

# OFFICES FOR LEASE—VALLEYDALE RD



## **2270 & 2290 Valleydale RD—Birmingham, AL 35244**

- Two New Class A office/medical buildings for lease
- Only \$21psf Full Service includes janitorial (inet/telco not included)
- Space available from 1,000± Sq. Ft. up to 10,500± Sq. Ft.
- You may create your own floor plan or use one of ours
- Close to I-65 and Highway 31—Minutes from Highway 280
- Beautiful landscaping and views



**R071311PP**

Information deemed reliable but not guaranteed.

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**BLDG # 1: (2270 Valleydale RD)**

- 16,000± Sq. Ft.
- Approximately 12,000± Sq. Ft. are leased to medical users
- Up to 4,000± Sq. Ft. or more available for lease on the second floor.
- The second floor has the best views!

**BLDG # 2: (2290 Valleydale RD)**

- 10,500± Sq. Ft. available for lease
- 5,100± Sq. Ft. per floor

- **County—no city or county occupational taxes!**
- **Plenty of parking. High ratio—5 to 1 ratio**
- **Beautiful finishes throughout**
- **Plenty of large windows throughout**
- **Beautiful views—lots of light!**

