



# RIVERCHASE OFFICE BUILDING FOR SALE | LEASE

2176 Parkway Lake Drive | 35244

SALE PRICE: \$1,500,000

LEASE RATE: \$14.00/SF • NET UTILITIES

**Building Size:** 10,822 SF

**Year Built:** 1997

**Land Size:** 3.4 acres

- Direct access to Highway 31
- Monument sign with visibility off Parkway Lake Drive
- Built in workstations included
- High parking ratio of 6.7/1,000 SF



EXCLUSIVELY OFFERED BY

**MATT GILCHRIST**

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

**SAM CARROLL, SIOR**

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

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

Information deemed reliable but not guaranteed



**Graham & Co**

©2014 GRAHAM & CO.





# RIVERCHASE OFFICE BUILDING FOR SALE | LEASE

2176 Parkway Lake Drive | 35244

SALE PRICE: \$1,500,000

LEASE RATE: \$14.00/SF • NET UTILITIES



EXCLUSIVELY OFFERED BY

**MATT GILCHRIST**

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

**SAM CARROLL, SIOR**

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

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

Information deemed reliable but not guaranteed



**Graham & Co**

ENTRANCE