



BUILDING PROFILE

Meadow Brook 300

City: Hoover

County: Shelby



General Building Data

Street Address: 300 Corporate Parkway
Nearest City: Hoover
Within City Limits: Yes
Zip Code: 35242
MSA: Birmingham-Hoover, AL
Latitude: 33.41481000
Longitude: -86.68357000
Loc. In Industrial Park: No
Park Name: Meadow Brook Corporate Park
Located in Office Building: Yes
Within HubZone: No
Within New Market Tax Credit Area: No

Total Size: 101,527 Sq. Ft.
Space Available: 101,527 Sq. Ft.
Multi-tenant: Yes
Number of Buildings: 1
Number of Floors: 5
Building Expandable:
Expandable To: 5.90
Total Acreage: No
Additional Available:
Ceiling Height: Eave: 9 ft
 Max: 9 ft

Transportation

Rail Service

Provider:
Track Status: Not Specified
Provider 2:
Track Status: Not Specified

Waterway

Provider:
Dock Facility: Not Specified

Nearest Commercial Air City
 Birmingham, AL
 Mi. to Service: 16

Nearest Municipal Air City
 n/a

Air Conditioned: Yes
Heated: Yes
Plug and Play: No
Num of Seats:
Raised Floors:
Year Built: 1988
Last Expansion:
Sprinklers:
Construction Material: Primary: Conc Blk
 Secondary: Glass

Parking Paved: Yes
Number of cars: 416
Zoning: Office & Instution
Previous Use:
Previous Use Desc:

Highways Type	Name	Mi. To Access	4 Lane?
Interstate	I-459	3.50	Yes
Interstate	I-65	8.00	Yes
Interstate	I-20	12.70	Yes
Federal	280	0.25	Yes
State	119	0.75	


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Utilities

Natural Gas

Provider:

Electric

Provider:

Alabama Power Company

Water

Provider:

Birmingham Water Works

Fiber/Telecom

Provider:

AT&T

Fiber Optics:

Yes

Redundancy:

xDSL Available:

Sewer

Provider:

Birmingham Water Works

Price

Base Rent (Annual):	\$21.50 per sq.ft.
Sale Price:	\$11,000,000.00 Total
Negotiable:	Yes
Date Quoted:	3/28/2019 12:00:00 AM
Price Comments:	

Key Building Features

Premier Class A office situated in picturesque 175-acre, master-planned corporate park. Exquisitely landscaped and surrounded by scenic lakes with dramatic water features. 1.3 mi. walking trail around 13-acre lake. Secure, key card access.

Building Comments

Area Amenities

Located in the Highway 280 submarket along one of the metro's most prominent and vibrant commercial corridors. Convenient to abundant amenities including the area's most affluent golf clubs, restaurants, retail centers, hotels and medical facilities.

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