

CLASS A OFFICES FOR LEASE



85 Spectrum Cove Alabaster, AL 35007

New construction, Class A office space, card reader access, T-1 internet, 24hour video surveillance, state of the art conference rooms, video presentation links, elevator, gated access, etc.

- 8,000± Sq. Ft. per floor (two floors)
- May subdivide if less sq. ft. is needed
- Lease rates from \$14.00 to \$16.50 per square foot
- May be possible to have outside storage if needed
- Part of the Airpark Development in Alabaster, protective covenants
- Convenient access to Interstates, Airport, Lodging, retail & restaurants
- Across from the Shelby County Airport
- Three separate points of access to Interstate 65
- Six minutes from the National Weather Service
- Four minutes from Alabama Power General Services Complex
- Forty minutes from State of Alabama Emergency Management Agency
- Eighteen minutes from Shelby County Emergency Management Agency



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Information deemed reliable but not guaranteed.

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