



Colliers



Medical Office
For Lease

John Hennessy, SIOR
Partner, Director of Office Services
+1 205 949 5982
john.hennessy@colliers.com

Shades Crest Office Building

200 Montgomery Highway, Vestavia Hills, AL 35216

- ±5,246 SF 1st floor space available 1/1/27, currently used as a physical therapy clinic
- ±8,468 SF 2nd floor space available for immediate use, previously built-out for an orthopedic practice
- Monument signage available on Hwy 31, the most trafficked corridor in Homewood and Vestavia
- Located less than a mile from Baptist Health Brookwood Hospital, Target, and Vestavia Hills shopping and dining
- Located near an array of amenities, including restaurants, cafes and shopping centers, providing added convenience for patients and staff
- Professionally managed, providing healthcare professionals with peace of mind and hassle-free management services

880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855
colliers.com/alabama

Copyright © 2026 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Accelerating success.

For Lease

Shades Crest Office Building

Address 200 Montgomery Highway, Vestavia Hills, AL 35216

Location Midtown Submarket

Building Size ±46,536 SF

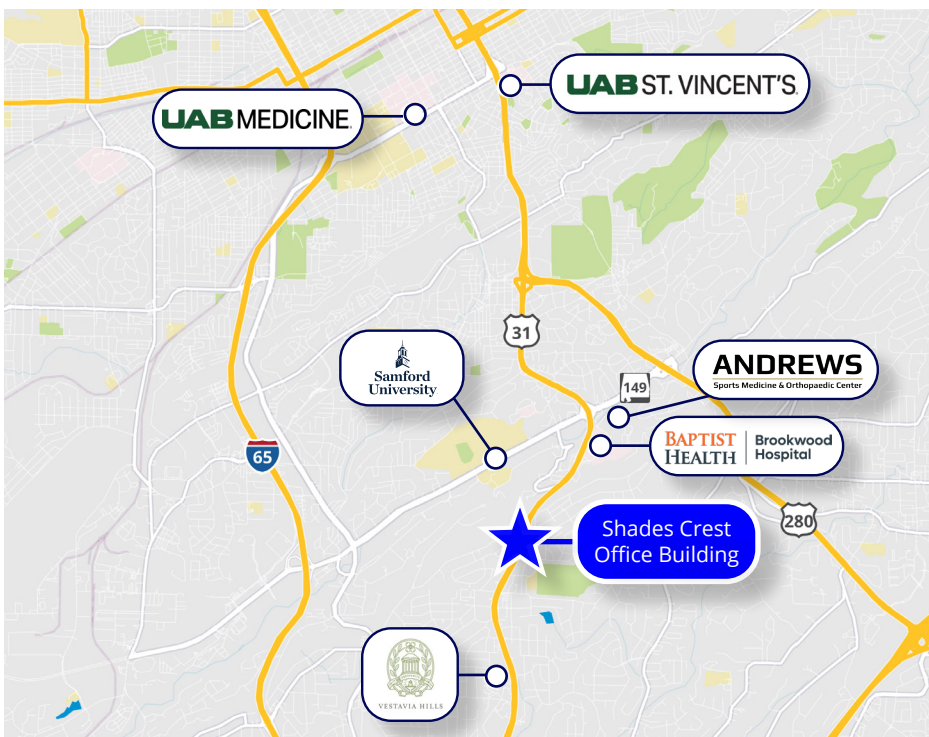
Surface Parking 3.2 spaces / 1,000 SF

Available Space Suite 150: ±5,246 SF (Available 1/1/27)
Suite 215: ±8,468 SF (Available Now)

Rental Rate \$22.50/SF, NNN

- Building Features**
- Medical infrastructure in place offering significant value to medical users
 - Monument signage with great visibility along heavily trafficked Highway 31
 - Covered entryway for patient drop off/pick-ups
 - Prominent location in Vestavia Hills with close proximity to Homewood and Mountain Brook
 - Four-minute (4) drive to Baptist Health Brookwood Hospital

Location



Hospital Network Proximity

Vestavia Hills City Center

2 Minutes

Bapt. Health Brookwood Hospital

4 Minutes

Andrews Sports Medicine & Ortho (Under Construction)

5 Minutes

UAB St. Vincent's Birmingham

12 Minutes

Grandview Medical Center

14 Minutes

UAB Hospital

14 Minutes