

# 22 INVERNESS

22 Inverness Center Parkway  
Hoover, AL 35242



QUIET, NATURAL SETTING JUST MINUTES FROM  
BIRMINGHAM'S MAIN RETAIL CORRIDOR

**UP TO ±22,043 SF AVAILABLE**

LEASE RATE: \$21.50 PSF

**FOR LEASE  
OFFICE SPACE**



# PROPERTY FEATURES

## NOTEWORTHY FEATURES

- On-site property management
- No occupational taxes
- Located along Hwy 280
- Inverness Greenway walking trail access
- 5 minutes to I-459
- Full-height windowed offices

**±134,674 SF**  
TOTAL BUILDING SIZE

**4.0 / 1,000 SF**  
PARKING SPACES  
(FREE SURFACE  
PARKING)

## ENTRANCE PHOTO



## Within a 10 Minute Drive Time:



**±330 Food & Beverage Places**



**3,466 Total Businesses**



**39,814 VPD  
(Hwy 280)**



**4 Minute Drive to Inverness Country Club**



**6 Minute Drive to Publix Super Market**



**6 Minute Drive to Life Time Fitness**

Source: Esri

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# HOOVER, ALABAMA AT A GLANCE

## Top 10 Employers of Hoover Residents and # of Employees

1. Regions Bank - 2,644
2. Hoover City Schools – 1,869
3. Anthem Blue Cross and Blue Shield – 1,711
4. AT&T of Alabama – 1,170
5. Walmart & Sam's Club - 950
6. Publix - 868
7. McLeod Software - 700
8. City of Hoover - 667
9. SS&C Health - 438
10. Doster Construction Company - 184

Source: City of Hoover, Office of Economic & Community Development Surveys, 2022

Select  
U.S. Hwy 280  
Amenities  
(Next Page)

## KEY FACTS



92,650 Total  
Population



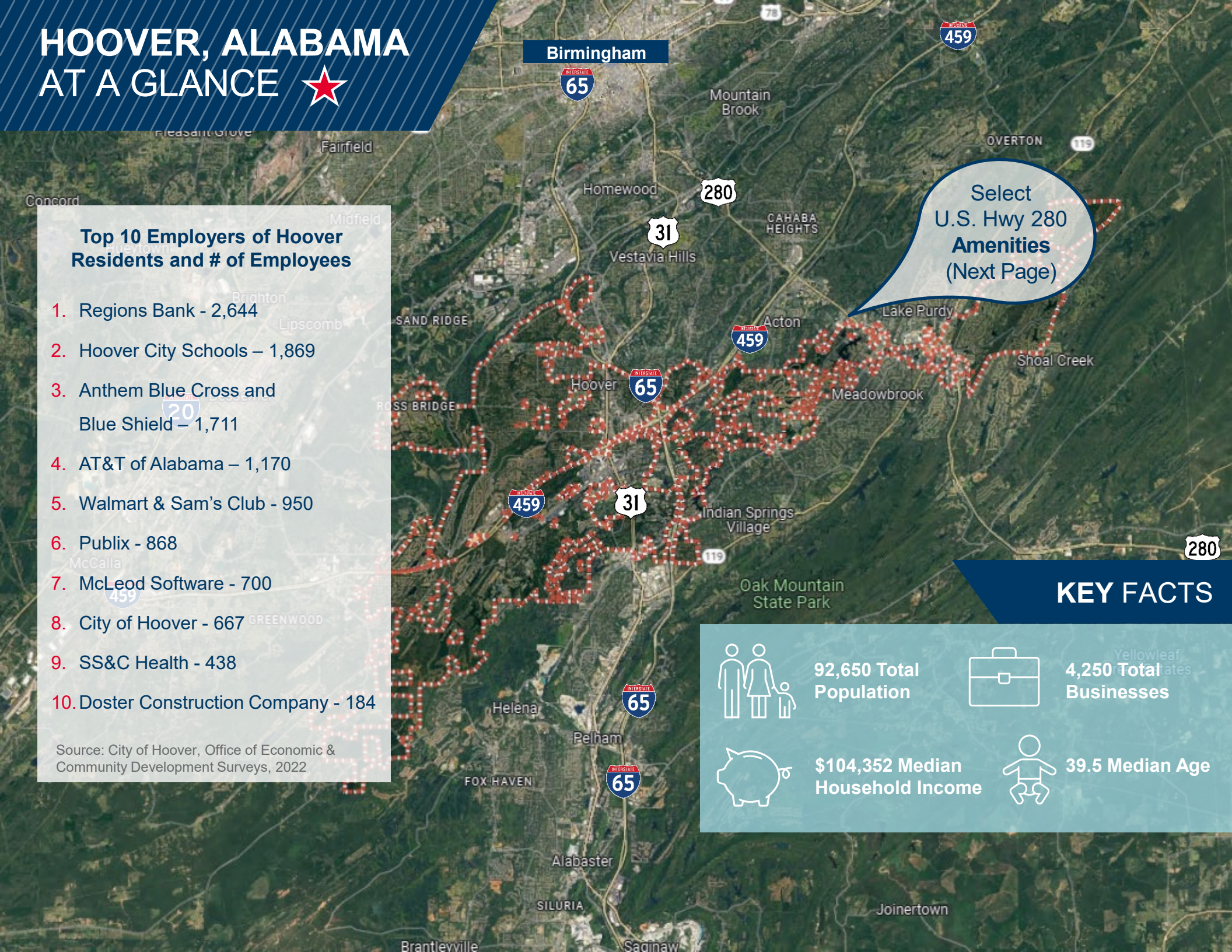
4,250 Total  
Businesses



\$104,352 Median  
Household Income



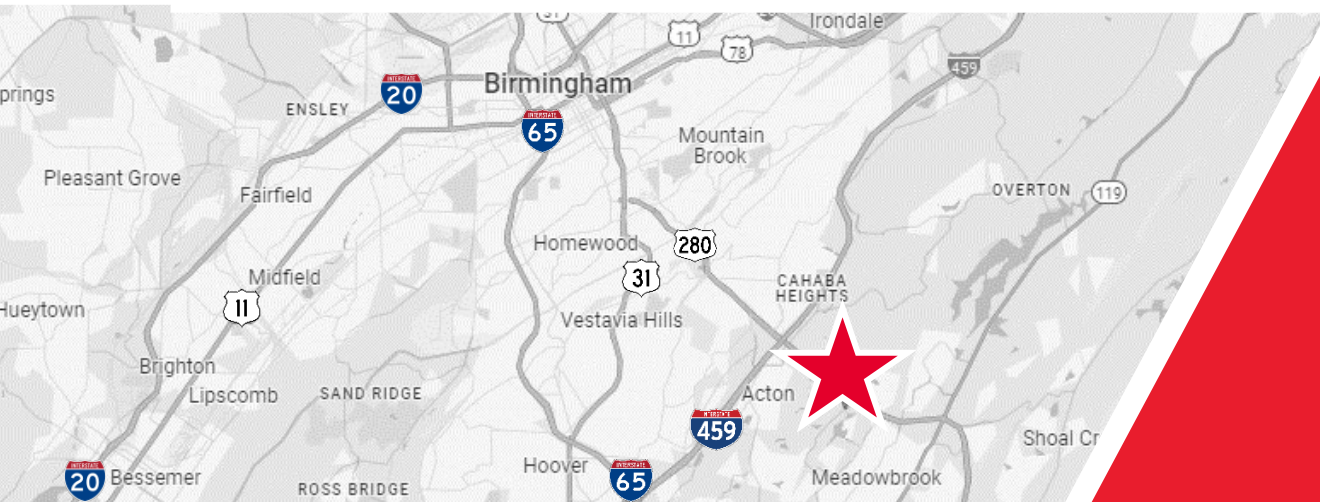
39.5 Median Age



# SELECT AREA AMENITIES



# PROPERTY AERIAL MAP



For more information, please contact:

**BRAD JONES, CCIM**  
Executive Vice President | Partner  
+1 205 314 5520  
bjones@egsinc.com

**NICK VOGEL**  
Leasing & Brokerage  
+1 205 314 5552  
nvogel@egsinc.com

2100 3rd Avenue North, Suite 700  
Birmingham, AL 35203  
phone: +1 205 939 4440  
egsinc.com