

# OFFICES FOR LEASE



**3504-3536 Vann Road—Birmingham, AL 35235**

**BLDG STE # Sq. Ft. Monthly Price**

**CALL ABOUT SMALL  
OFFICES STARTING  
AT \$400 PER MONTH  
UTILITIES INCLUDED**

- **3522 102 1,573 \$2,228.42 monthly**
- **3528 A 1,147 \$1,624.92 monthly**
- **3536 NA 3,250 \$4,604.17 monthly—possible to subdivide (See page 4 for more details)**
- **\$17.00 PSF total (Full Service—net of telco & internet—janitor for common areas only)**

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- Minutes from Interstate's 459 & 59
  - Nice Office Park and nice offices (common areas cleaned daily)
  - High Traffic Count
  - *Trussville Office Park is within walking distance from Super Target, Home Depot, Academy Sports, Lightning Strikes Bowling Alley, etc.*
  - *Within minutes from restaurants such as Jim N' Nicks BBQ, Chili's, Red Robin, Crazy Cajun's, Firehouse Subs, Habanero's Mexican, Jersey Mike's Subs, etc.*



Contact: **Terry Ponder or Glenn Ponder**

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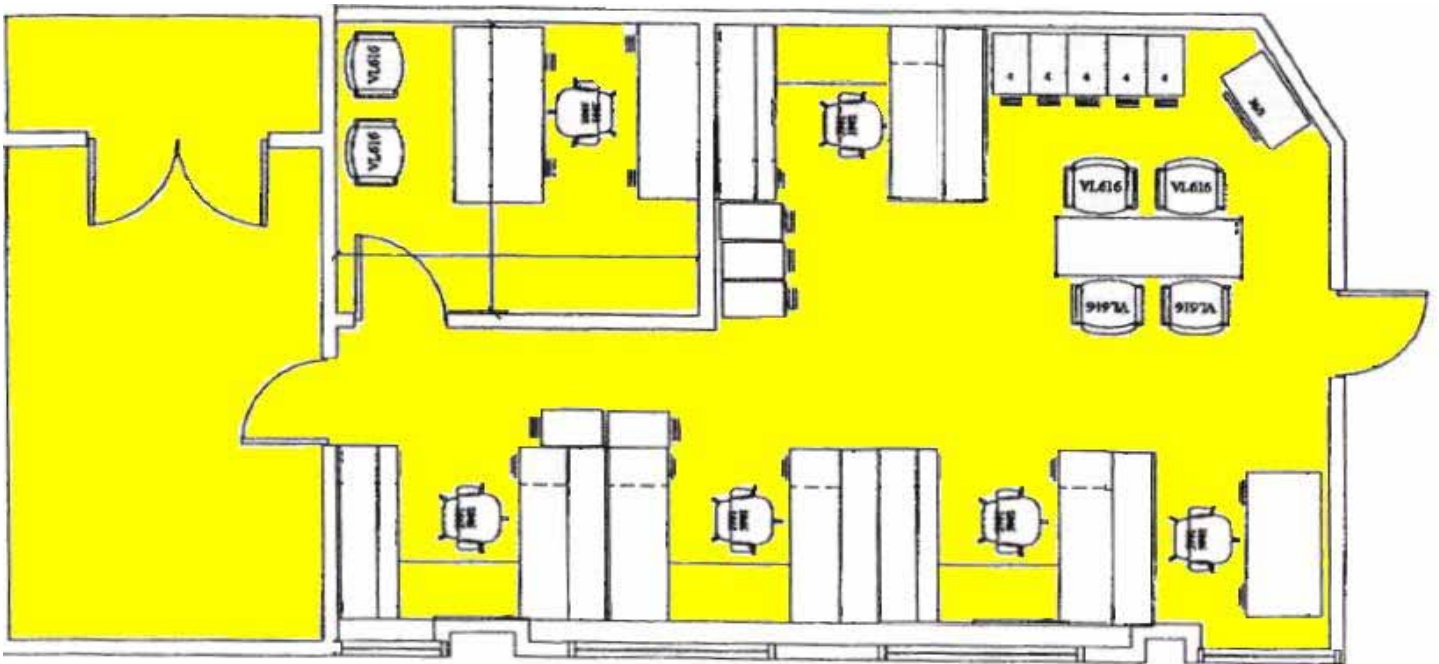
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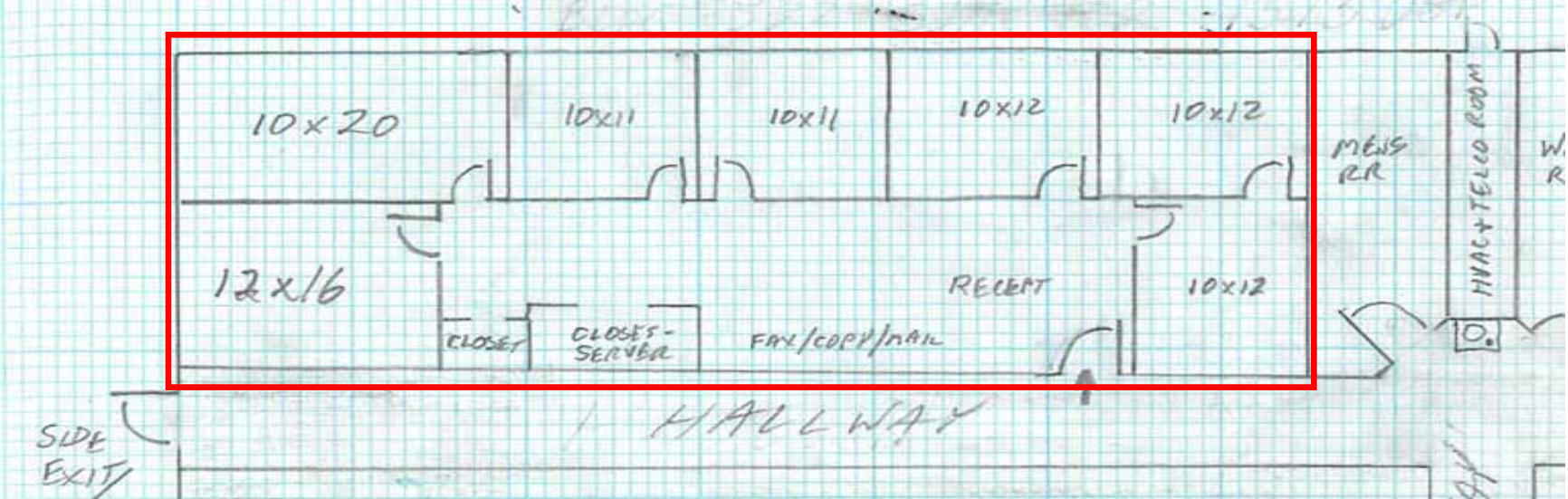


**BLDG 3528, STE A**

**1,147 Sq. Ft. (Furniture not included)**



# BLDG 3522 STE 102 (1,573 Sq. Ft.)



## BLDG 3536 (Executive Offices)

- The \$950 per month space that's highlighted in yellow is a package deal
- Shared bathrooms & break room
- All utilities included except telco & internet

