



# CLASS-A OFFICE BUILDING | FOR LEASE IN RIVERCHASE

3 Riverchase Ridge | Hoover, AL | 35244 LEASE RATE: \$16.50/SF • NET

## AVAILABLE SPACE

±5,500 SF

**LAND SIZE:** 1.15 Acres

## DETAILS

- Shelby County, City of Hoover
- No city or county occupational taxes
- Freestanding office building
- High-end finishes
- Masonry construction
- Monument signage available
- 24 free surface parking spots
- Great access to I-65 & Hwy. 31
- Convenient to shopping, hotels, banks, restaurants, and residential
- Lease rate net of electric, water, sewer, janitorial service and dumpster.



EXCLUSIVELY OFFERED BY

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