

FOR LEASE

The Birmingham Pain Center Building

**4515 Southlake Parkway
Hoover, Alabama 35244**

Up to ±14,982 SF Available

NEWMARK



PREPARED BY:

Shane T. Lovelady, CCIM

First Vice President

t 205-440-2998

shane.lovelady@ngkf.com

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Hoover, Alabama 35244

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- Ideal for medical use or other professional office uses
- 4,895 +/- SF for lease on First Floor
(Can be separated into two spaces)
- 10,087 +/- SF for lease on Third Floor
(Would consider separating into smaller units)
- Will subdivide
- Building updated in 2016 with all new bathrooms, new lobby and common area finishes.
- Large storage area available
- Conveniently located right off of I-65 in the City of Hoover (Shelby County), no occupational tax
- Minutes from Highway 280 and Highway 31
- Convenient to retail shops, hotels, banks and multiple restaurants
- Free surface parking
- Secure building with 24/7 key card access
- Elevator in Lobby
- Constructed in 1991 renovated in 2016

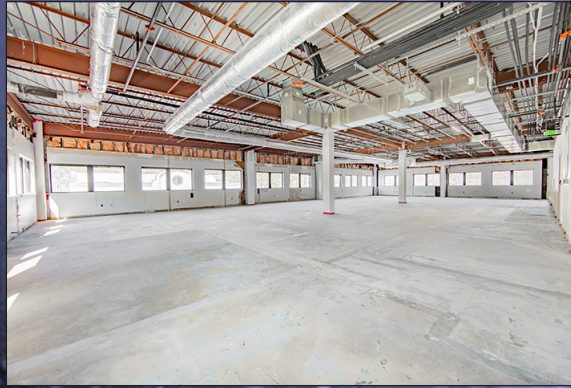
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2000 SOUTHBRIDGE PARKWAY, SUITE 603 | BIRMINGHAM, AL 35209 | t 205-510-9360
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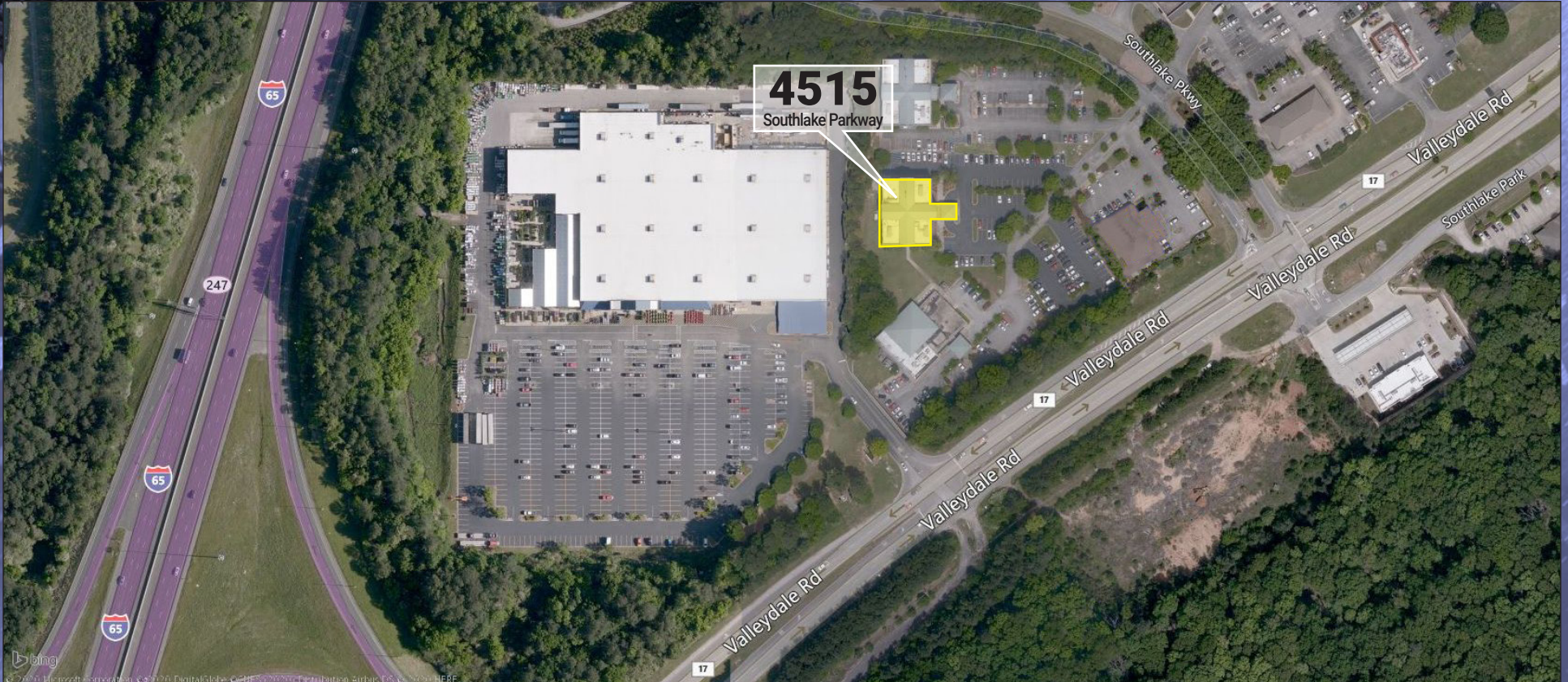
The Birmingham Pain Center building is a 36,176 square foot building that is ideal for medical or other professional office uses. Both the first and third floor suites are vanilla box and a TI allowance will be offered. The building was renovated in 2016 with all new bathrooms, new lobby and common area finishes.

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Conveniently located off of I-65 and Valleydale Road in Hoover, Alabama.
The building is part of a 4-building complex that has visibility from Valleydale Road.

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank, that broker shall not look to Newmark Knight Frank for payment of such a commission or any other compensation.

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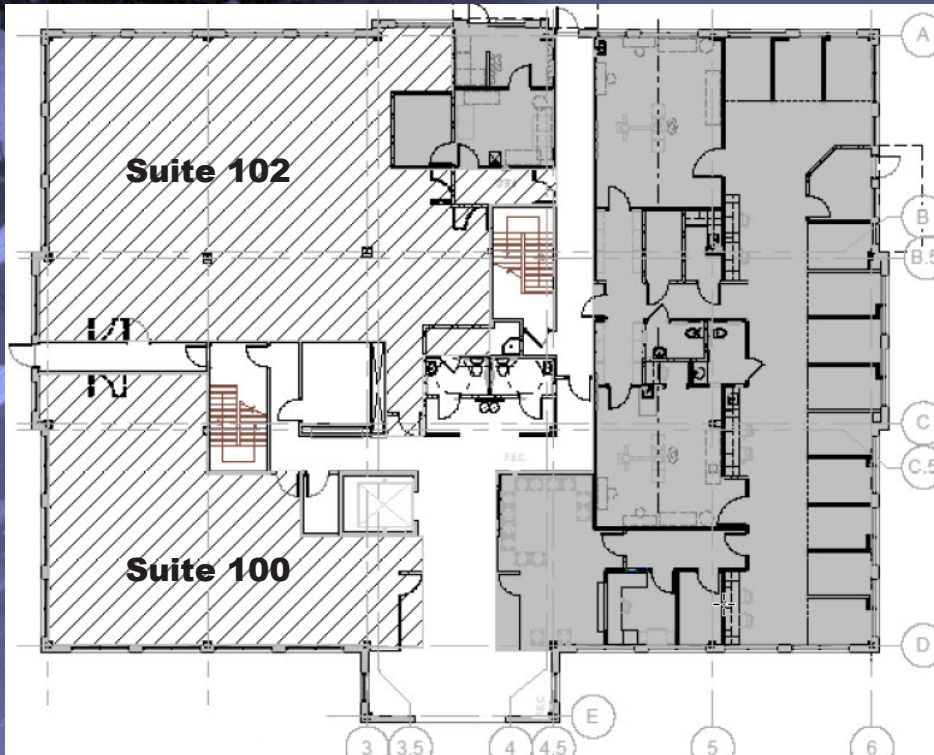
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4515 Southlake Parkway

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Suite 100 1,577 RSF
Suite 102 3,317 RSF



Suite 300 10,087 SF
(can be divided into
smaller units)

FOR MORE INFORMATION:

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