

INVERNESS EAST BUSINESS CENTER



**COMING
SOON !**

Introducing a new, 12,000 sq ft Class A, Full Service Office Complex in the Highway 280 office market near the intersection of U.S. Highway 280 and Interstate 459. The site is only one short distance turn off US Highway 280, with the convenience of a signalized intersection. There are an abundance of hotels, banks, restaurants, and retail conveniences within minutes of the site.

Unincorporated Shelby County 5/1000 parking.....Quiet, woodsy setting....Walking trail.

Tentatively named Inverness East Business Center, we are projecting completion by the 1st quarter of 2009, and have begun Leasing.

MORE DETAILS ON FOLLOWING PAGE

Information deemed reliable, but not guaranteed

Location - Map



Features - Amenities

- We custom build your office to your specifications
- Heavily landscaped, park like setting includes proposed walking/jogging trail
- Beautiful architecture – Lots of glass with wonderful views
- Five free parking spaces per 1,000 square feet of office space
- Electronic security system provides tenant access 24/7
- 58 parking spaces – over 5 spaces per 1,000 sq ft (free parking)
- Parking lot security cameras
- Unincorporated Shelby County, no City Occupational Tax, no City Business License Fees
- Hotels, restaurants, shopping nearby

Located just off US Highway 280, behind Wendy's on East Inverness Parkway

Pricing: \$ 25.00 per SF, Full Service including Janitorial

Available: up to 12,000 sq ft

Generous Build out Allowance: \$ 35.00 per SF!

Estimated turnover: 1st Qtr 2009

For more information, contact:

Glenn Ponder
Ponder Properties Commercial Real Estate
850 Corporate Parkway, Suite 106
Birmingham, AL 35242
205.408.9911 ext 2
glenn@ponderproperties.com
www.ponderproperties.com

