

Meadow Lake Business Park

Hoover, AL 35242 (Hwy 280 Corridor)

Space for Lease

3000-4000 Meadow Lake Drive
Hoover, AL 35242

Property Info Space Available:

3,561 SF—Suite 124

3,459 SF—Suite 13

1,065 SF—Suite 5

Total GLA:

Approximately 34,661 SF

Rental Rate:

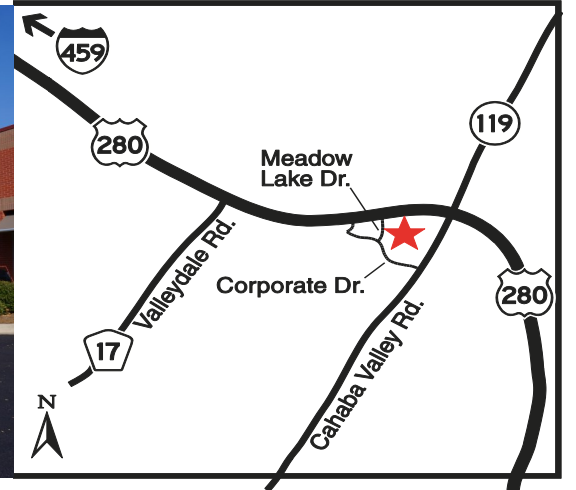
Base Rate: Call Agent For Rates
NNN: Cam, Tax & Ins (\$6.50 psf)
(Water & Dumpster in Cam)

Special Notes: * Located in Shelby County,
City of Hoover, No
Occupational Tax



www.engelrealty.com

Dan Anderson
(205) 939-8239 Direct
danderson@engelrealty.com



LEGEND

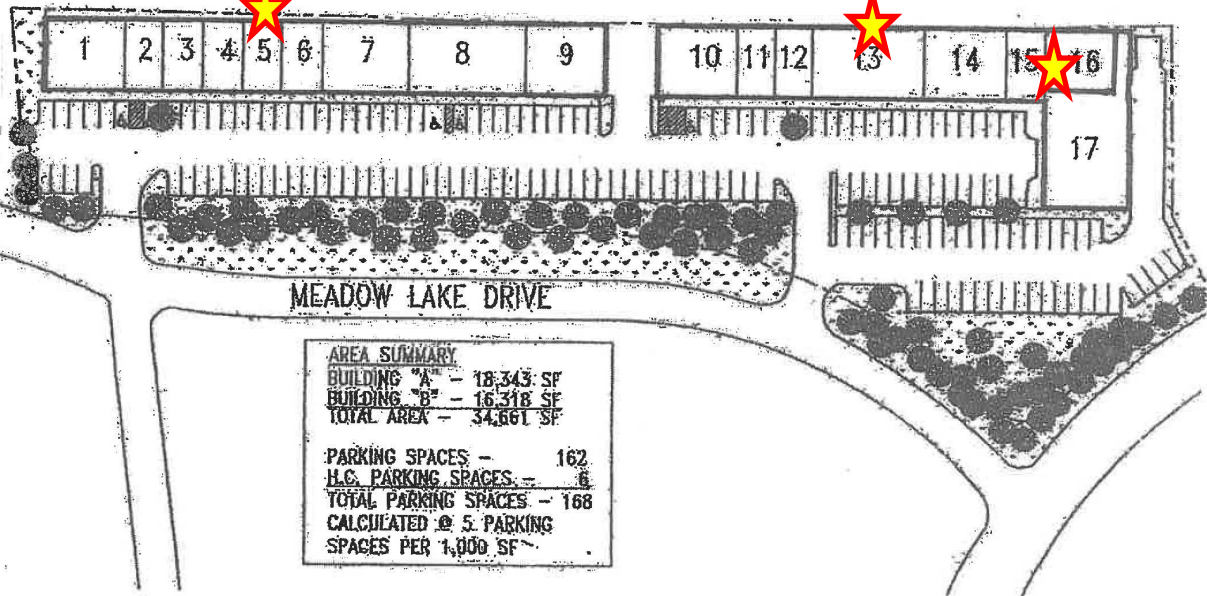
1. Vacant - 2,616 sf
2. Black Box Mgt
3. All State
4. G&B Enterprises
5. Massage Therapy
6. Barber Shop
7. Hearing Solutions
8. Torque Performance
9. Golden City Rest
10. ICS
11. Nationwide Ins
12. Edward Jones Fin
13. Wood Engineering
14. Estes Chiropractic
15. 16-(Vacant-3,561 sf
17. Palmetto Infusion

MEADOW LAKE BUSINESS PARK

HIGHWAY 280 SOUTH

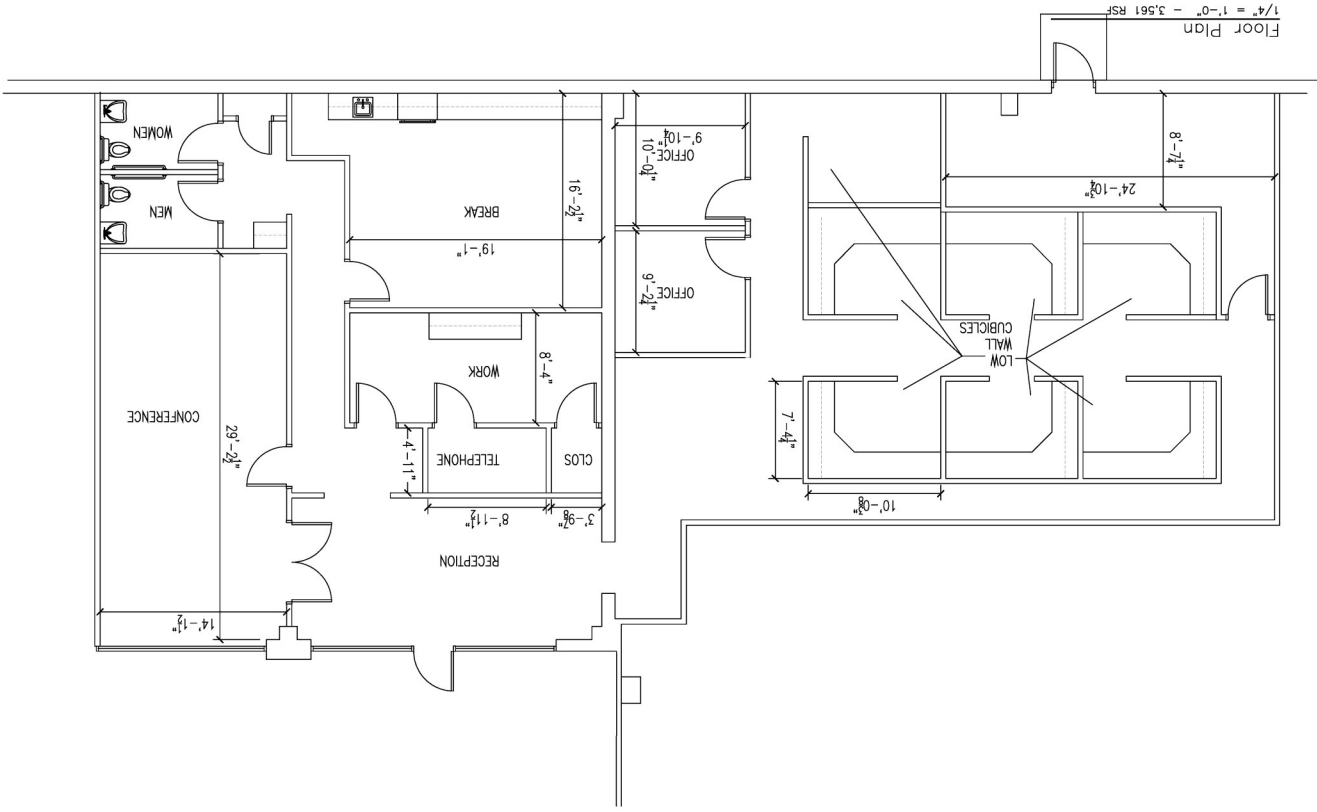
BUILDING "B" - 16,318 S.F.

BUILDING "A" - 18,343 S.F.



AREA SUMMARY	
BUILDING "A"	- 18,343 SF
BUILDING "B"	- 16,318 SF
TOTAL AREA	- 34,661 SF
PARKING SPACES - 162	
H.C. PARKING SPACES	- 6
TOTAL PARKING SPACES	- 168
CALCULATED @ 5 PARKING SPACES PER 1,000 SF	

3,561 SF



Sheet no.: A-1.1

Suite 124 Meadowlake | Job No: 3142 | Date: 03/23/2023 | Sheet 9 of 16 | Project No: 16 | Version: 01/06/2023

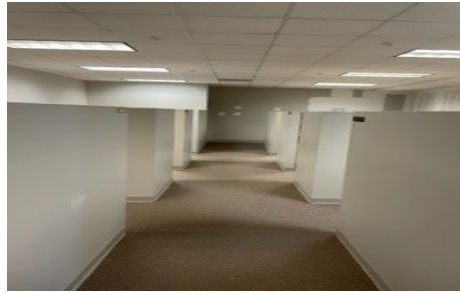
Lawrence & Associates, Inc. | 1000 West 10th Street, Suite 1000 | Denver, CO 80202 | Phone: (303) 733-1111 | Fax: (303) 733-1112

Sheet description: Floor Plan

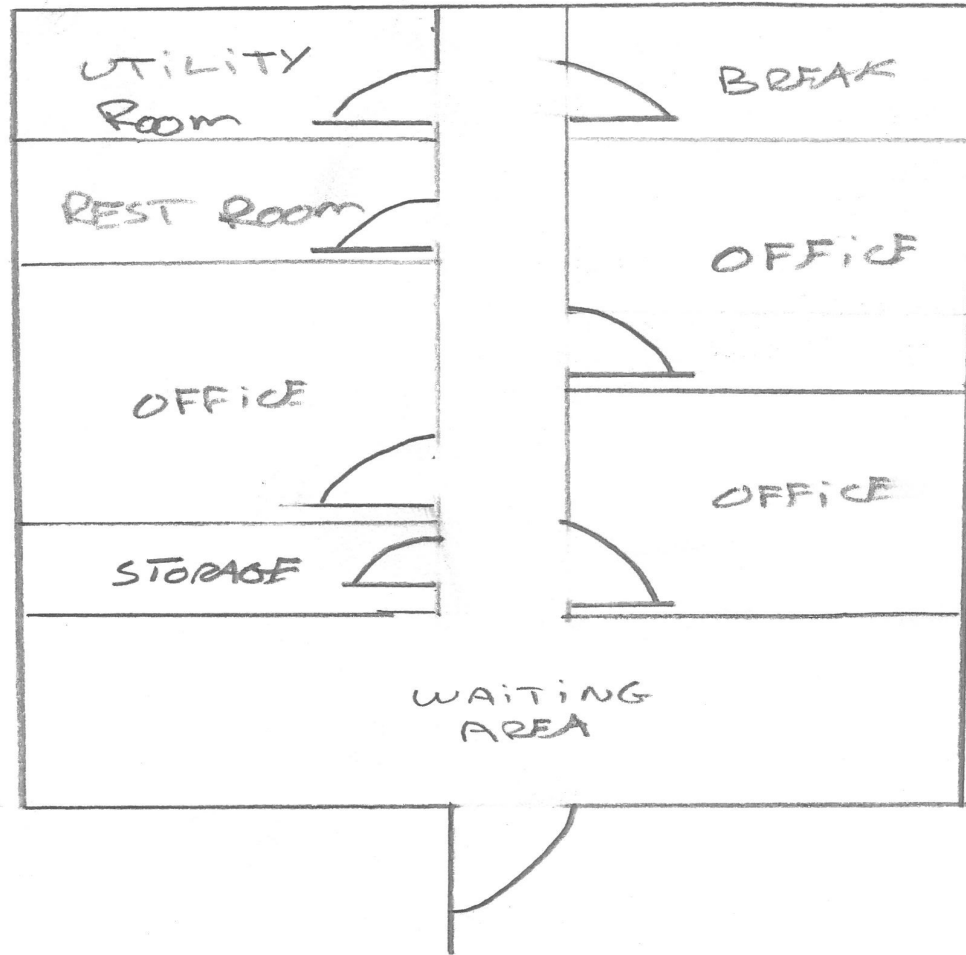
SAUNDERS
LAWRENCE & ASSOCIATES, INC.

Space 15 & 16 on site plan

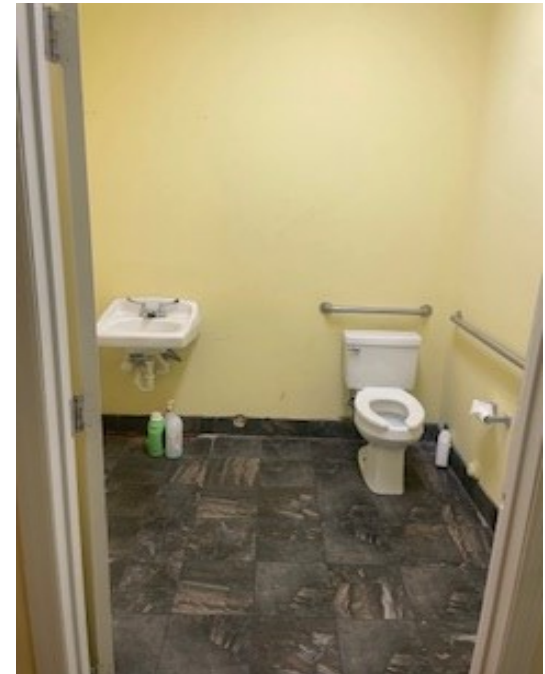
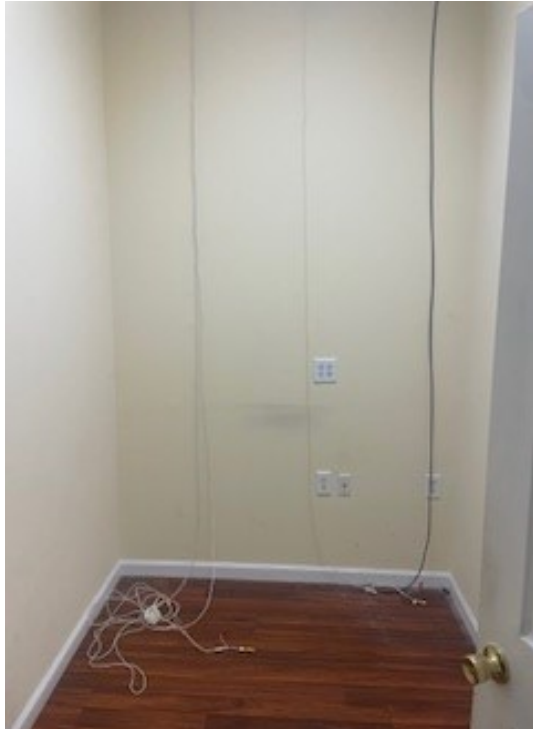
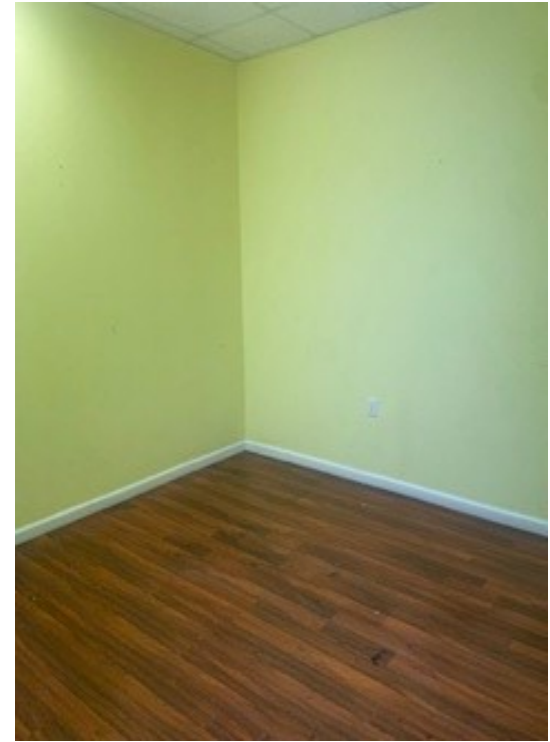
3,561 sf interior pics



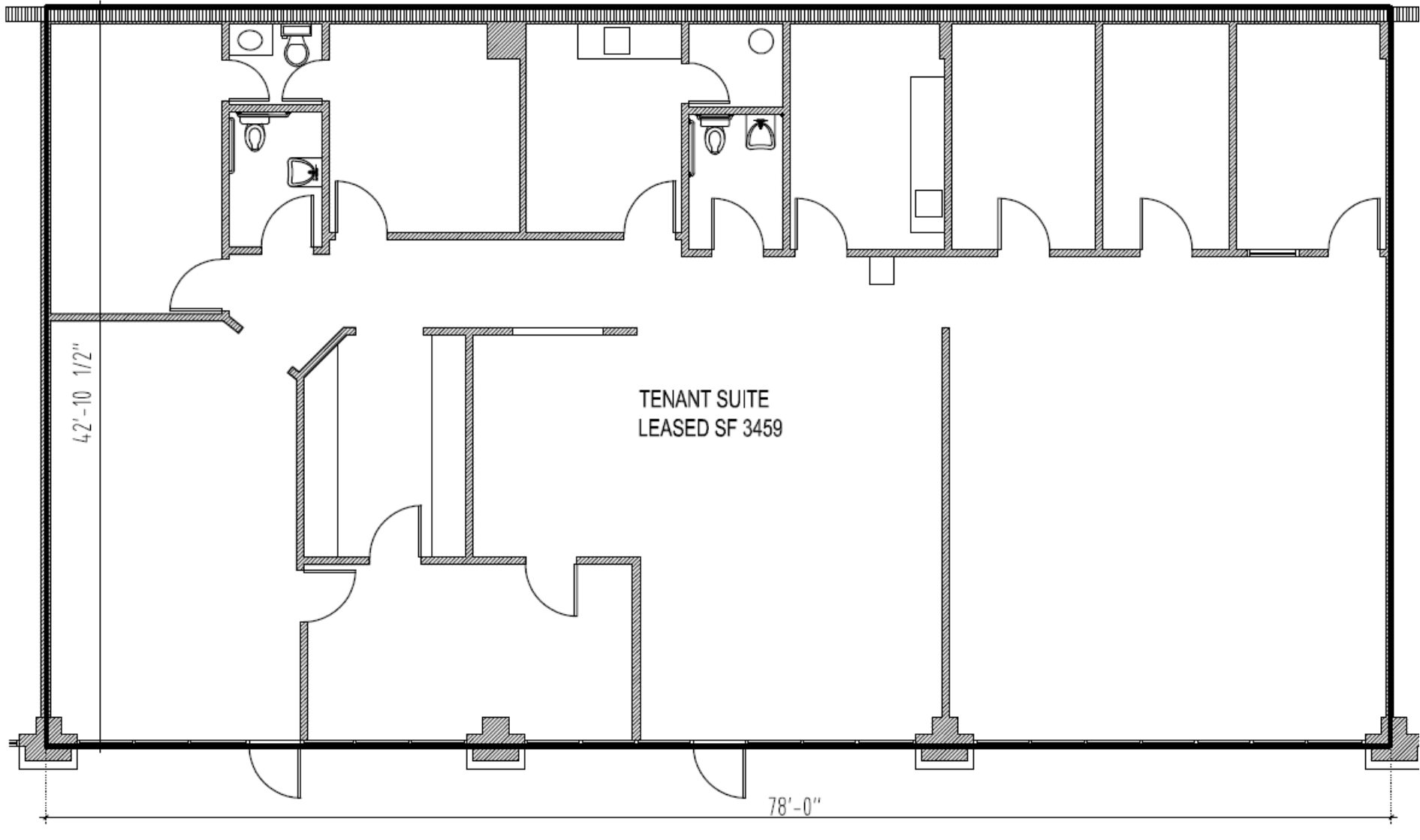
1,065 SF



1,065 sf interior pics



3,459 SF



FLOOR PLAN



MEADOW LAKE BUSINESS CENTER, HOOVER, ALABAMA

ENGEL REALTY COMPANY, LLC 951 18TH STREET SOUTH, SUITE 200, BIRMINGHAM, AL 35205

DAN ANDERSON EXECUTIVE VICE PRESIDENT/PRINCIPAL

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