



Medical Office For Lease

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Shades Crest Office Building

200 Montgomery Highway, Vestavia Hills, AL 35216

- ±5,245 SF 1st floor space available 1/1/27, currently used as a physical therapy clinic
- ±8,468 SF 2nd floor space available for immediate use, previously built-out for an orthopedic practice
- Monument signage available on Hwy 31, the most trafficked corridor in Homewood and Vestavia
- Located less than a mile from Baptist Health Brookwood Hospital, Target, and Vestavia Hills shopping and dining
- Located near an array of amenities, including restaurants, cafes and shopping centers, providing added convenience for patients and staff
- Professionally managed, providing healthcare professionals with peace of mind and hassle-free management services

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For Lease

Shades Crest Office Building

Address 200 Montgomery Highway, Vestavia Hills, AL 35216

Location Midtown Submarket

Building Size ±46,536 SF

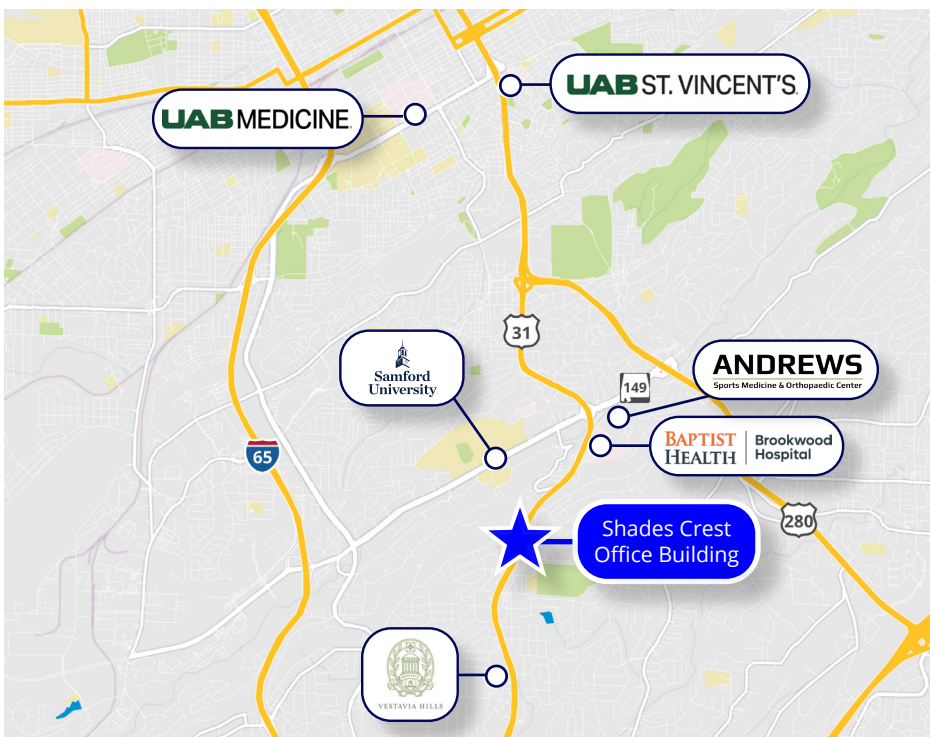
Surface Parking 3.2 spaces / 1,000 SF

Available Space Suite 150: ±5,246 SF (Available 1/1/27)
Suite 215: ±8,468 SF (Available Now)

Rental Rate \$22.50/SF, NNN

- Building Features**
- Medical infrastructure in place offering significant value to medical users
 - Monument signage with great visibility along heavily trafficked Highway 31
 - Covered entryway for patient drop off/pick-ups
 - Prominent location in Vestavia Hills with close proximity to Homewood and Mountain Brook
 - Four-minute (4) drive to Baptist Health Brookwood Hospital

Location



Hospital Network Proximity

Vestavia Hills City Center

2 Minutes

Bapt. Health Brookwood Hospital

4 Minutes

Andrews Sports Medicine & Ortho (Under Construction)

5 Minutes

UAB St. Vincent's Birmingham

12 Minutes

Grandview Medical Center

14 Minutes

UAB Hospital

14 Minutes