

# CLASS A OFFICE/MEDICAL FOR LEASE

**VALLEYDALE RD / HOOVER / I-65 / NEAR HWY 31**



**2279 Valleydale Road**  
**Birmingham, AL 35244**

## Building #1

- Construction almost complete
- Approx. 34,000± Two story building
- **Only 16,000± SF remaining for lease**
- 160± parking spaces

## Building #2

- Estimated completion is May 2019
- Approx. 38,000± SF Three story building
- **Only 6,921± SF remaining for lease**
- 190± parking spaces

## Building #3

- Approx. 22,400± SF Two story building
- 110± parking spaces

- **\$24.00\* psf full service** (\*normal buildout—prices can vary)
- You may lease your suite or the entire building #3
- **Build to suit for tenants**
- **Immaculate finishes**—Beautiful landscaping and views
- Close to I-65 and Highway 31—Minutes from Highway 280
- Minutes from numerous places to eat and shop

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- 34,000± Two story building
- **Only 16,000± SF remaining for lease**
- 160 parking spaces

### **Building #2** (*Est. completion is May 2019*)

- 38,000± SF Three story building
- **Only 6,921± SF remaining for lease**
- 190 parking spaces

### **Building #3** (**FUTURE BUILD**)

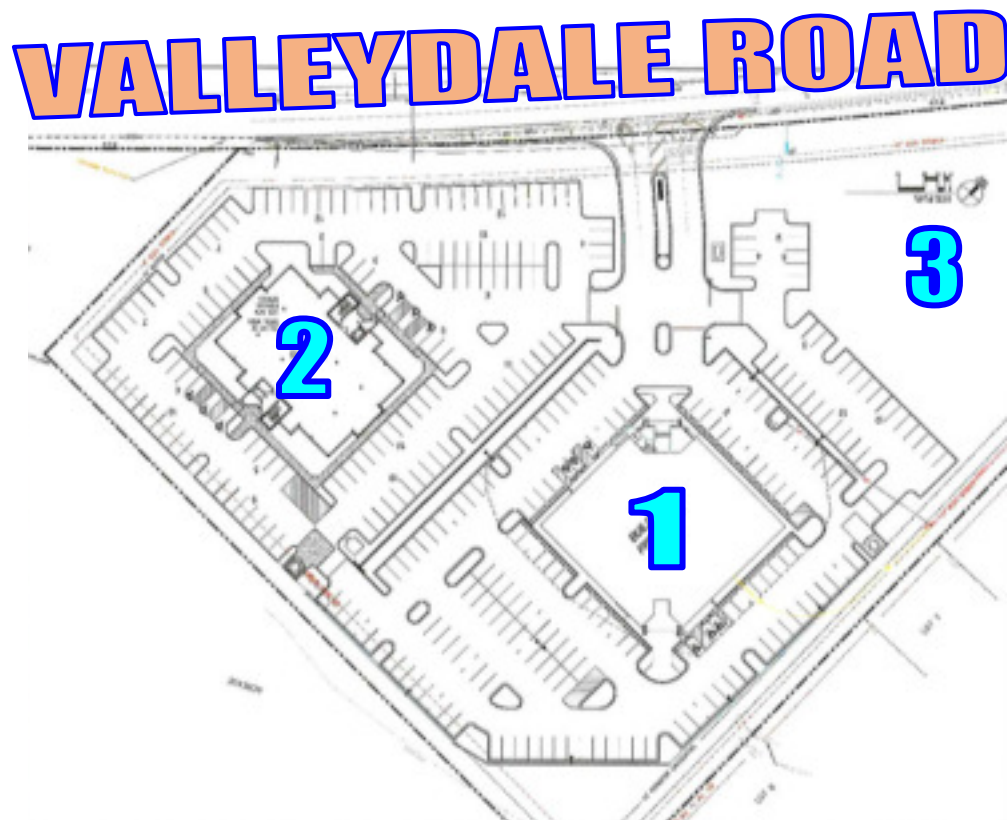
- 22,400± SF Two story building
- 110 parking spaces
- **Pre-leasing concessions available**





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## **Building #2** Estimated completion is May 2019

- Approx. 38,000± SF Three story building
- **Only 6,921± SF remaining for lease on 3rd floor**
- 190± parking spaces



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*Ponder Properties Commercial Real Estate has proudly worked with this builder/owner for over thirty years!*



These buildings are being built by one of the better builders in Birmingham with great attention to detail and finish. His company has already built a number of award winning projects and this project will continue that fine tradition. Once finished these buildings will be managed and maintained by the Owner/Builder with his office on campus for immediate response to your needs.