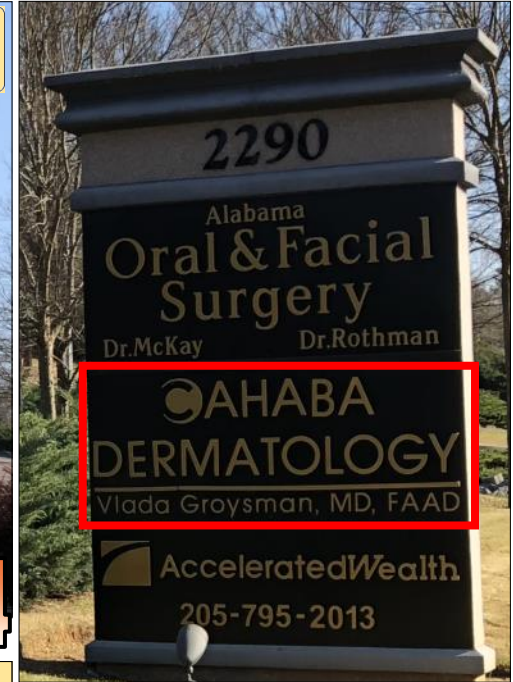


CLASS A MEDICAL/OFFICE FOR LEASE

VALLEYDALE RD / HOOVER / I-65 / NEAR HWY 31

SHOWN ONLY BY APPOINTMENT



2290 Valleydale Rd - Birmingham, AL 35244

- **Suite 204** is approx. 4,080± SF and leases for \$8,160 per month. Currently built out for a medical/office user
- **\$24.00*** psf full service includes Janitorial (*net of inet and telco*)
- **Immaculate finishes**—Beautiful landscaping and views
- Close to I-65 and Highway 31—Minutes from Highway 280
- Minutes from numerous places to eat and shop

- County—no city or county occupational taxes!
- Plenty of parking. High ratio—5 to 1 ratio
- Beautiful finishes throughout
- Plenty of large windows throughout
- Beautiful views—lots of light!

CLASS A MEDICAL/OFFICE FOR LEASE

VALLEYDALE RD / HOOVER / I-65 / NEAR HWY 31

Approx. 4080± SF on 2nd floor



01 FLOOR PLAN
SCALE: 1/8" = 1'-0" LGS DESIGNS, LLC 11.29.12

Immaculate

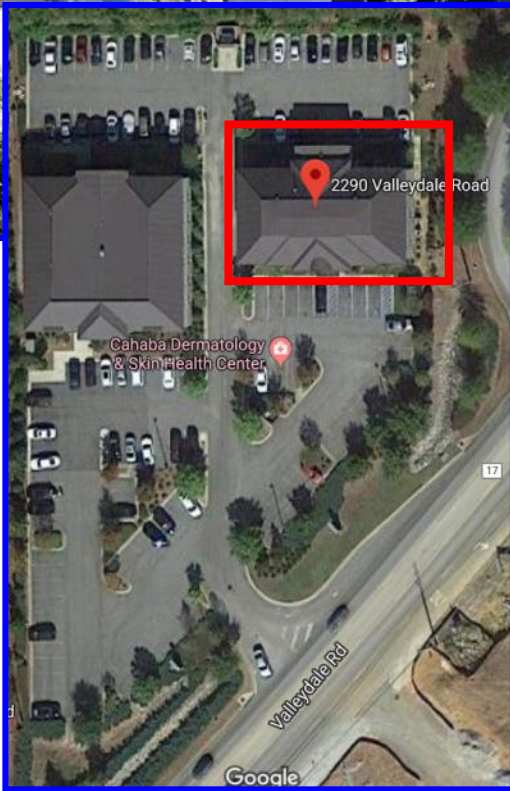
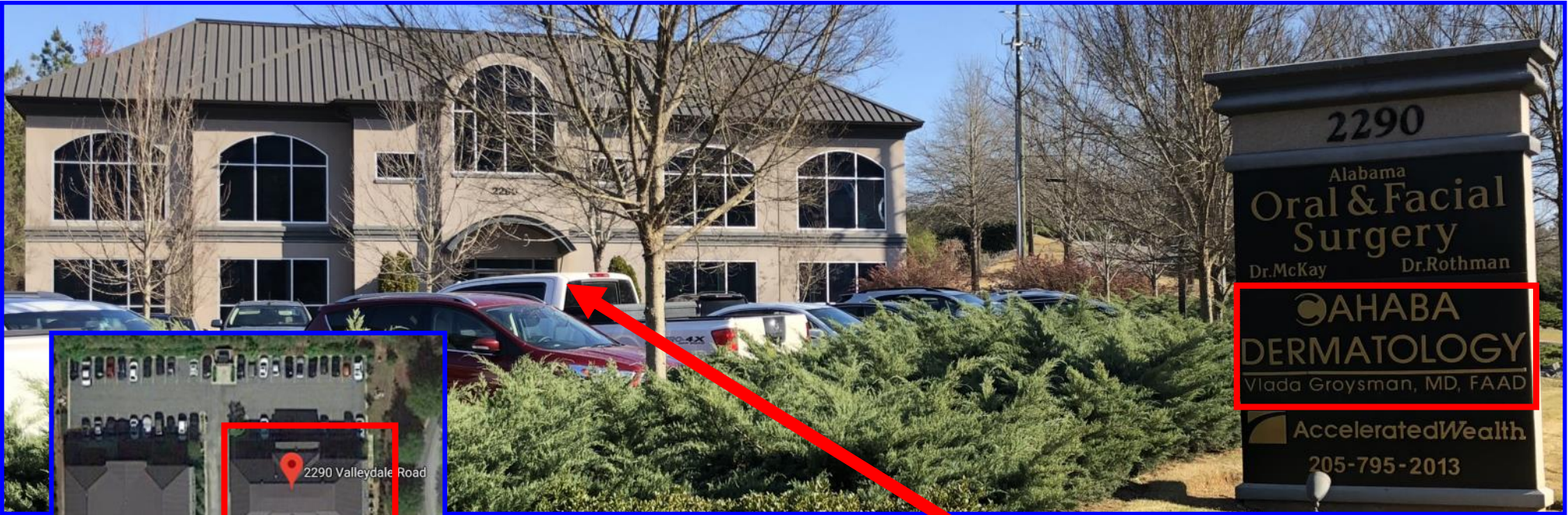
finishes

Elevator Access

to Second floor

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