

# RIVERCHASE OFFICE BUILDING | FOR SALE

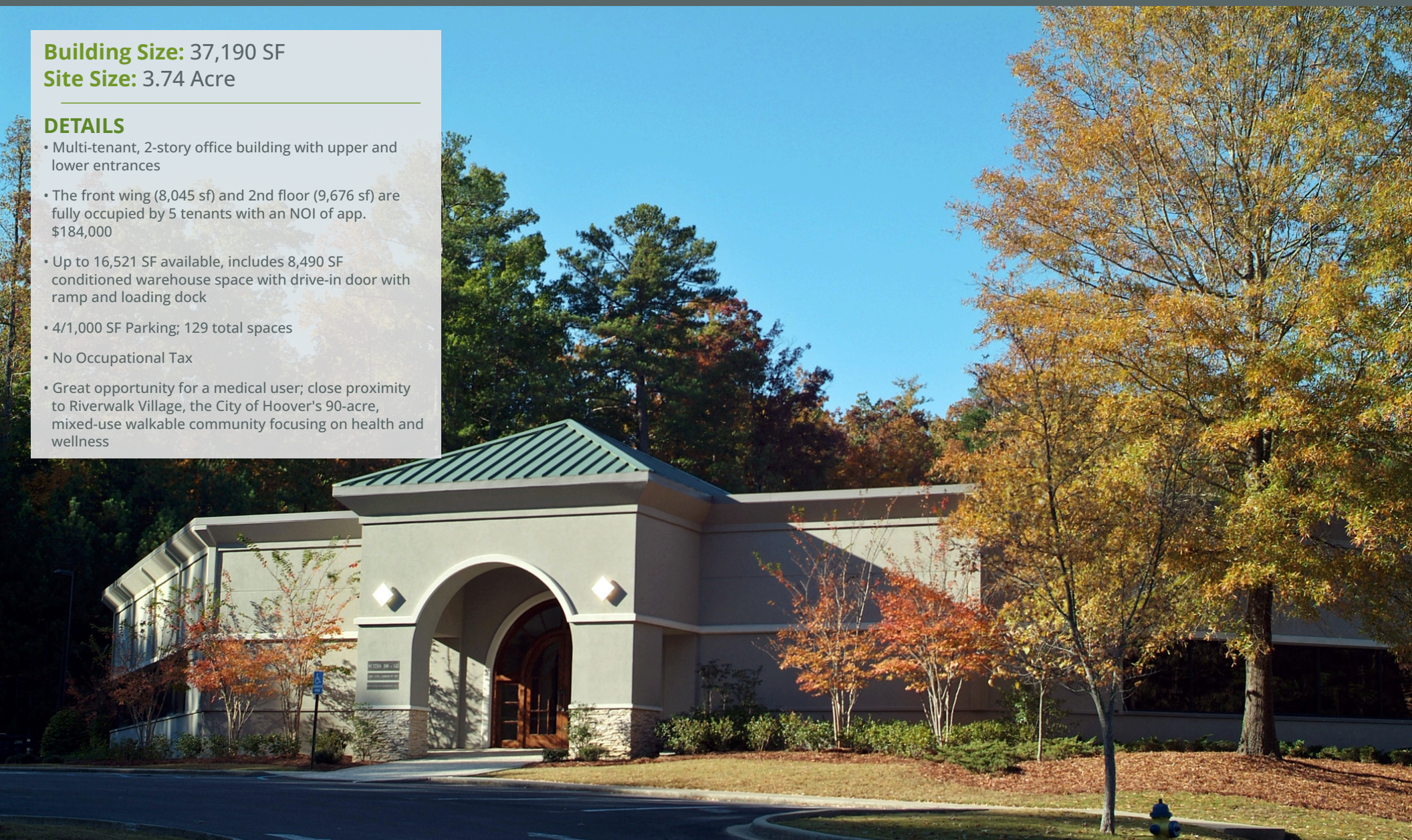
2111 PARKWAY OFFICE CIRCLE | BIRMINGHAM, AL 35244

SALE PRICE: \$4,750,000

**Building Size:** 37,190 SF  
**Site Size:** 3.74 Acre

## DETAILS

- Multi-tenant, 2-story office building with upper and lower entrances
- The front wing (8,045 sf) and 2nd floor (9,676 sf) are fully occupied by 5 tenants with an NOI of app. \$184,000
- Up to 16,521 SF available, includes 8,490 SF conditioned warehouse space with drive-in door with ramp and loading dock
- 4/1,000 SF Parking; 129 total spaces
- No Occupational Tax
- Great opportunity for a medical user; close proximity to Riverwalk Village, the City of Hoover's 90-acre, mixed-use walkable community focusing on health and wellness



EXCLUSIVELY OFFERED BY  
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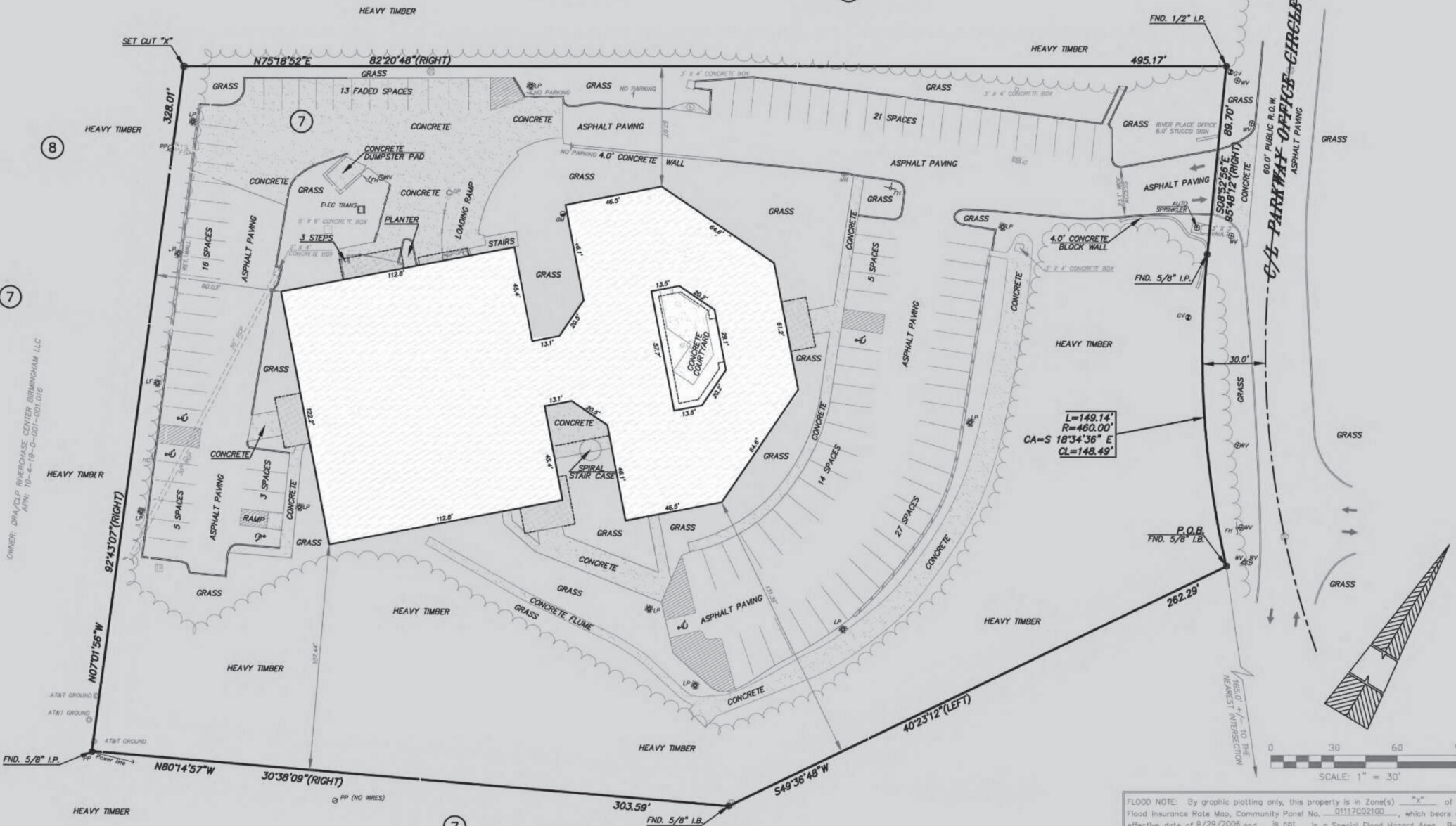
Information deemed reliable but not guaranteed

[GrahamCompany.com](http://GrahamCompany.com) | **205-871-7100**

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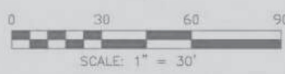
OWNER: DRA/CLP RIVERCHASE CENTER BIRMINGHAM LLC  
 APN: 10-4-19-0-001-01.03

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$L=149.14'$   
 $R=460.00'$   
 $CA=S 18^{\circ}34'36'' E$   
 $CL=148.49'$



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 01117C02100, which bears an effective date of 8/29/2006 and is not in a Special Flood Hazard Area. By telephone call dated 8/12/2010 to the National Flood Insurance Program (800-638- we have learned this community does participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

OWNER: AMSOUTH RIVERCHASE INC.  
 APN: 10-4-19-0-001-01.030



**BLUECROSS/BLUESHIELD  
OF ALABAMA**

**REGIONS  
BANK**

**SUBJECT**

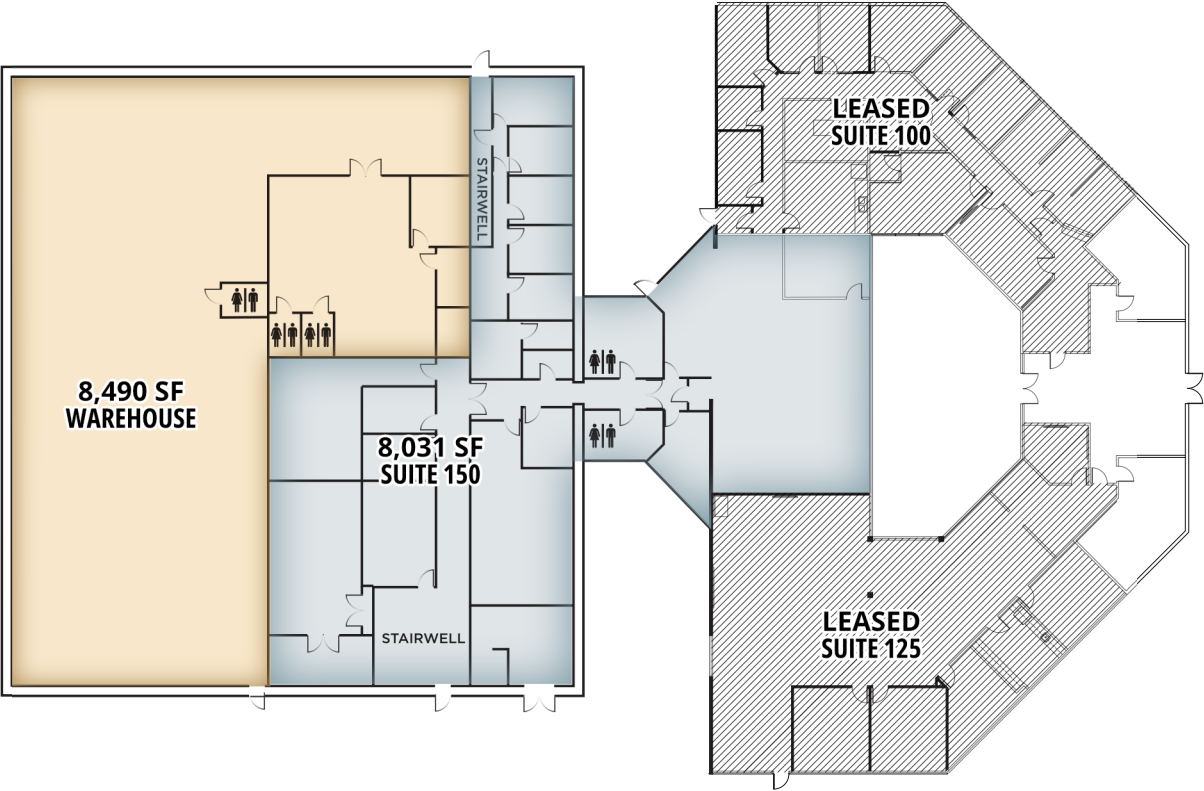
**BUDS BEST  
COOKIES**

**BIOHORIZONS**

**HOOVER'S  
RIVERWALK  
VILLIAGE**

**BIOLIFE**





**AVAILABLE SPACES FOR LEASE**

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Suite 150	Suite 150	8,031 SF	Full Service	Can be leased with conditioned warehouse for a total of 16,521 SF
Conditioned Warehouse	Available	8,490 SF	Full Service	Can be leased with Ste. 150 for a total SF of 16,521 SF