

SHELBY II MEDICAL PLAZA

1022 1st Street N. Alabaster, AL 35007

1022 TOWER

MEDICAL OFFICE PROPERTY FOR LEASE

**JH
BERRY**
Commercial Real Estate

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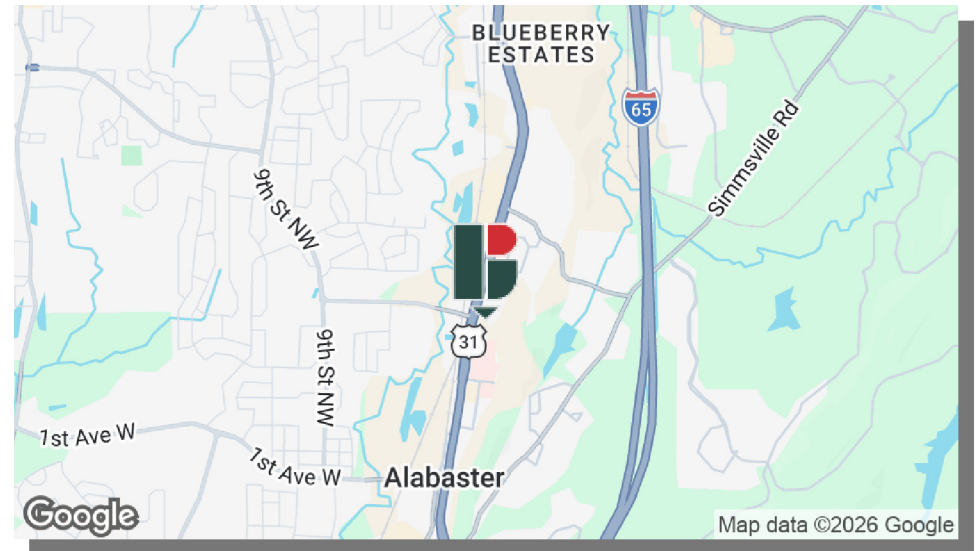


SHELBY II MEDICAL PLAZA

1022 1ST STREET N., ALABASTER, AL 35007

PROPERTY FEATURES

- Available for Lease: 1,997 SF up to 14,547 SF contiguous
- Generous TI packages available with turn-key options
- Baptist Health Shelby Hospital has 252 beds and one of the most depended-upon emergency departments in the state, with over 51,000 visits each year
- Direct access to Highway 119
- Ample parking
- Anchored by Heart South Cardiovascular Group



LEASE RATE: CALL FOR PRICING

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SPACES	LEASE RATE	SPACE SIZE
Suite 101	Negotiable	5,821 SF
Suite 300	Negotiable	2,658 - 14,547 SF
Suite 301	Negotiable	3,501 - 14,547 SF
Suite 302	Negotiable	2,750 - 14,547 SF
Suite 304- Sleep Center	Negotiable	1,997 - 14,547 SF
Suite 305	Negotiable	3,955 SF
Suite 310	Negotiable	3,036 - 14,547 SF
Suite 420/430- Sleep Center	Negotiable	5,473 SF

OFFERING SUMMARY	
Lease Rate:	Call for Pricing
Available SF:	1,997 - 14,547 SF
Building Size:	96,642 SF

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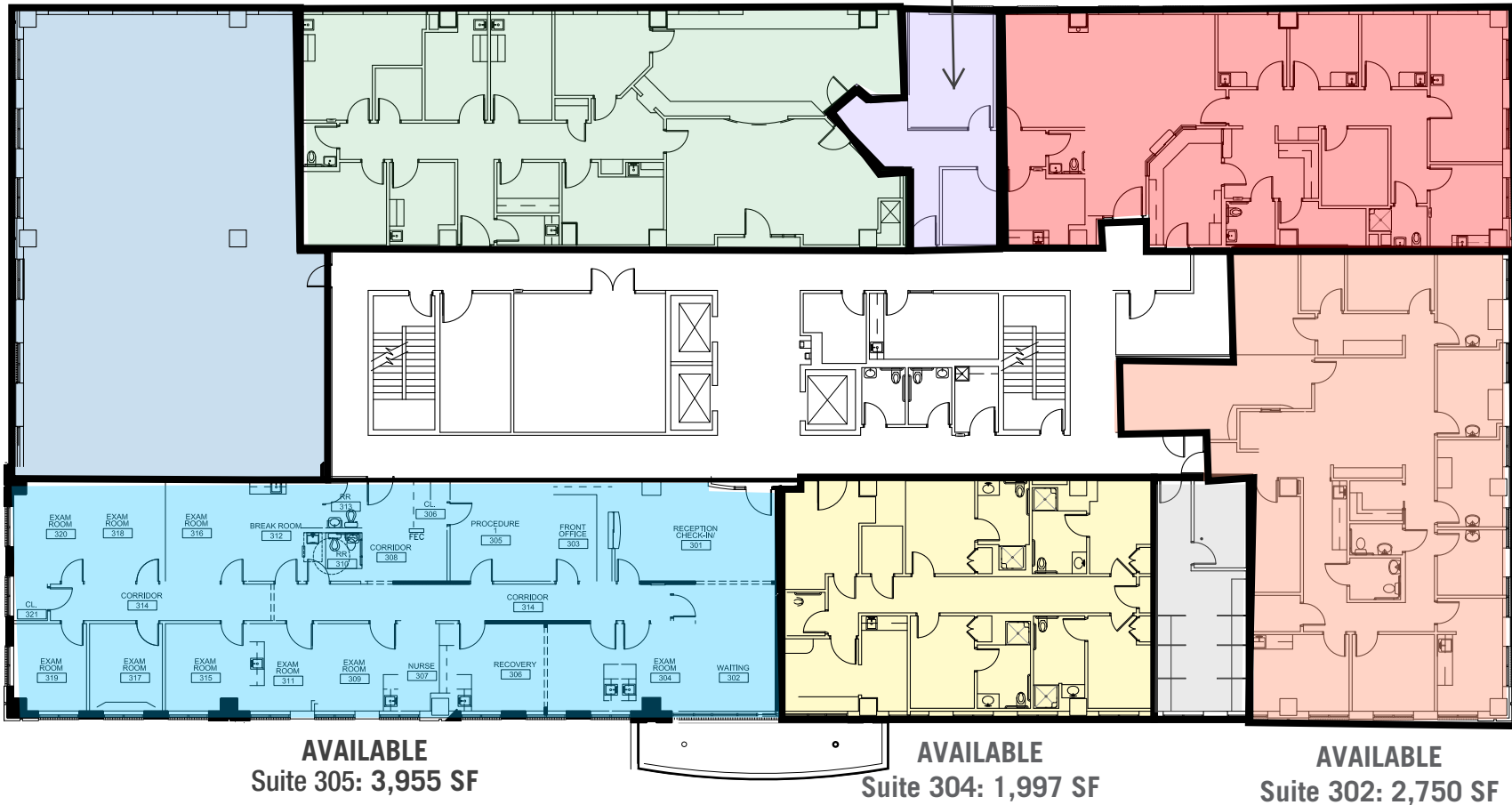
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AVAILABLE
Suite 310: 3,036 SF

AVAILABLE
Suite 301: 3,501 SF

AVAILABLE
Suite 301A: 605 SF

AVAILABLE
Suite 300: 2,658 SF

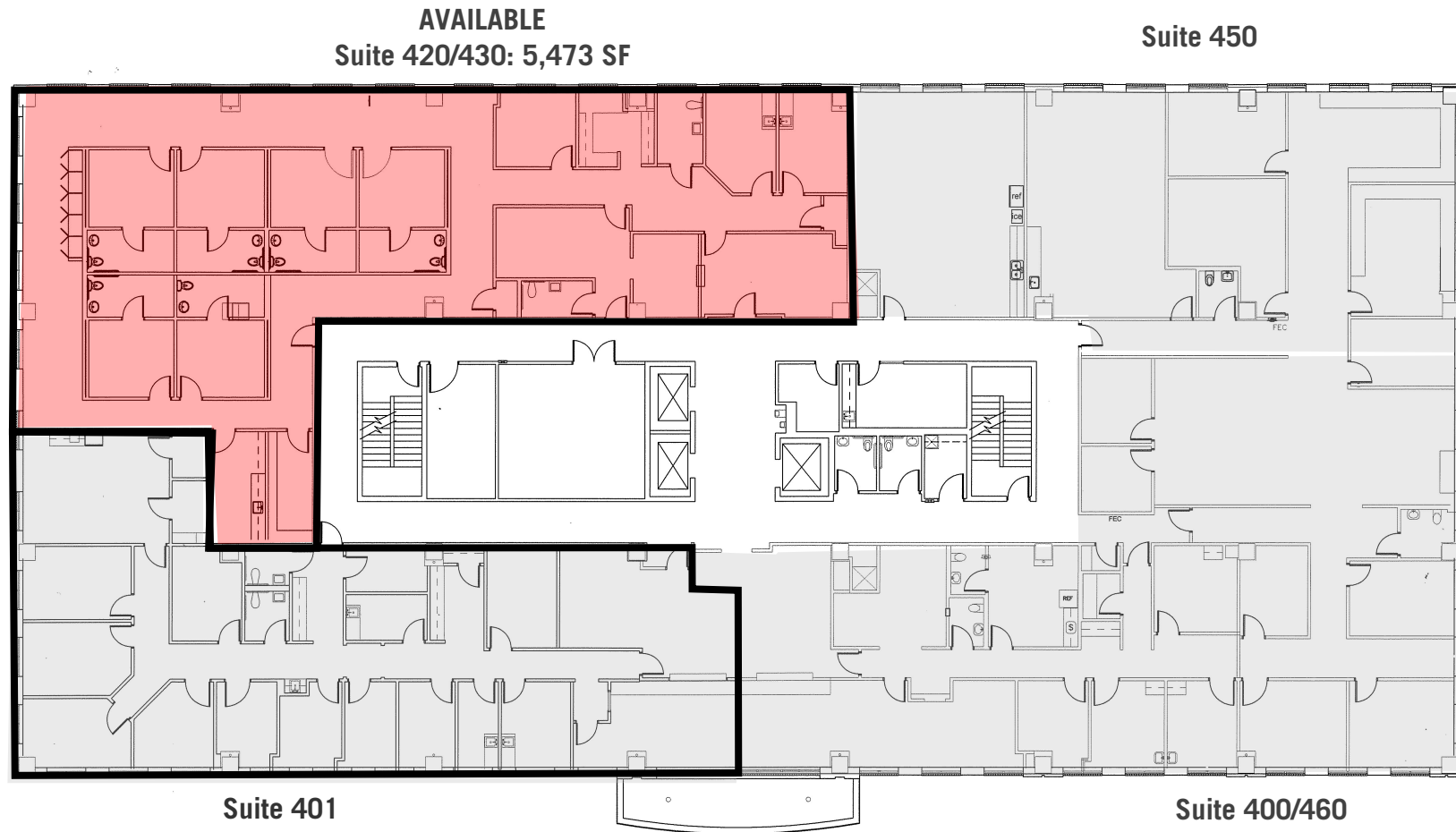


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