



FREE STANDING OFFICE BLDG FOR SALE

BEAUMONT VILLAGE / INVERNESS CENTER DR / BETWEEN HWY 280 & VALLEYDALE RD

\$799,000

BY APPOINTMENT ONLY



- Beautiful free standing office building that's approx. 3,600± SF located in Beaumont Village on Inverness Center Drive
- Purchase for only \$799,000
- This building includes front lobby, two conference rooms, seven individual offices, seven built in work stations, two executive offices with private restrooms, two breakrooms, two restrooms, sitting area upstairs, an outdoor covered patio and several closets for extra storage (*see page 2 of flyer for interior pics*)
- Less than a minute from Highway 280 and Valleydale Road
- Close to numerous places to eat & shop
- *Currently still occupied—Shown by appointment only*

246 Inverness Center Dr-Birmingham, AL 35242



Ponder Properties CRE is NOW



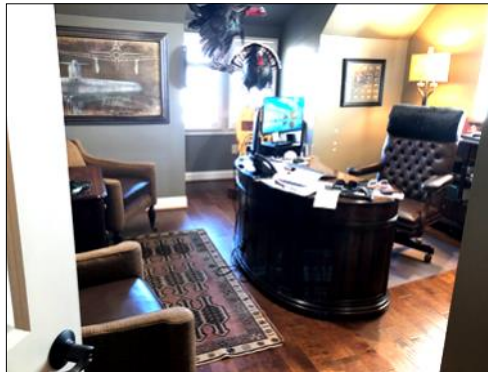
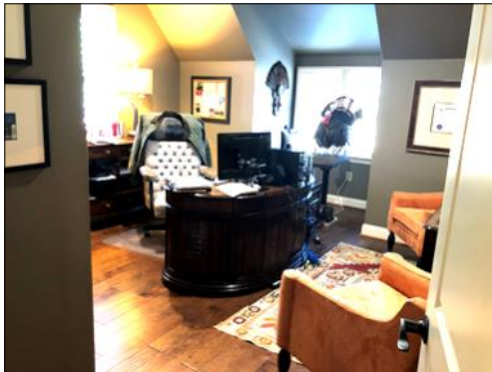
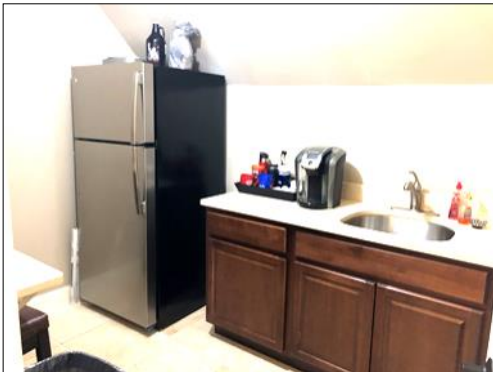
Randy Thomas Glenn Ponder Pg 1 of 6
(205)229-5417 (205)356-9884 R033021CC

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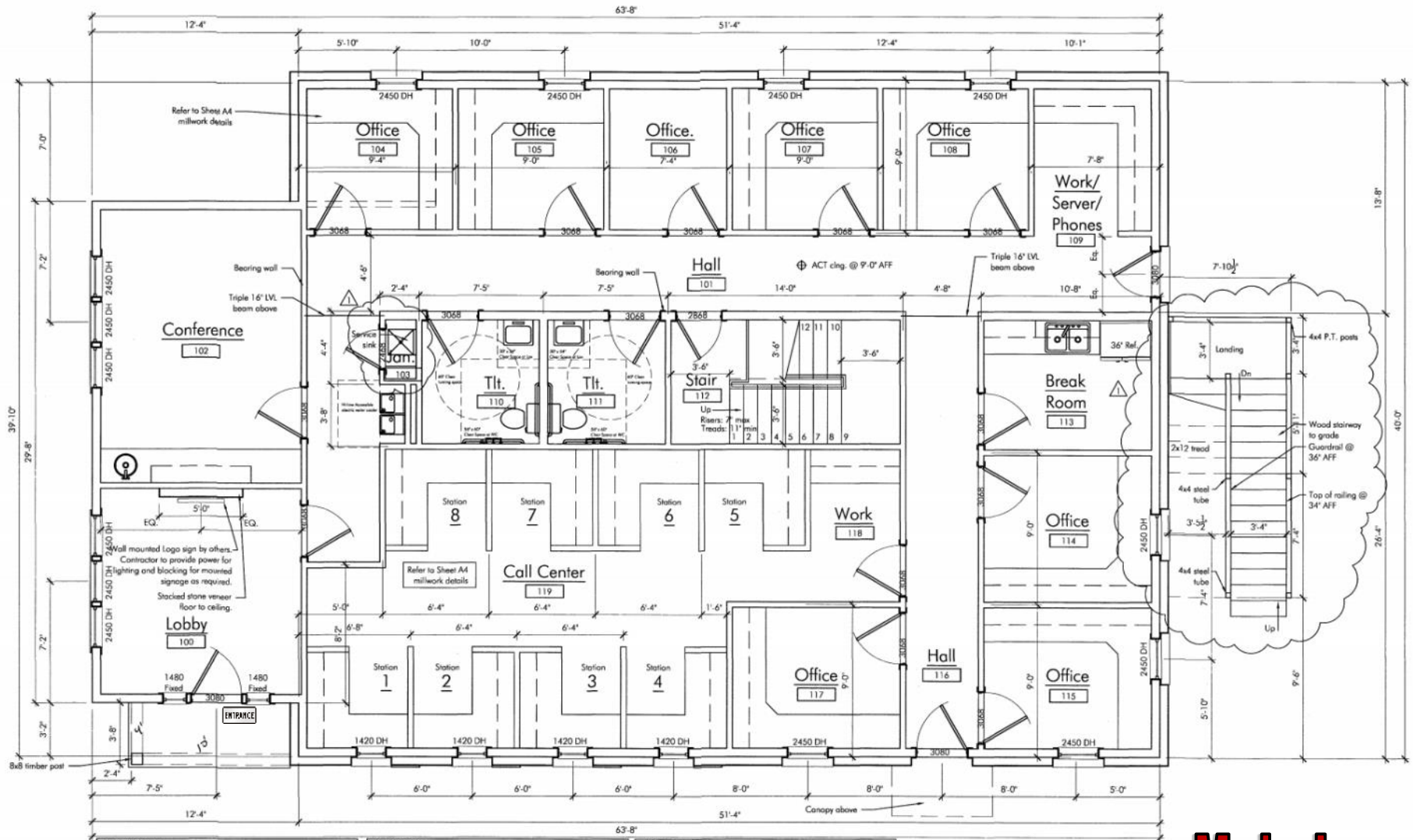


Randy Thomas **Glenn Ponder** Pg 2 of 6
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Typ. Paint Colors:
Interior Walls: SW 7504 Keystone Gray
Exterior Walls: SW 2845 Bungalow Gray
Base: Johnsonite Standard Toe 4
"Cement" or equal

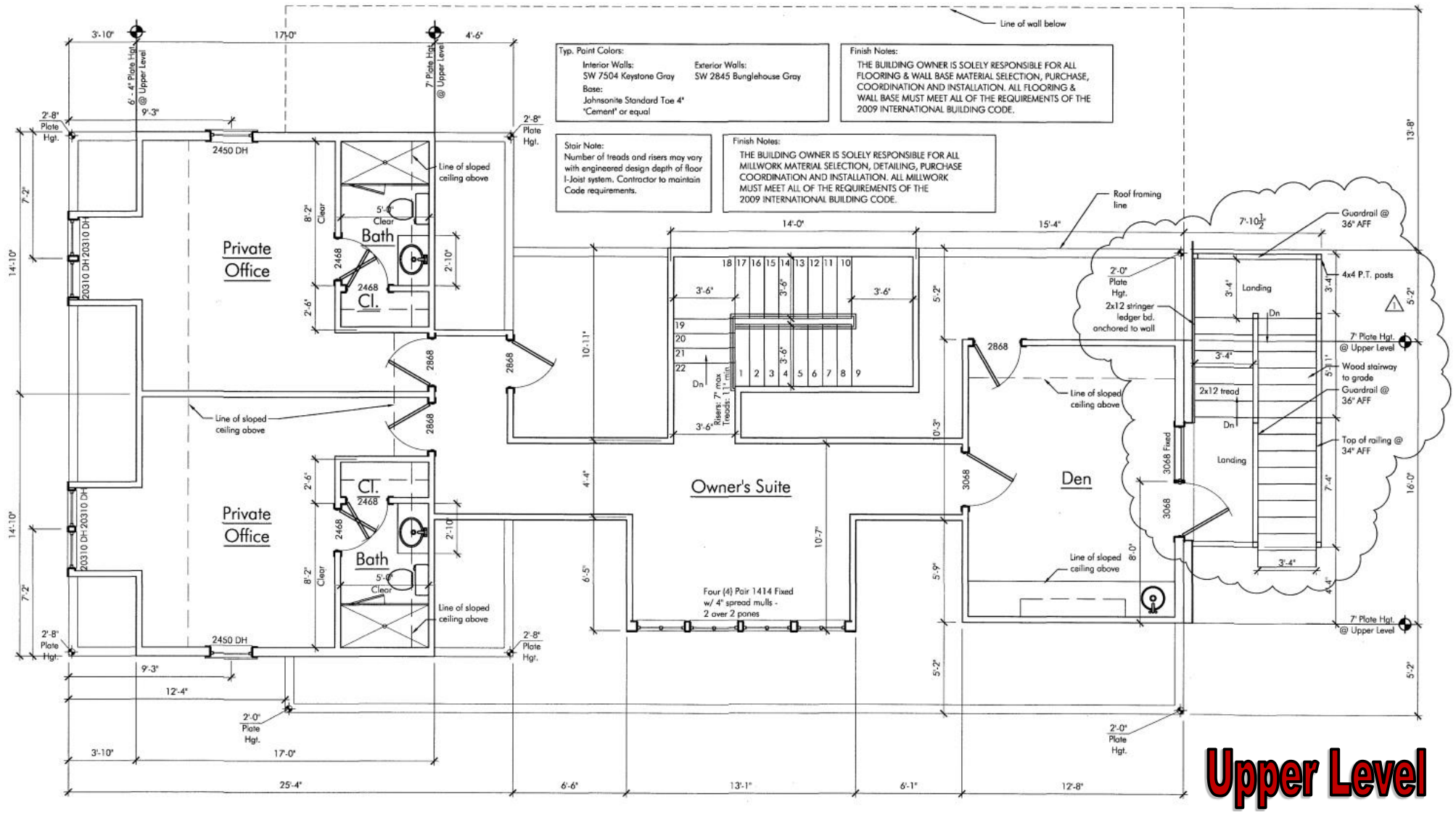
Finish Notes:
THE BUILDING OWNER IS SOLELY RESPONSIBLE FOR ALL FLOORING & WALL BASE MATERIAL SELECTION, PURCHASE, COORDINATION AND INSTALLATION. ALL FLOORING & WALL BASE MUST MEET ALL OF THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE.

Finish Notes:
THE BUILDING OWNER IS SOLELY RESPONSIBLE FOR ALL MILLWORK MATERIAL SELECTION, DETAILING, PURCHASE COORDINATION AND INSTALLATION. ALL MILLWORK MUST MEET ALL OF THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE.

Main Level

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SITE



The Offices of
BEAUMONT VILLAGE

NOTES:
1. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. ALL HANDICAPPED SPACES ARE ADA VAN ACCESSIBLE.
3. RETAINING WALLS TO BE DESIGNED BY OTHERS.
4. SEE SURVEY FOR PROPERTY BOUNDARY DIMENSIONS.

SITE DATA

OWNER/DEVELOPER
Beaumont Village, LLC
Mike Whitcomb
P.O. Box 380683
Birmingham, AL 35238
(205) 991-7086

PROPOSED USE
Zoned: PD
Total Number of Units: 8 (Buildings A-H)
Total Landscaped Area: Greater than 35%
TOTAL AREA: 5.35 ac +/-
Parking Required: 45,500 sq ft @ 4 sps/1000 sq-ft-186 spaces
Parking Provided: 186 spaces
(Includes 6 Handicapped Van Accessible Spaces)

BUILDING SETBACKS/BUFFERS
8' Buffer along Beaumont Phase 4 alley
10' Buffer along Herrington Street
Underside buffer along Lake Heather Drive (with veres)



BLDG. D FOOTPRINT MODIFIED AND ADDED TO APPROVED SITE PLAN BY studiosmith Architecture LLC 12/19/2013 Byron K. Smith, NCARB Principal, AL # 5746



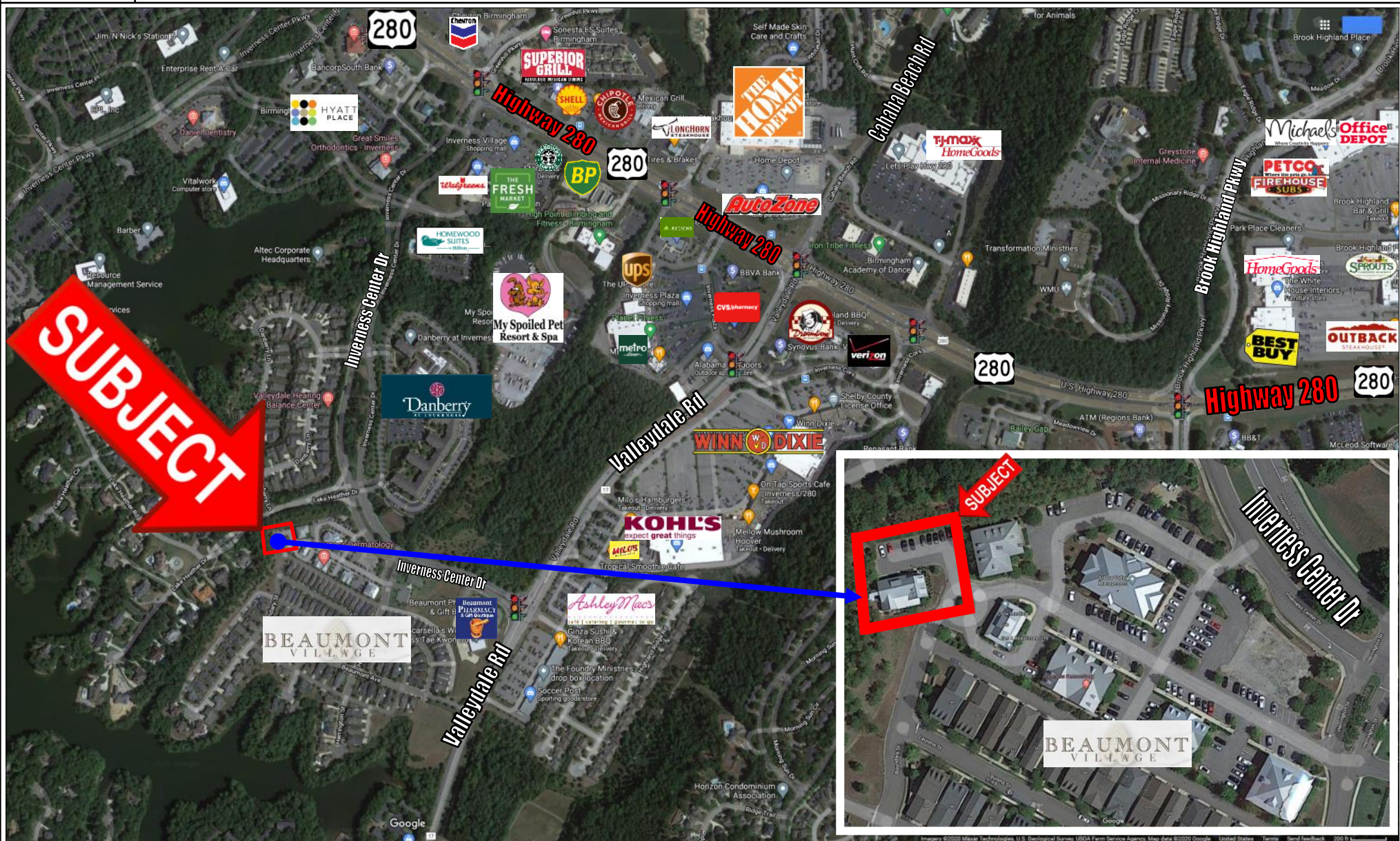
LEGEND
ESMT - EASEMENT
L - LENGTH
MAX - MAXIMUM
R - RADIUS
TAN - TANGENT
TYP - TYPICAL
A - CENTRAL ANGLE

NOTE:
SEE LANDSCAPE ARCHITECTURAL PLANS FOR SIDEWALKS



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