

FOR LEASE

3112 Blue Lake Drive

Birmingham, AL 35243



SHANNON WALTCHACK
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PROPERTY SUMMARY

Lease Rate

\$24.00 SF/yr
(Modified Gross)
Net of Power and Internet

Building Size:

4,256 SF

PROPERTY HIGHLIGHTS

- Vestavia's hottest office market – off Blue Lake Drive, connecting Colonnade Parkway to Cahaba River Road
- Adjacent to the new Patchwork Farms development with Lifetime Fitness, Publix, St. Vincents Primary Care, etc.
- Nearby food options include – Chronic Tacos, Baha Burger, Smoothie King, Cracker Barrel, Taziki's, Jimmy Johns, Edgars, etc.

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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205.903.0732
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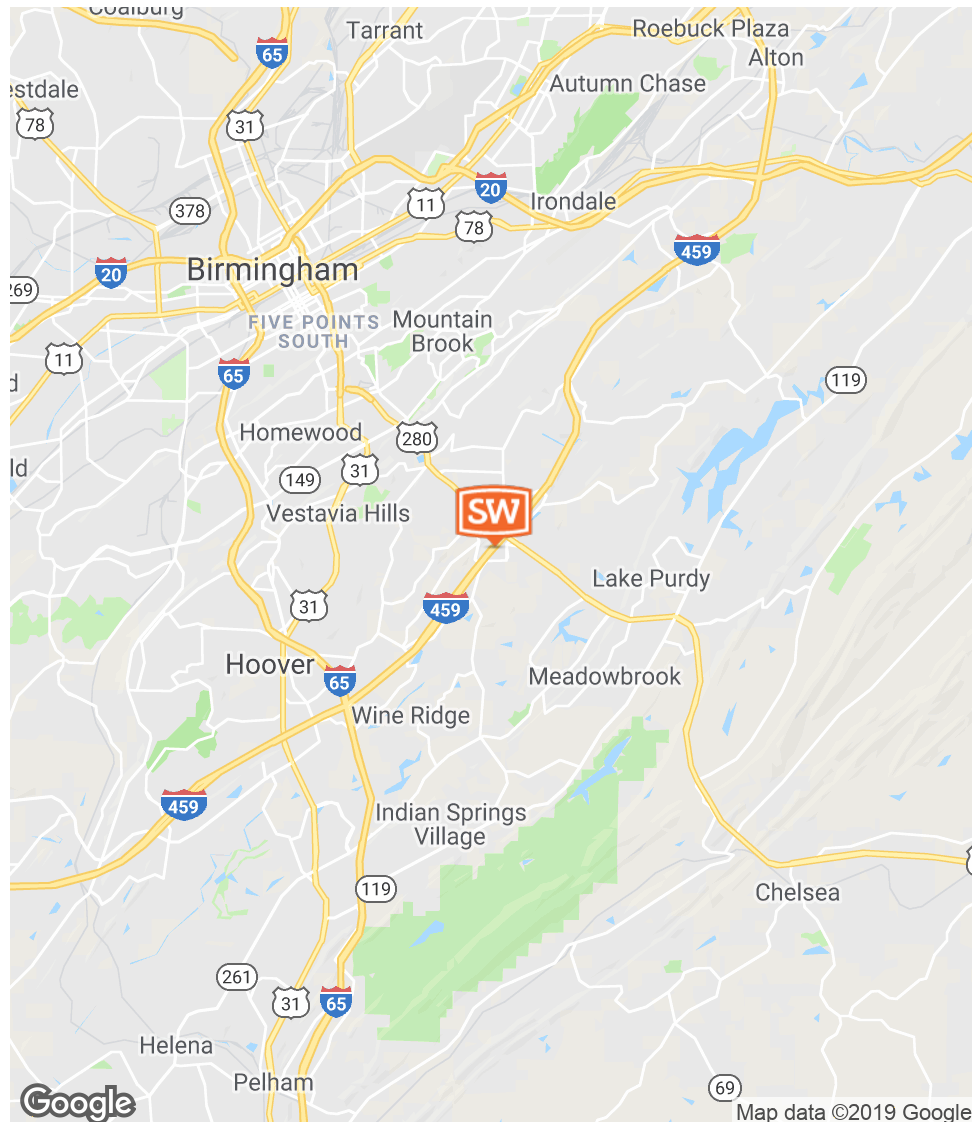
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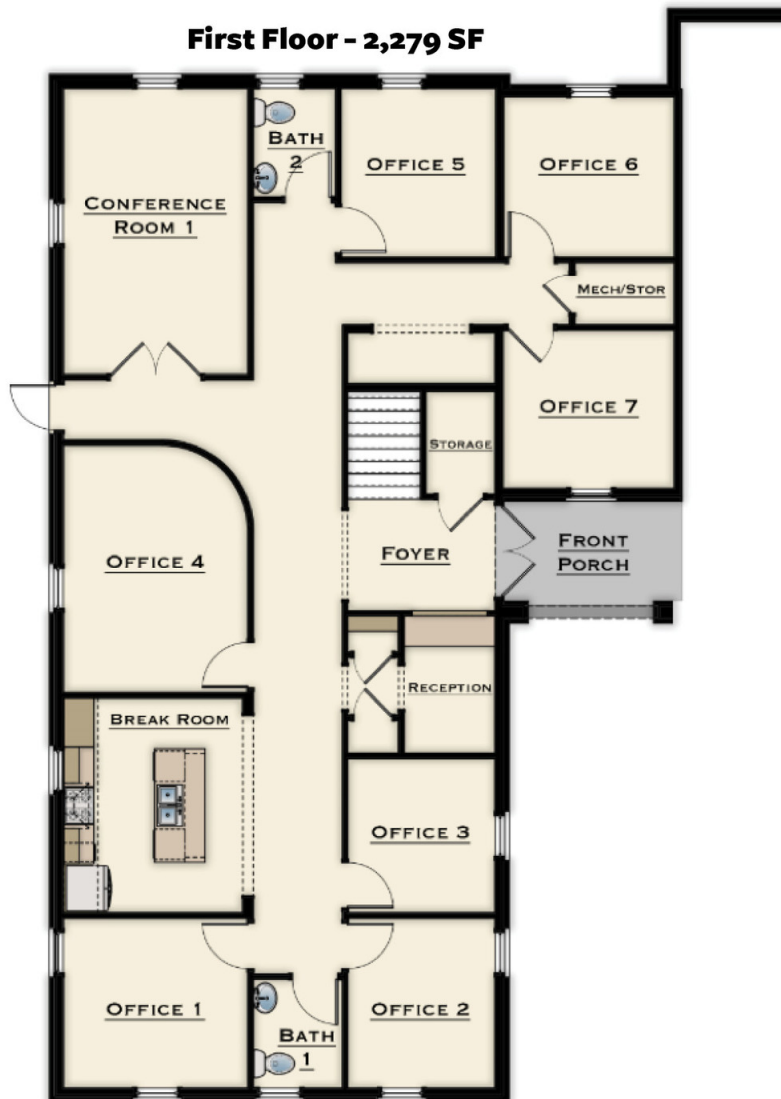
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First Floor - 2,279 SF



Second Floor - 1,977 SF



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