

OFFICE SPACE FOR LEASE



BUILDING FOR SALE

**4320 Eagle Point Parkway
Birmingham, Al 35242**

Special Features:

- Conveniently located off Hwy 280
- **On-site management: Landlord pays for sewer, water, gas, and alarm. All other utilities, taxes and insurance paid for by tenant.**
- 24 hour alarm system and video cameras
- Back-up generator for data services

Lease Rate: \$15/sq. ft.

Sales Price: \$940,000

See Attached Flyer for Details

RealtySouth

Shelby Commercial Division
3170 Highway 31 South
Pelham, Alabama 35124



Debbie Seale

**Direct Line: 205-620-2712
Fax Press: 205-877-6095**

FOR LEASE

1690 Sq. Ft. +/- Office Space

*4320 Eagle Point Parkway
Birmingham, AL 35242*

Lease Price: \$2112/month (\$15/sq. ft)

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

Taxes: \$5402 Tenant pays proportionate share of taxes (approx \$1800/yr)

Insurance: \$2157 Tenant pays proportionate share of insurance. (approx \$719/yr)

Utilities: Owner pays for water, gas, sewer, and alarm. All other utilities paid for by tenant. Optional telecommunications services may be provided by owner for a fee upon request.

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

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Pelham, Alabama 35124



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

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

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