure
 6. RL Salon
 7. Vacant (2306 sf)
 8. Vacant (3,459 sf)
 9. Golden City Rest
 10. ICS
 11. Nationwide Ins
 12. Edward Jones & Co
 13. Snider Vision
 14. Estes Chiropractic
 15. AMEC
 16. AMEC
 17. AMEC

BUILDING "B" - 16,318 S.F.

BUILDING "A" - 18,343 S.F.

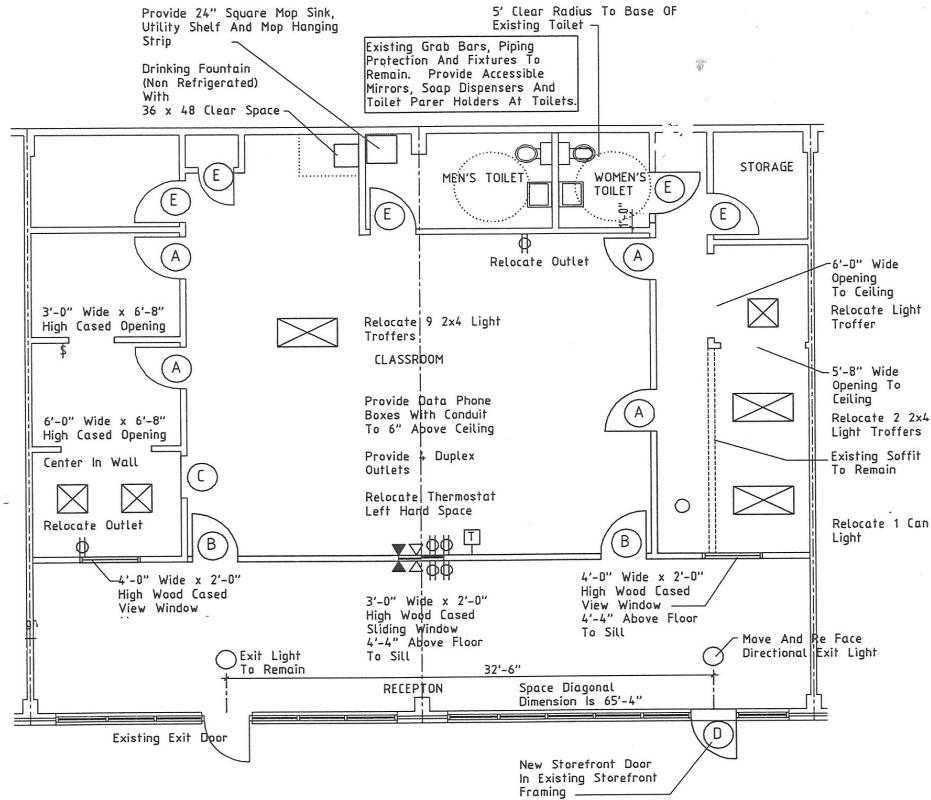


AREA SUMMARY	
BUILDING "A"	- 18,343 SF
BUILDING "B"	- 16,318 SF
TOTAL AREA	- 34,661 SF
PARKING SPACES	- 162
H.C. PARKING SPACES	- 6
TOTAL PARKING SPACES	- 168
CALCULATED @ 5. PARKING SPACES PER 1,000 SF	

HIGHWAY 280 SOUTH

MEADOW LAKE DRIVE

2,306 SF OFFICE SPACE



Existing Construction Is Metal Studs With Gypsum Board Partitions And Lay-In Acoustical Ceilings. Return Air And Supply Air Are Ducted.

New Construction To Match Existing.

All Areas Except Rest Rooms To Receive Carpet. All Areas Except Reception To Have 4" Rubber Base. Reception To Have Wood Base. Repair/Replace Ceiling Grid And Tiles To Match Where Required.

DOOR NOTES

A Half Glass Wood Door In Existing Frame With Push Pulls

B 15 Lite French Wood And Glass Door In Wood Frame

C Half Glass Fixed Door Blank

D Storefront Door In Modified Framing

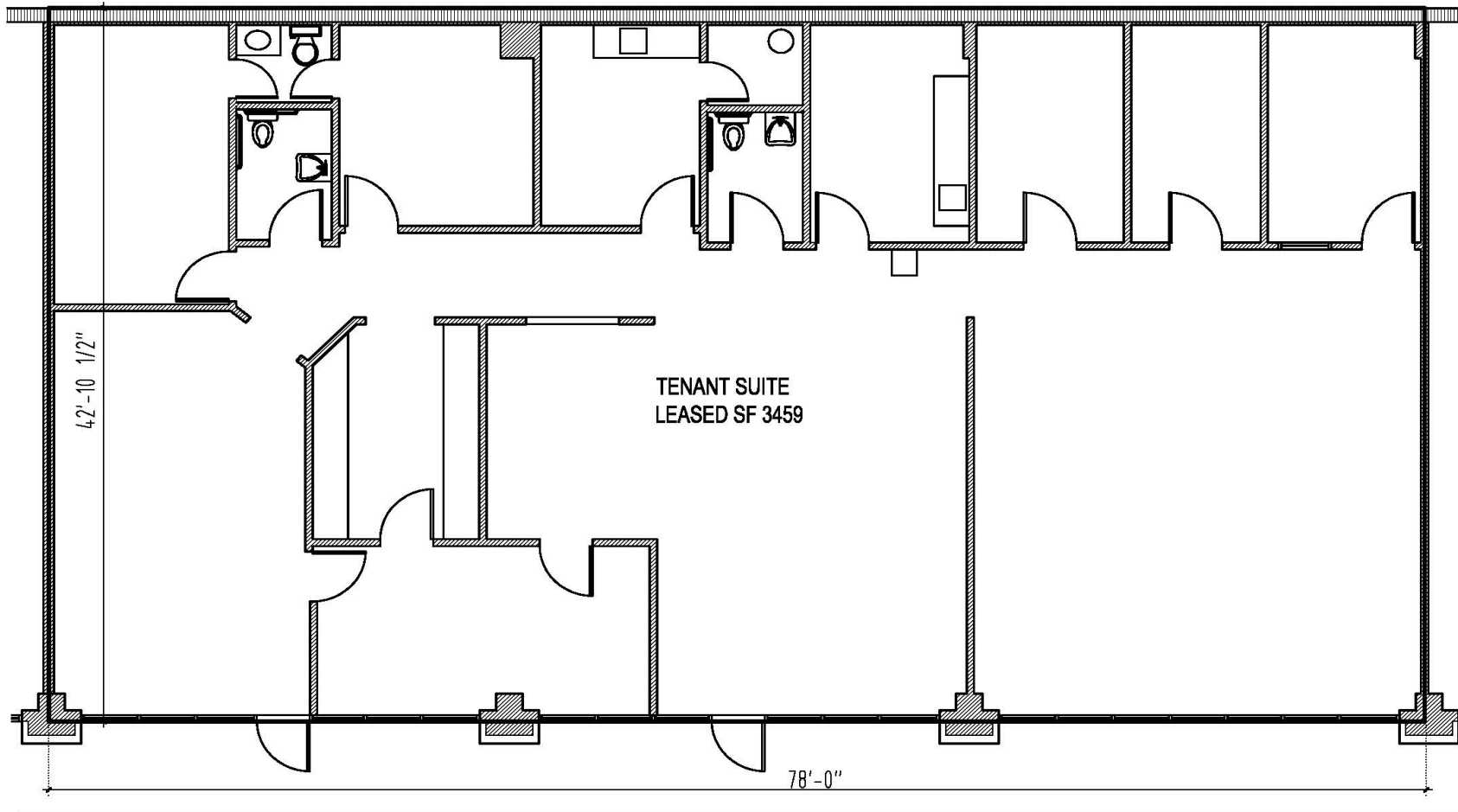
E Storefront Framing Existing Door To Be Re Used


All Doors To Be 6'-8" x 3'-0" With Lever Handle Hardware. No Locksets To Prevent Exit From Interior Side.

APPROXIMATE AS BUILT PLAN
SCALE: 1/8"=1'-0"

Space Designed For Business Occupancy
Kumon Meadow Lake Learning Center
Child Occupants For 2-3 Hours A Day + Teachers
Two Exits Required, Adding 1 From Previous Occupant
Travel Distance Within Allowable For Business Occupancy

3,459 SF



FLOOR PLAN  1/8" = 1'-0"

MEADOW LAKE BUSINESS CENTER, HOOVER, ALABAMA

ENGEL REALTY COMPANY, LLC 951 18TH STREET SOUTH, SUITE 200, BIRMINGHAM, AL 35205

DAN ANDERSON EXECUTIVE VICE PRESIDENT/PRINCIPAL

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Space 13 on site plan



