

OFFICE SPACE FOR LEASE

4956 Valleydale Rd. ♦ Birmingham, AL ♦ 35242 ♦ Shelby County



Suite 200: 1,614 SF ♦ ASKING PRICE: \$2,125/month

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

OFFICE SPACE FOR LEASE

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- ♦ Highly Visible, Easily Accessible, convenient location on Valleydale Rd. near Inverness Parkway
- ♦ Excellent Parking with Level Front Door Curb Side Parking at Front and Rear of Building
- ♦ Secure Access; Elevator and Two Stairwells
- ♦ Attractive Interior Finishes in Excellent Condition
- ♦ Convenient to Highway 280, I-65, Inverness Club & Major Residential and Commercial Developments
- ♦ High Quality Brick Construction
- ♦ Windows in Nearly Every Office.
- ♦ Available Immediately
- ♦ Monument Signage Available
- ♦ Tenant pays its own separately metered electric bill.
- ♦ All taxes, insurance and common area maintenance, water, sewer and dumpster are included in the rent.



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BIRDS EYE VIEW

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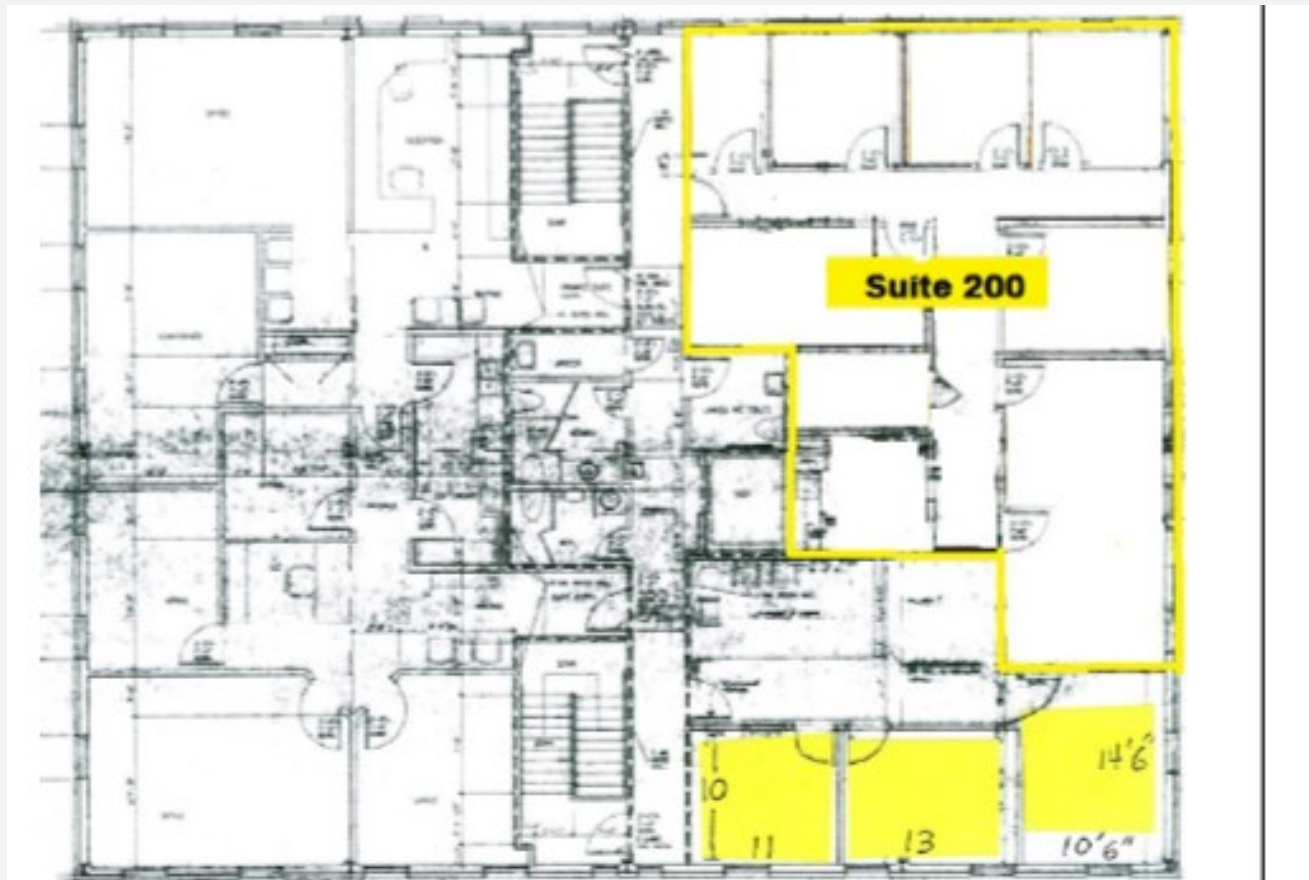
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SUITE 200 FLOOR PLAN

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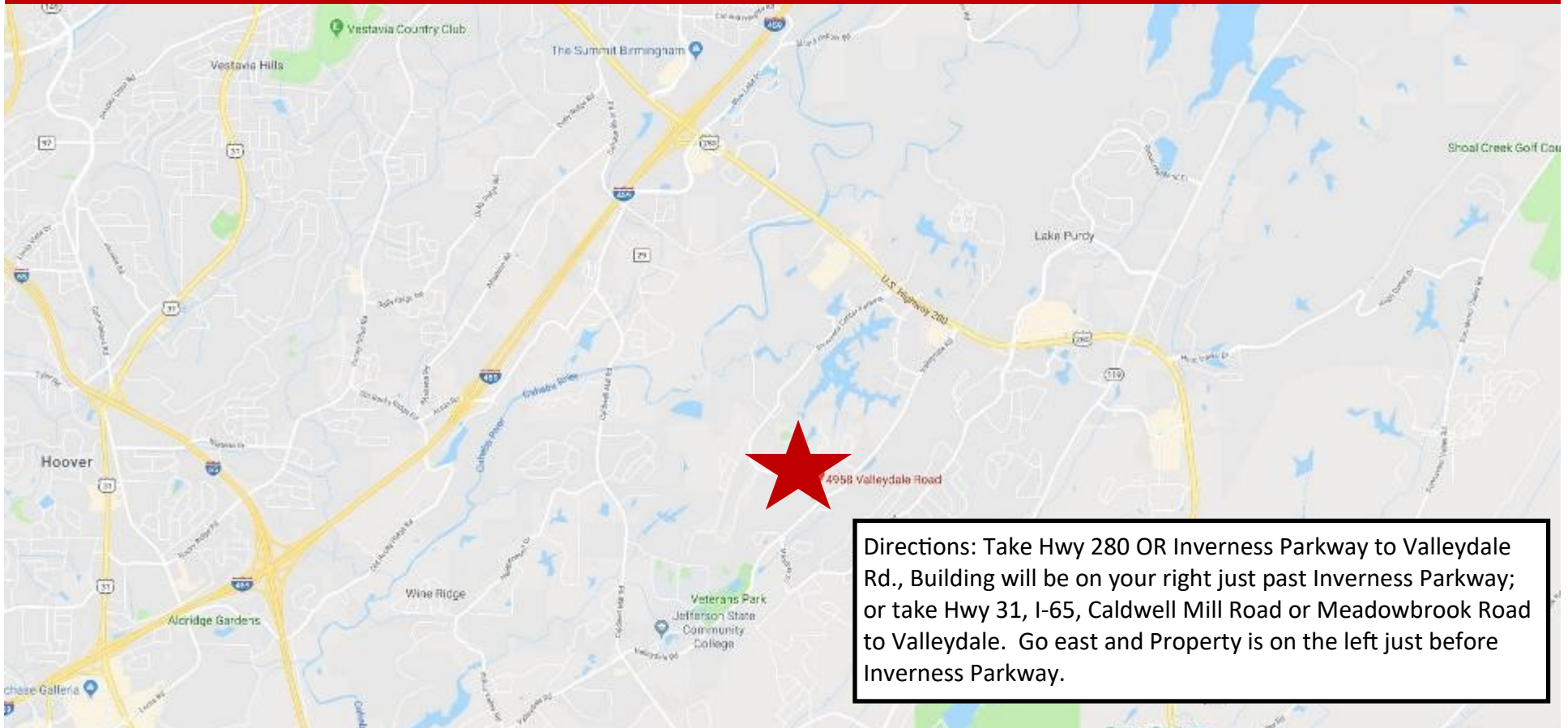
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LOCATION MAP

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Directions: Take Hwy 280 OR Inverness Parkway to Valleydale Rd., Building will be on your right just past Inverness Parkway; or take Hwy 31, I-65, Caldwell Mill Road or Meadowbrook Road to Valleydale. Go east and Property is on the left just before Inverness Parkway.

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AERIAL LOCATION MAP

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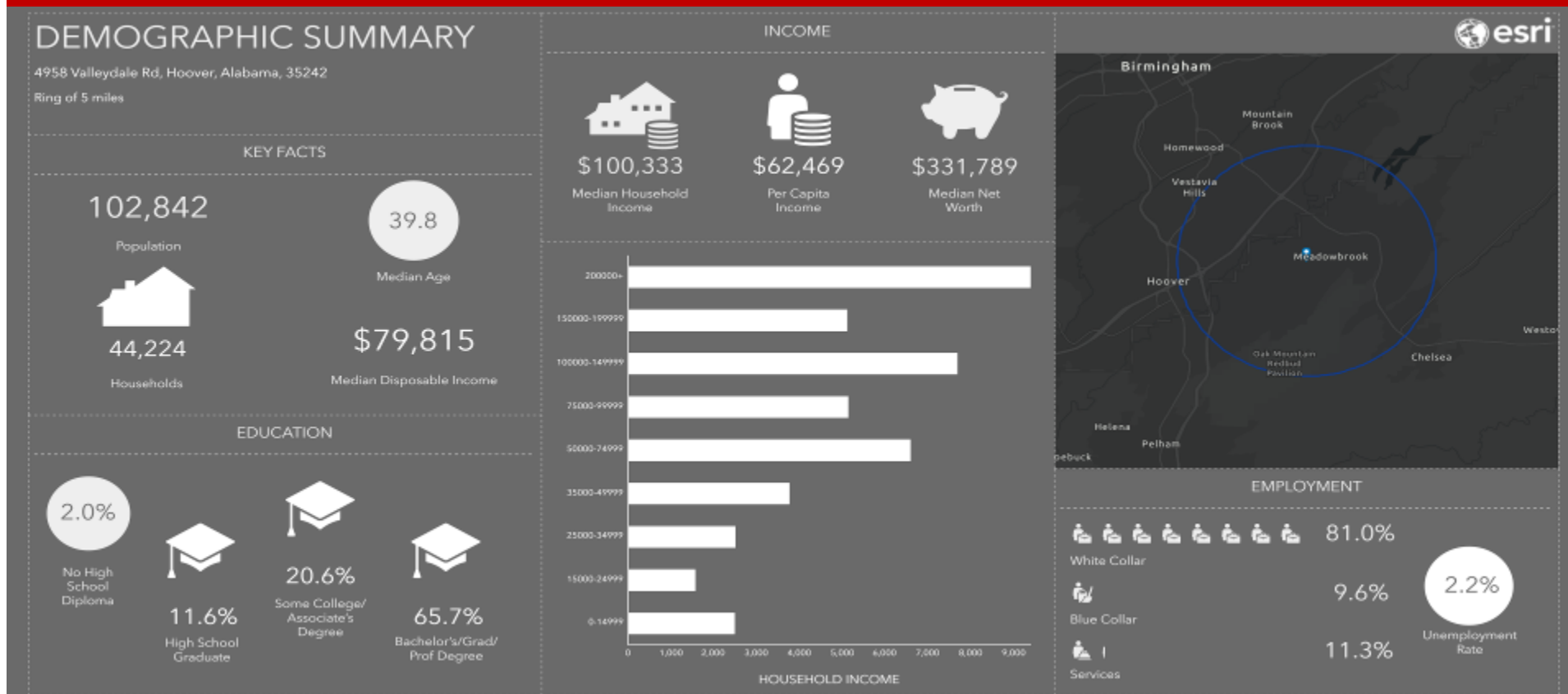
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DEMOGRAPHICS

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