

**FOR LEASE**

Flex Space Units Available from  
1,250 SF up to 1,550 SF

3890 Douglas Way | Hoover, AL 35226



**SAM ZOLDOCK**

Investment Associate  
sam.zoldock@colliers.com  
+1 205 443 2348

**COLLIERS | ALABAMA**

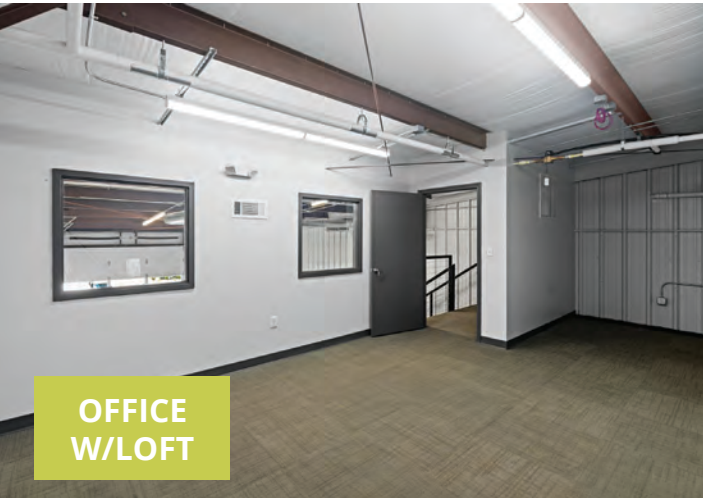
880 Montclair Road, Suite 250  
Birmingham, AL 35213  
P: +1 205 445 0955  
F: +1 205 445 0855



# Interior & Exterior Features



**FLEX W/  
LOFT**



**OFFICE  
W/LOFT**



**ADA  
RESTROOM**



**STANDARD  
FLEX**



**FRONT MAN  
DOORS**



**ROLL-UP  
DOORS**

*\*Representative photographs*

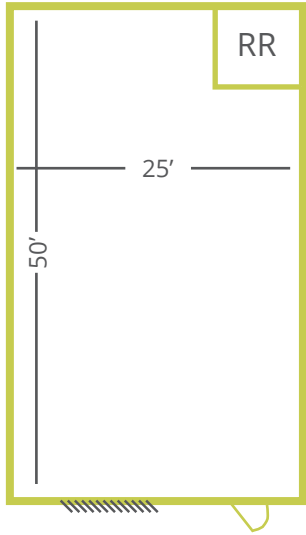
**Available  
1/01/2026**

**MicroFlex Spaces**

**FLEX**



**1,250** square feet

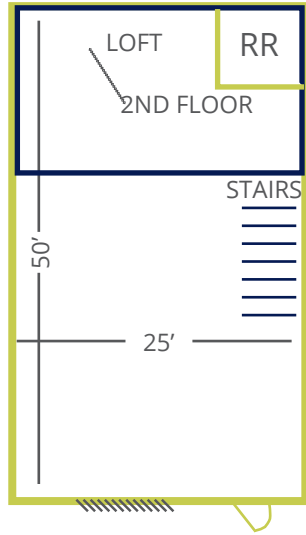


- Included:
- HVAC
  - Restroom
- Optional:
- Office
  - Loft

**FLEX PREMIUM**



**1,550** square feet

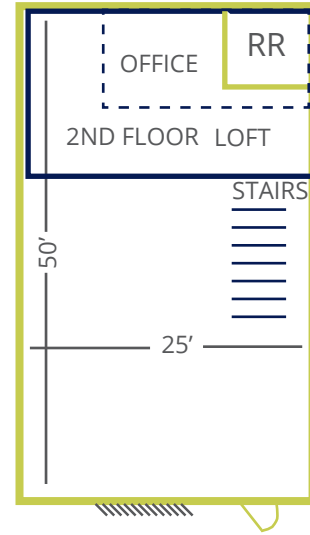


- Included:
- Loft
  - Restroom
- Optional:
- Office
  - HVAC

**FLEX ULTIMATE**



**1,550** square feet



- Included:
- Office
  - Loft
  - Restroom
- Optional:
- Epoxy Coating on Floor

**Note: Ground Floor Office Pricing Available on Request**

# Rental Rates

## SHOWROOM

Space Type	Base Unit	HVAC	Loft	Office	Restroom	Square Feet	Monthly Rent
Flex	X	X			X	1,250 SF	\$1,875.00
Flex Ultimate	X	X	X	X	X	1,550 SF	\$2,450.00

## STANDARD

Space Type	Base Unit	HVAC	Loft	Office	Restroom	Square Feet	Monthly Rent
Flex	X	X			X	1,250 SF	\$1,800.00
Flex+	X	X		X	X	1,250 SF	\$1,975.00
Flex Premium	X	X	X		X	1,550 SF	\$2,150.00
Flex Ultimate	X	X	X	X	X	1,550 SF	\$2,375.00



**SHOWROOM**








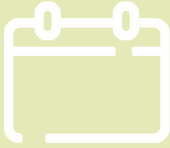
- Glass-Paned Roll-up Doors
- Visibility from Primary Road



**STANDARD**

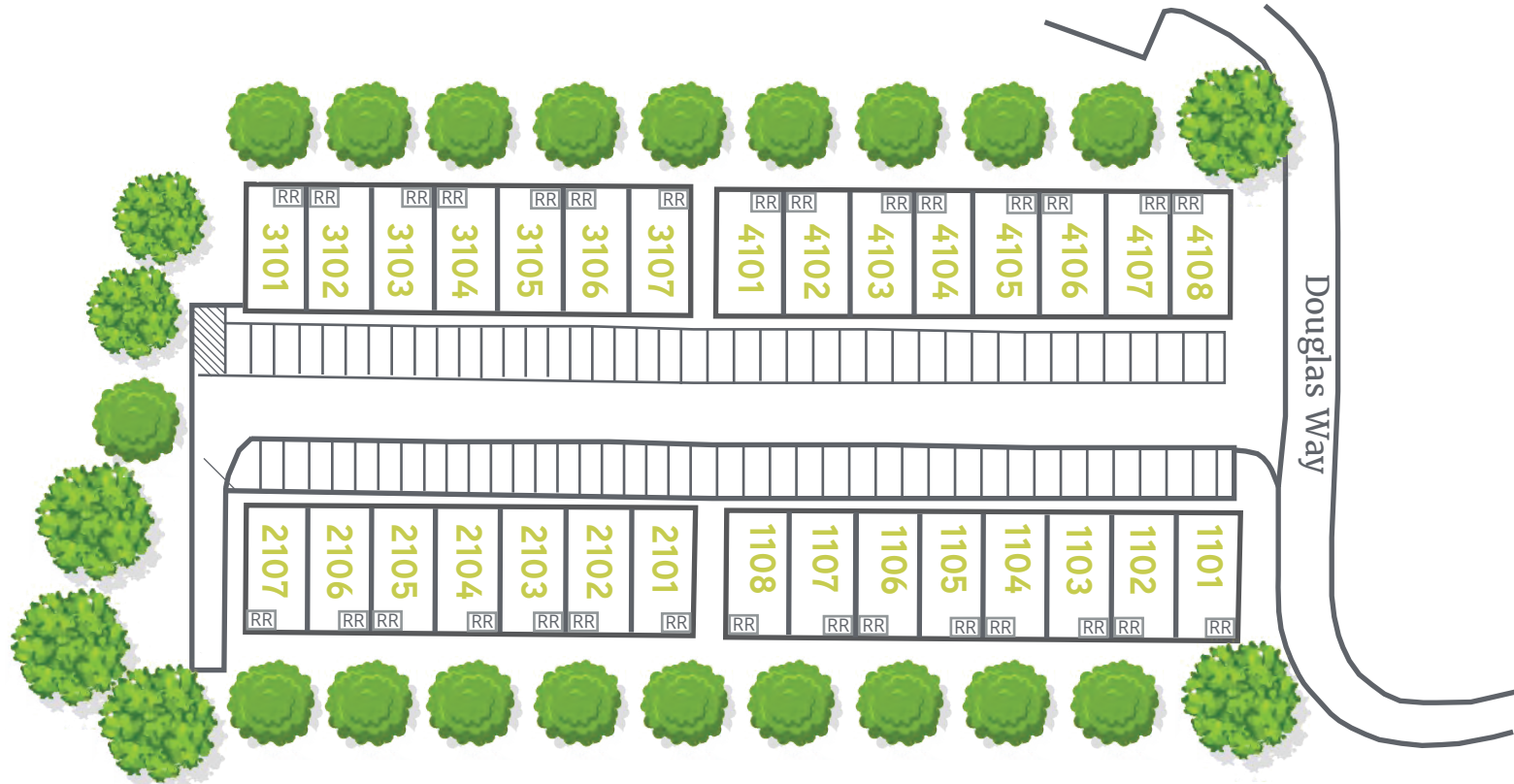
- Standard Roll-up Doors
- Side or Rear Location

# Property Overview

LOCATION	EXTERIOR	EXTERIOR	HVAC	RESTROOM	UTILITIES	OFFICES	LEASE TERM
							
Hoover Submarket 3890 Douglas Way Hoover, AL 35226	One (1) Roll-up Door per each unit Door Dimensions: 14' H x 12' W	One (1) Man-Door per unit	Full unit HVAC	One (1) ADA accessible restroom per unit	Individual utility services, separately metered power, and sub-metered water	Offices are optional. Heated and cooled. (inquire for details).	One (1) Year / LONGER available (inquire for details)



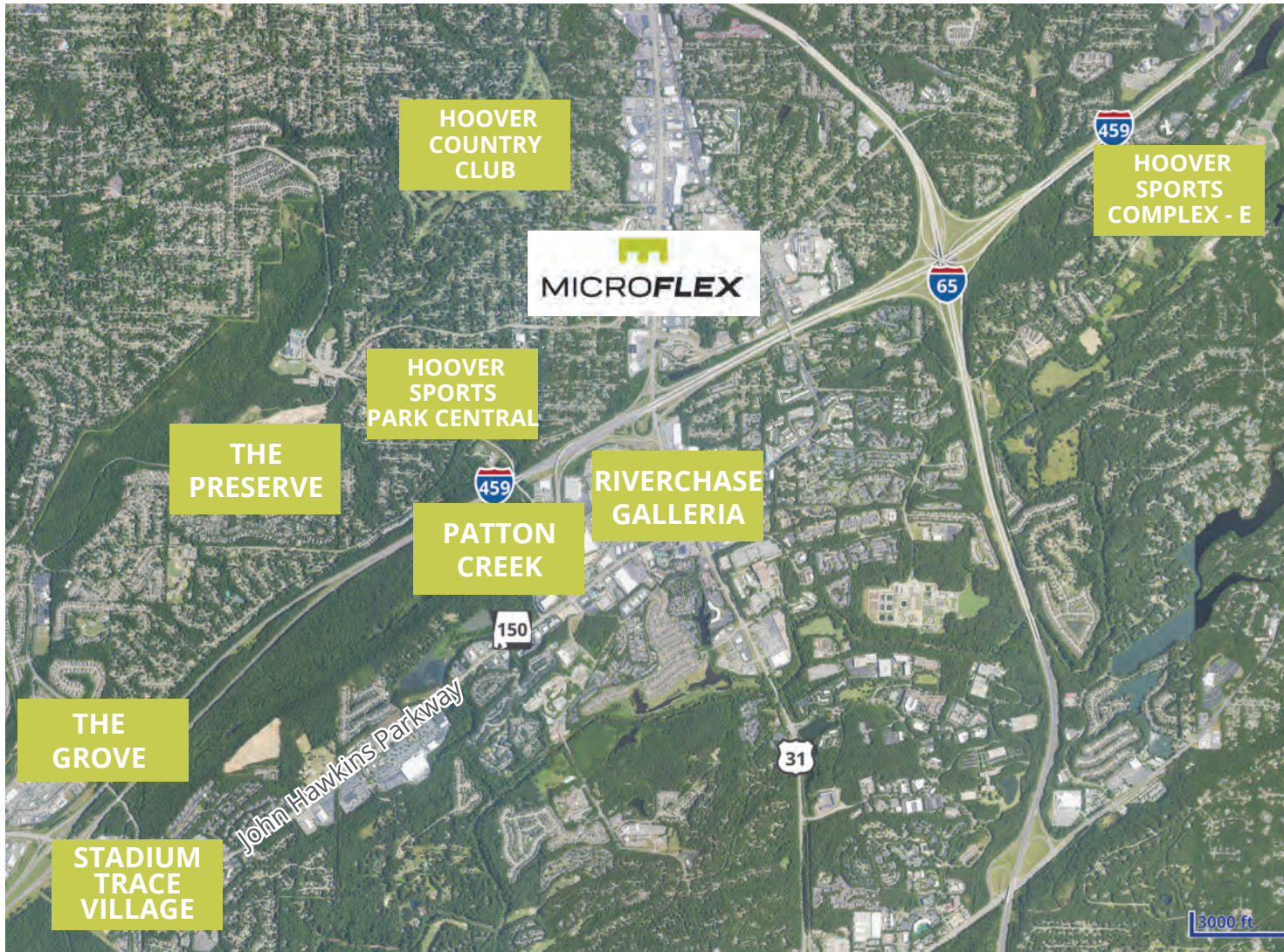
# Site Plan



**NOW ACCEPTING RESERVATIONS**

Old Columbiana Road

# Nearby Amenities



## Restaurants

- The Fish Market Restaurant
- Chow Town Buffet
- Chick-Fil-A
- Full Moon BBQ
- Krispy Kreme
- Waffle House
- Jim & Nick's BBQ
- McDonald's
- Firebird's Wood Grill
- Eugene's Hot Chicken
- Stix Japanese
- J. Alexander's
- Panera Bread
- Jason's Deli
- Starbucks
- Saltgrass Steak House
- Applebee's
- Tortuga's Chicago Pizza
- Walk-On's Bistreaux
- Big Whiskey's
- The Melt
- Culver's Butter Burgers
- Taco Mama
- Super Chix
- Dale's Southern Grill
- Newk's Eatery

## Activities/Entertainment

- Planet Fitness
- Moss Rock Preserve Park
- Dave & Buster's
- Hoover Country Club
- Riverchase Country Club

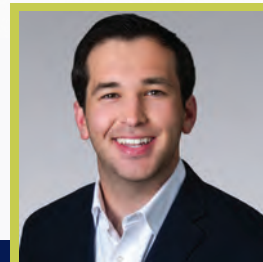
## Self-Service

- |                        |                  |                        |                             |
|------------------------|------------------|------------------------|-----------------------------|
| • Walmart Super Center | • The Home Depot | • Publix               | • Mountain High Outfitters  |
| • Costco               | • Hobby Lobby    | • Sprout's             | • Rooms To Go               |
| • Sam's Club           | • Michael's      | • Trader Joe's         | • Duluth Trading Company    |
| • At Home              | • Aldi's         | • Aveda Arts Institute | • The White House Interiors |

# Proximity Map







**SAM ZOLDOCK**  
Investment Associate  
sam.zoldock@colliers.com  
+1 205 443 2348

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.