

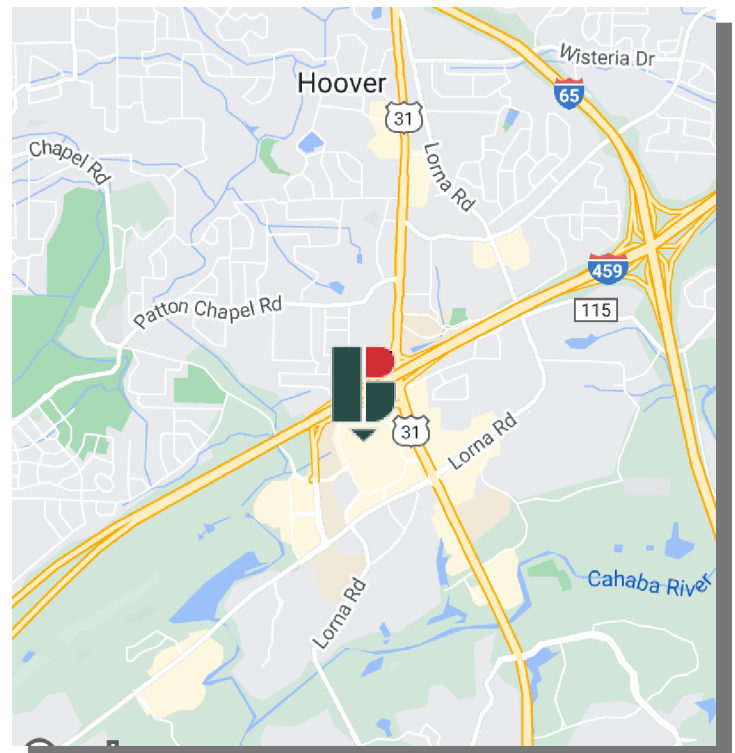


3000 RIVERCHASE

HOOVER, AL 35244

PROPERTY FEATURES

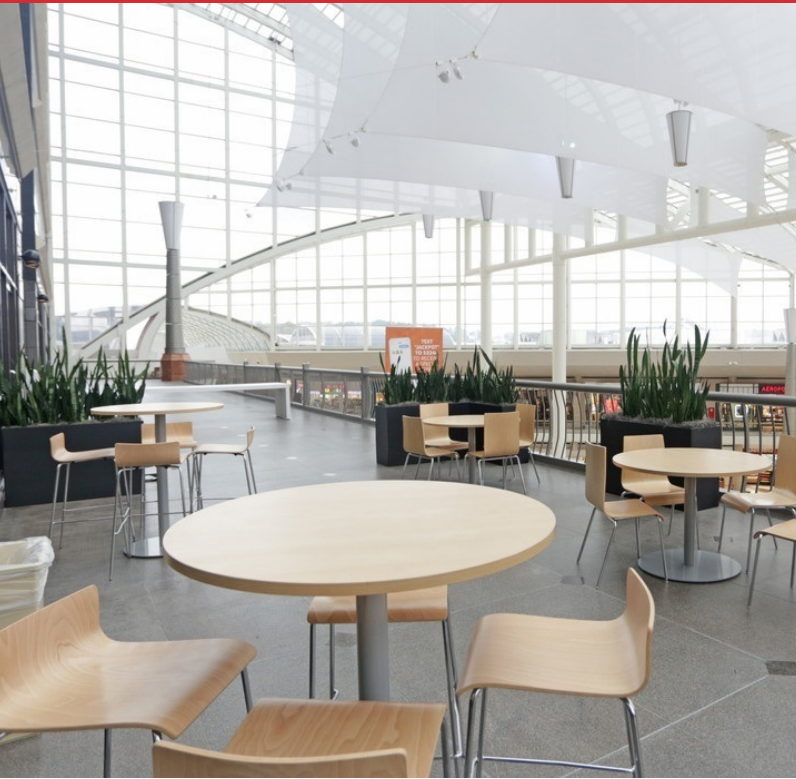
- On-site management & engineering
- 24-hour building & lobby security
- Easily accessible to I-65, I-459 and Highway 31
- Hyatt Regency Birmingham- The Wynfrey Hotel
- Shuttle to/from Birmingham Airport
- Common conference facility
- Up to 60,585 contiguous SF
- A Jim Wilson & Associates Development



LEASE RATE:
\$22.50 SF/yr (Full Service)

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PROPERTY DESCRIPTION

The Offices at 3000 RiverChase is a Class-A facility located in the Riverchase Galleria, a mixed-use complex that also includes the Hyatt Regency Birmingham- The Wynfrey Hotel. The 275,000 SF building has 14 floors and on-site property management personnel. Access from I-459 is by a dedicated exit ramp to Galleria Boulevard.

OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (Full Service)
Available SF:	1,705 - 20,195 SF
Building Size:	275,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1600	\$22.50 SF/yr	20,195 SF
Suite 1400	\$22.50 SF/yr	20,195 SF
Suite 1200	\$22.50 SF/yr	20,195 SF
Suite 830	\$22.50 SF/yr	1,849 SF
Suite 705	\$22.50 SF/yr	1,705 SF
Suite 665	\$22.50 SF/yr	2,342 SF
Suite 650	\$22.50 SF/yr	5,927 SF
Suite 600	\$22.50 SF/yr	4,919 SF
Suite 565	\$22.50 SF/yr	2,163 SF
Suite 550	\$22.50 SF/yr	3,493 SF
Suite 400	\$22.50 SF/yr	20,195 SF

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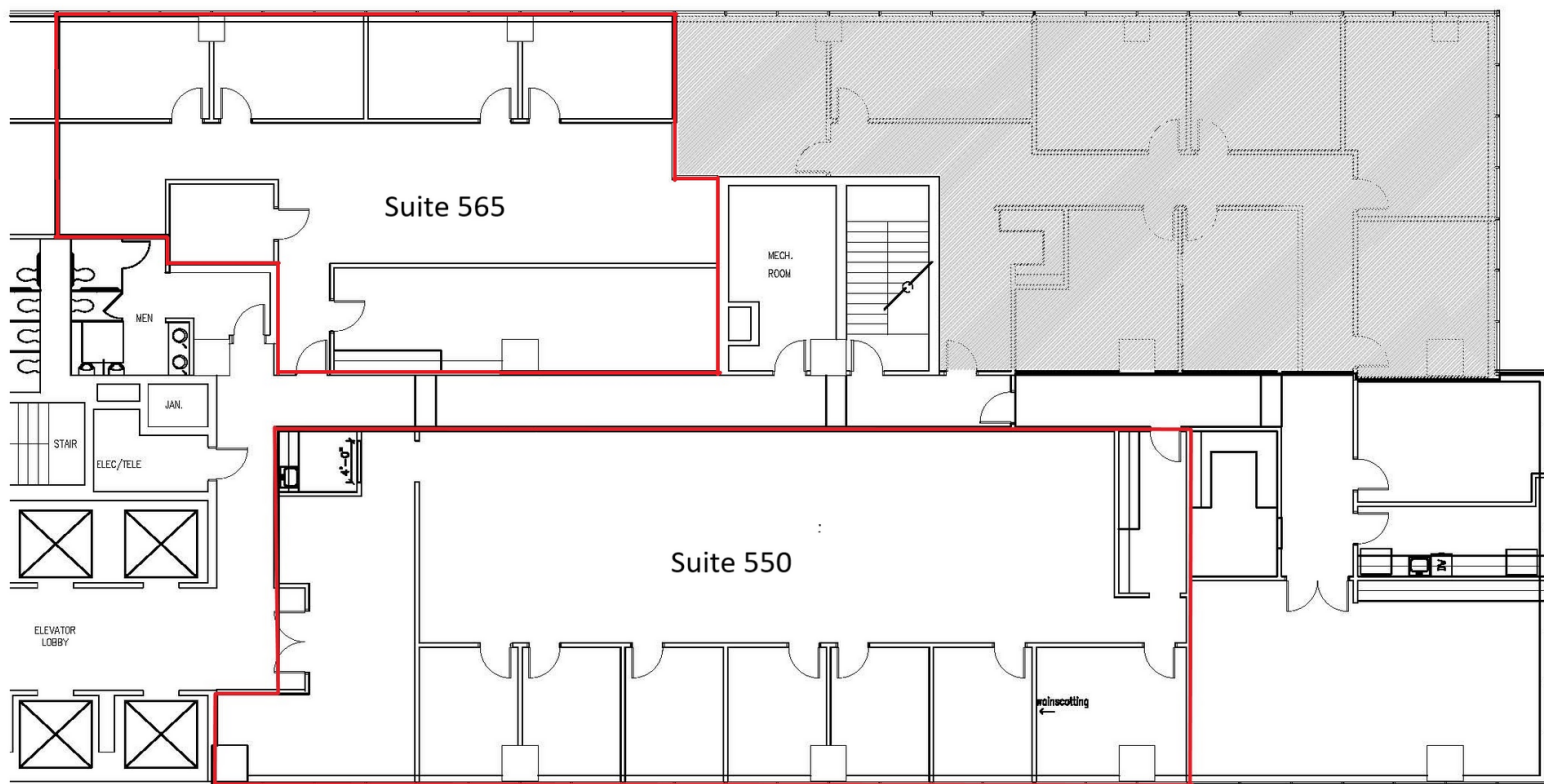
ROOM TYPE LEGEND

- IP REO
- LOBBY
- BREAK ROOM
- STORAGE
- EXISTING
- CIRCULATION



Suite 400

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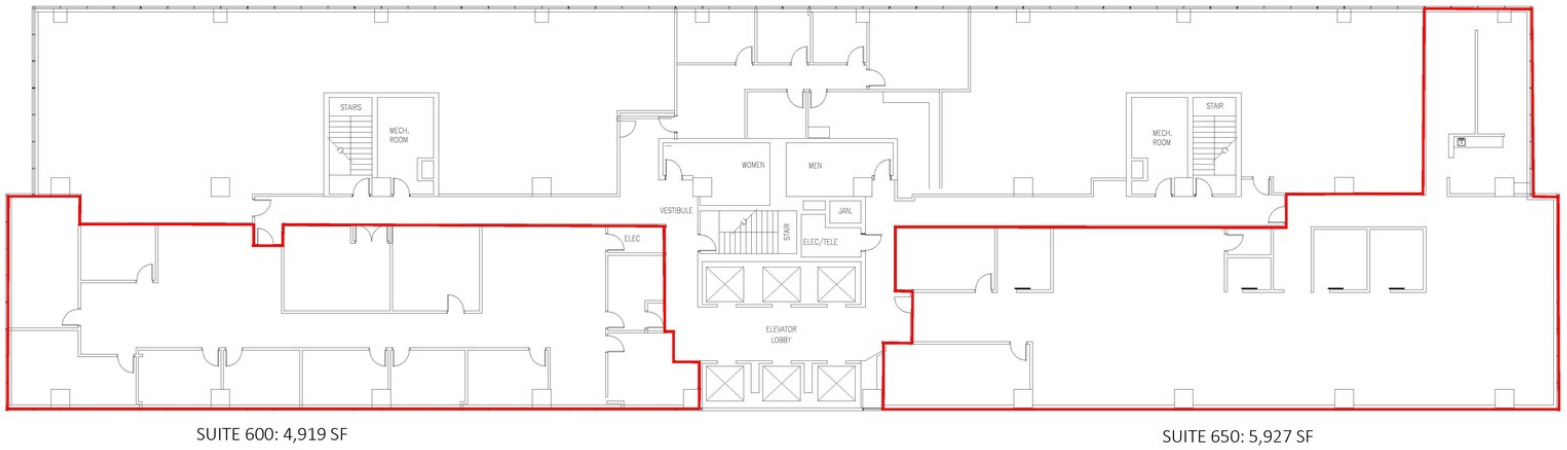
Fifth Floor Plan
Scale: 3/32" = 1'-0"

Suite 500 & 565

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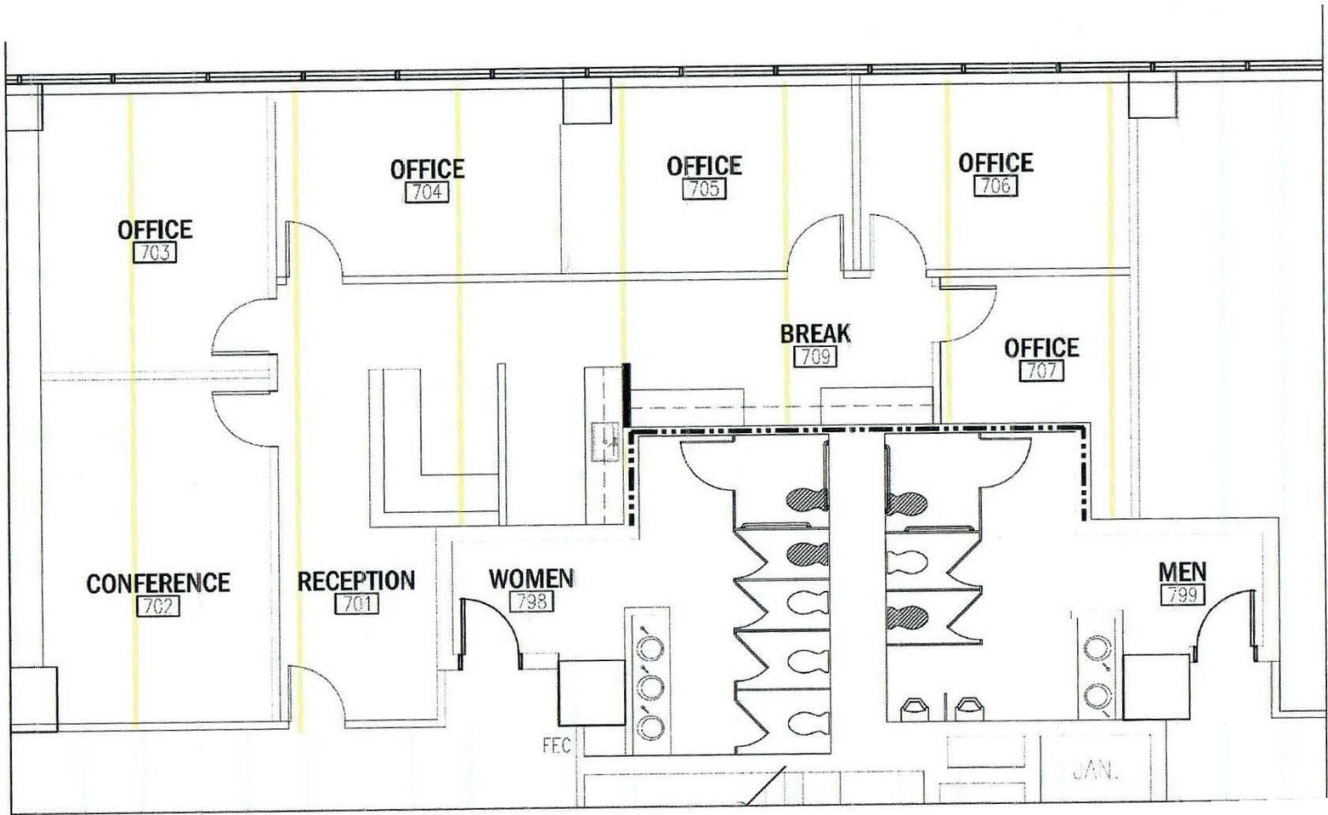
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Suite 600 & Suite 650

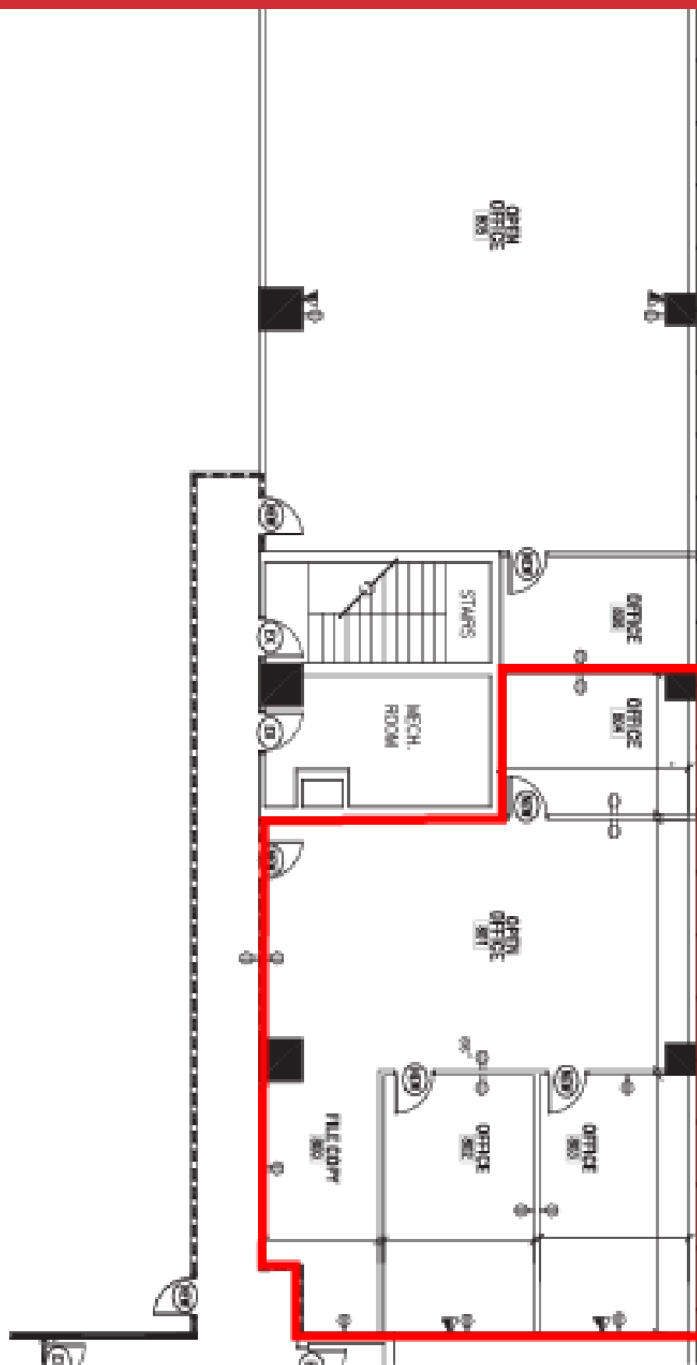
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Suite 705: 1,705 SF

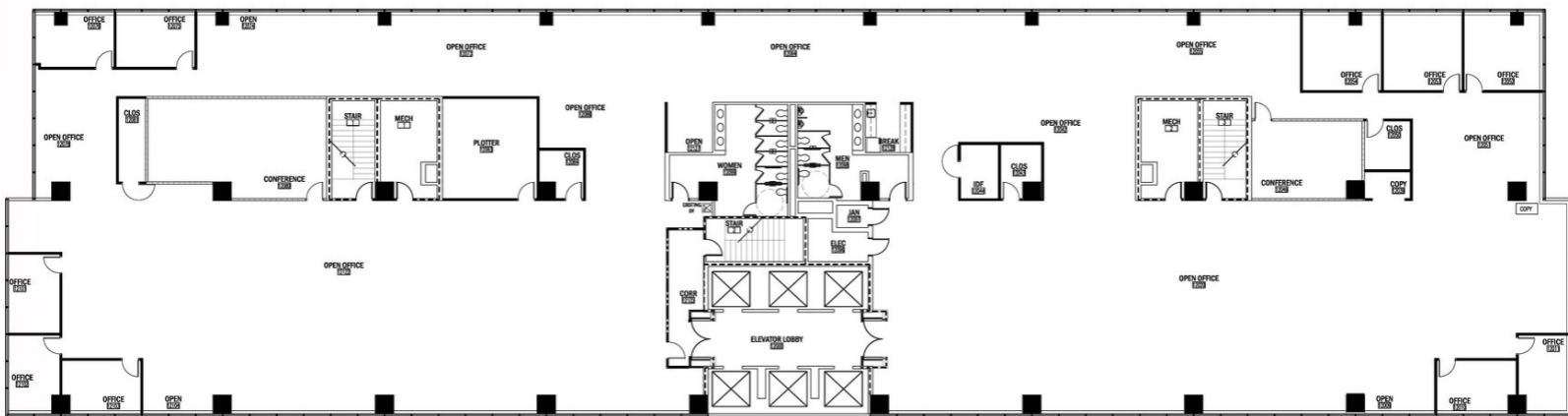
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Suite 830

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2 / A1.0 : FLOOR PLAN
12TH FLOOR
SCALE: 1/8" = 1'-0"

Suite 1200

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ROOM TYPE LEGEND

- HR/LEGAL/TSR/CONSTRUCTION
- A&F Billing
- PROJ SVCS
- BREAK ROOM
- IM/DM
- STORAGE
- EXISTING
- CIRCULATION



Suite 1400

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