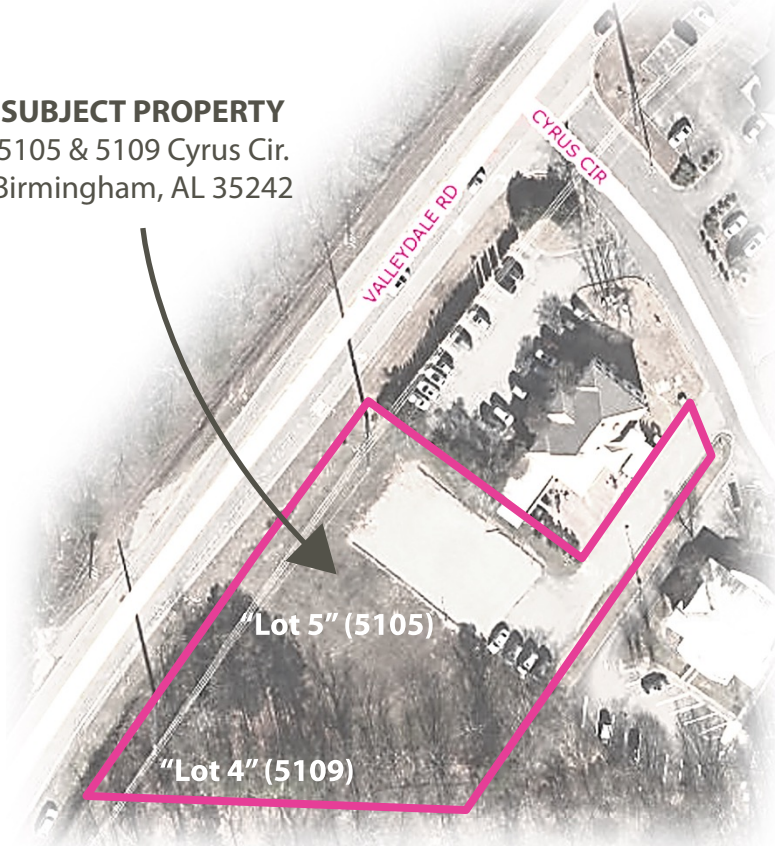




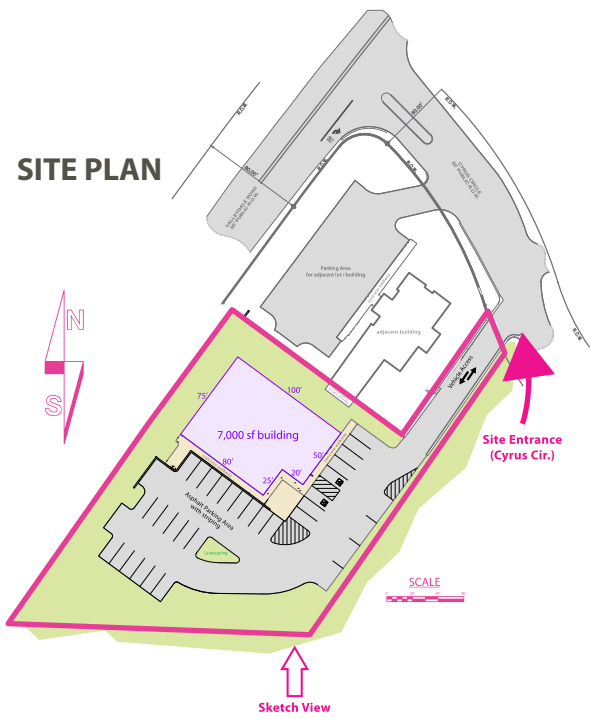
CONTACT: 205-617-5138 | richie@wtrshd.studio

**SUBJECT PROPERTY**  
5105 & 5109 Cyrus Cir.  
Birmingham, AL 35242



- Proposed new commercial flex space / creative studio office in the Inverness / Hoover area
- Modern craftsman style, open-box concept, with abundant natural light
- 300 feet of Valleydale Road frontage near Spain Park / Veterans Park; yet Unincorporated Shelby County (site access from Cyrus Cir.)
- Site zoning is O/I (office / institutional); approx. 1-acre total
- Up to 7,000 sf fully-conditioned space available (2 suites; 2,000 sf and 5,000 sf respectively)
- Lease at \$24/sf Modified Gross (lessee only responsible for internet / phone)
- Sale option at \$350,000 for undeveloped site as-is

**SITE PLAN**



**BUILDING CONCEPT**

