

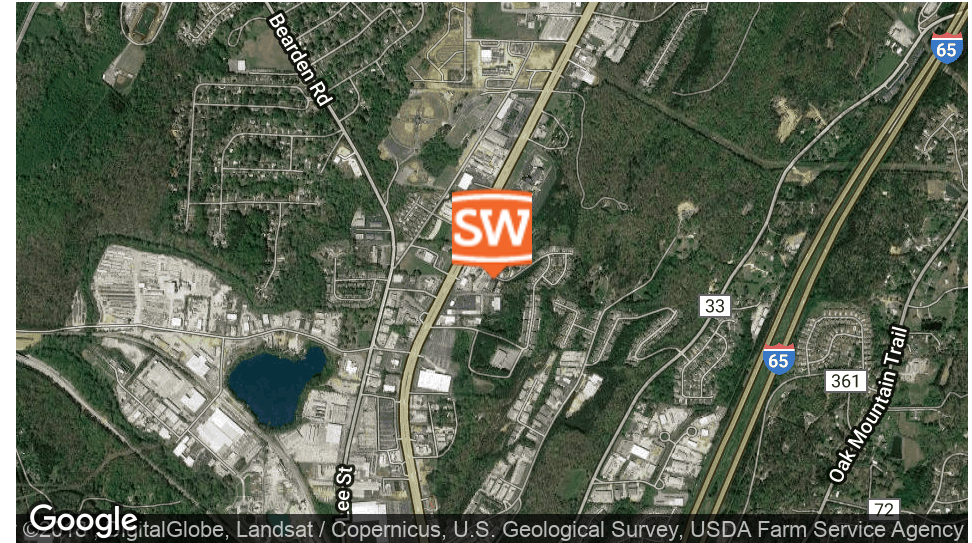
FOR LEASE & FOR SALE

Professional Office Space in Pelham

300-314 Canyon Park Drive, Birmingham, AL 35124



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PROPERTY SUMMARY

Available SF:	1,112 SF
Building Size:	9,000 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Sale Price	Negotiable

PROPERTY OVERVIEW

Canyon Park office Plaza offers high-end finishes, convenient access to Highway 31 and I-65, ample parking, and much more. Great for end-user or investor. Call to inquire. The owner is motivated to sell.

PROPERTY HIGHLIGHTS

- Possible to combine/split up suites
- 60 free parking spaces - 5:1
- Suites suitable for attorney, accountant or other professional user
- Directly behind Highway 31
- Only one suite left for lease!

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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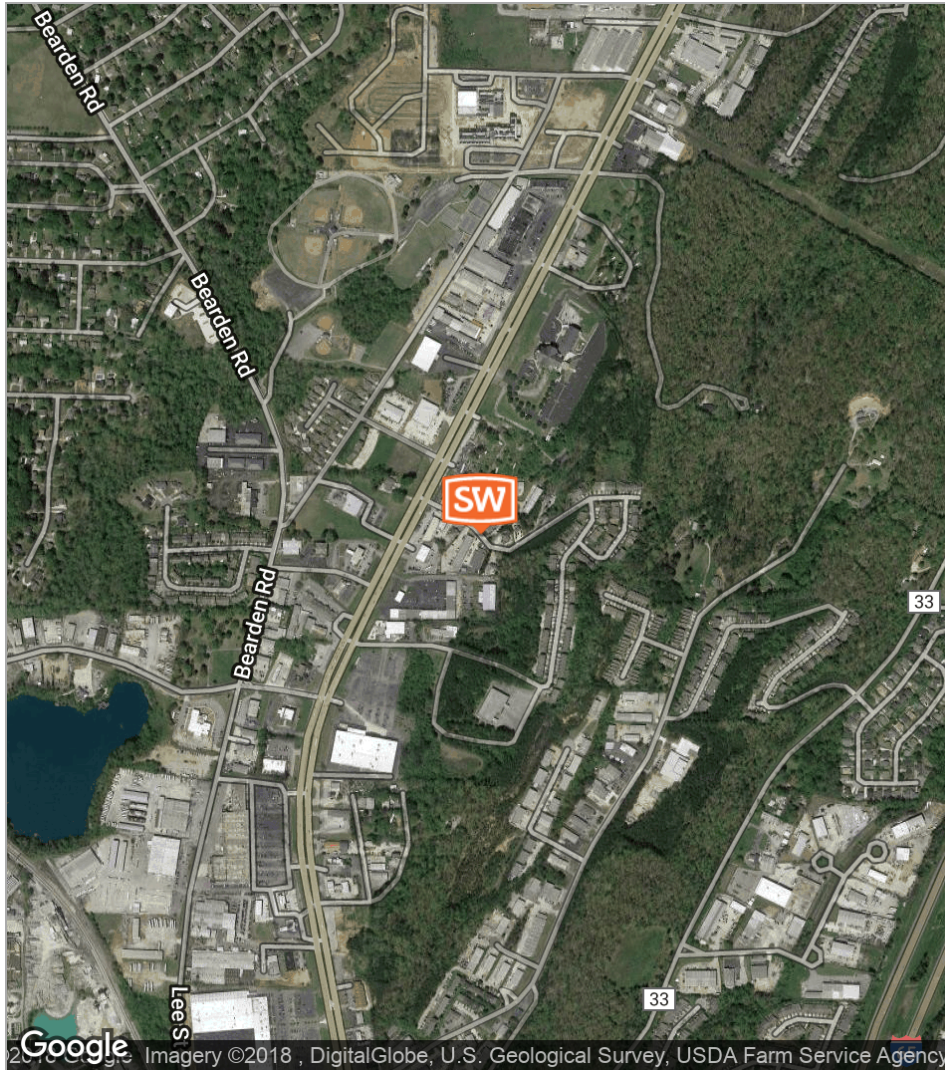
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