

# OFFICE SPACE FOR LEASE



4320 Eagle Point Parkway  
Birmingham, Al 35242

*Special Features:*

- Conveniently located off Hwy 280
- Full Service lease: On-site management: Landlord pays for all utilities, including janitorial services
- 24 hour alarm system and video cameras
- Back-up generator for data services

*Lease Rate:* \$1499.50 to \$2,999. per month (Full Service Lease)

*Sales Price:* \$940,000

*See Attached Flyer for Details*

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**RealtySouth**

Shelby Commercial Division  
3170 Highway 31 South  
Pelham, Alabama 35124



*Debbie Seale*

Direct Line: 205-620-2712  
Voice Mail: 205-244-0162

# FOR LEASE

## 845-1690 Sq. Ft. +/- Office Space

4320 Eagle Point Parkway  
Birmingham, AL 35242

Lease Price: **\$1499-\$2,999/month**  
Full Service Lease (No CAM Charges)

Details	QTY		
Suite B, 4320 Eagle Point Parkway	845-1690 sq. ft.	\$1339.50	\$2679.00
Spacious Parking		√	√
Security System including 24X7cameras		√	√
Power, gas, water, and sewer included		√	√
Janitorial Service/Garbage Pickup	Weekly	√	√
State-of-the-Art Digital/IP Phone System		√	√
Nortel Digital Display Phone		3	6
Internet Access with Standard Email, Spam & Virus Filtering	3MB	√	√
Kitchenette (Refrigerator, sink, microwave)		√	√
Cat 6E Network & firewall and support up to PCs and Printers		6	6
Large locked upstairs storage area		√	√
Use of lighted brick sign (cast aluminum sign not included)		√	√
Voice Mailboxes		3	6
Private Entrance		√	√
Backup natural gas generator for data services		√	√
Wooden blinds	4	√	√
Standard web hosting	1	√	√
Water, Gas, Electricity, Sewer		√	√
Local Phone Trunks (3 voice and 1 voice/fax \$40 ea.)	4/8	\$160	\$320
<b>Total</b>		<b>\$1499.50</b>	<b>\$2999.00</b>

**Directions:** Take Hwy 280 south to Eagle Point Parkway. Turn right onto Eagle Point Parkway and look for 2<sup>nd</sup> building on the right.

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# **FOR SALE**

## **4623 Sq. Ft. +/- Office Building**

*4320 Eagle Point Parkway  
Birmingham, AL 35242*

*Sales Price: \$940,000.*

*P.I.D. 09-3-08-0-001-012.042*

*Taxes: \$5402*

*Lot Size: 39, 204 sq. ft.*

*Built: December 2003*

*Road Frontage: 138 ft*

### *Special Features:*

- Current Tenant occupying approx 3000 sq. ft. Current tenant is interested in negotiating long term lease with purchaser
- Brick with metal roof
- Lighted brick sign
- Backup natural gas generator for data services
- Conveniently located
- State of the art digital/IP Phone System

*Directions:* Take Hwy 280 south to Eagle Point Parkway. Turn right onto Eagle Point Parkway and look for 2<sup>nd</sup> building on the right.

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