



# LAKESHORE PARK PLAZA | CLASS-A OFFICE SPACE FOR LEASE

2204 Lakeshore Drive | Homewood, AL | 35209 LEASE RATE: \$25.50/SF • FULL SERVICE

## DESCRIPTION

Lakeshore Park Plaza is conveniently located on Lakeshore Drive in Homewood with easy access to Highway 31, Highway 280, and I-65 in the heart of the Midtown Submarket.

**BUILDING SIZE** 196,871 SF

## AVAILABLE SPACE

First Floor: 2,819 SF\*  
2,587 SF

Third Floor: 1,011 SF

Fourth Floor: 10,769 SF\*

\*Suite has double door elevator lobby exposure.

## AMENITIES

- Class A suburban office building
- Surface parking; leased covered parking
- Near to lodging, dining and retail
- Nearby paved activity trail
- Building conference room, fitness center, after hour card access, and micro mart
- Stringent Covid-19 prevention protocols
- No City occupational tax



EXCLUSIVELY OFFERED BY

**JERRY GRANT, CCIM**

[jerryg@grahamcompany.com](mailto:jerryg@grahamcompany.com)

205•871•7100 | [GrahamCompany.com](http://GrahamCompany.com)

Information deemed reliable but not guaranteed



**Graham & Co**

PHOTOGRAPHY



# LAKESHORE PARK PLAZA | CLASS-A OFFICE SPACE FOR LEASE

2204 Lakeshore Drive | Homewood, AL | 35209 **LEASE RATE: \$25.50/SF • FULL SERVICE**

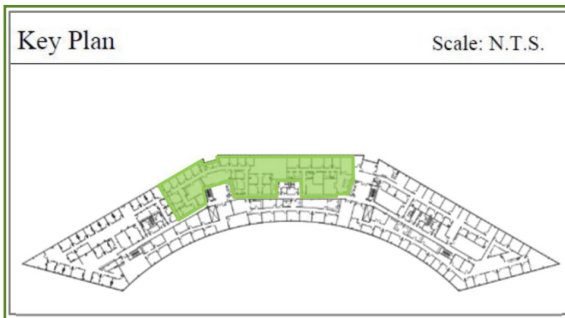
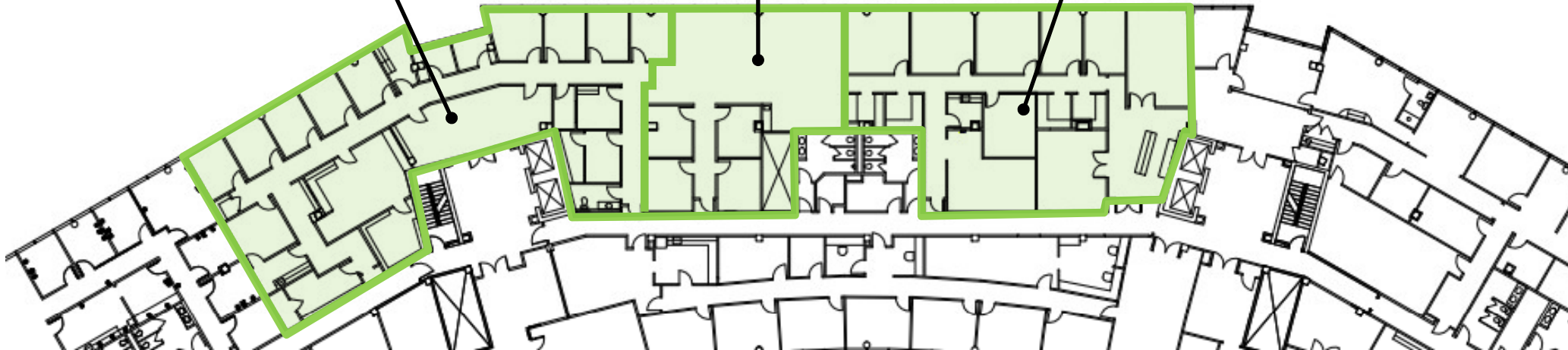
LAKESHORE PARK PLAZA IS HOME TO ONE OF THE FEW LARGE SPACES AVAILABLE IN THE HIGHLY DESIRABLE MIDTOWN SUBMARKET. THIS MUCH CONTIGUOUS SPACE WILL NOT BE AVAILABLE FOR LONG.

AVAILABLE JANUARY 2021

**SUITE 410**  
**4,912 SF**

**SUITE 405**  
**1,982 SF**

**SUITE 406**  
**3,875 SF**



EXCLUSIVELY OFFERED BY

**JERRY GRANT, CCIM**

[jerryg@grahamcompany.com](mailto:jerryg@grahamcompany.com)

205•871•7100 | [GrahamCompany.com](http://GrahamCompany.com)

Information deemed reliable but not guaranteed



**Graham & Co**