



Acton Ridge Building

2550 Acton Road
Birmingham, AL 35243

JOE SANDNER, IV
+1 205 949 5981
joe4.sandner@colliers.com

JOHN HENNESSY
+1 205 949 5982
john.hennessy@colliers.com



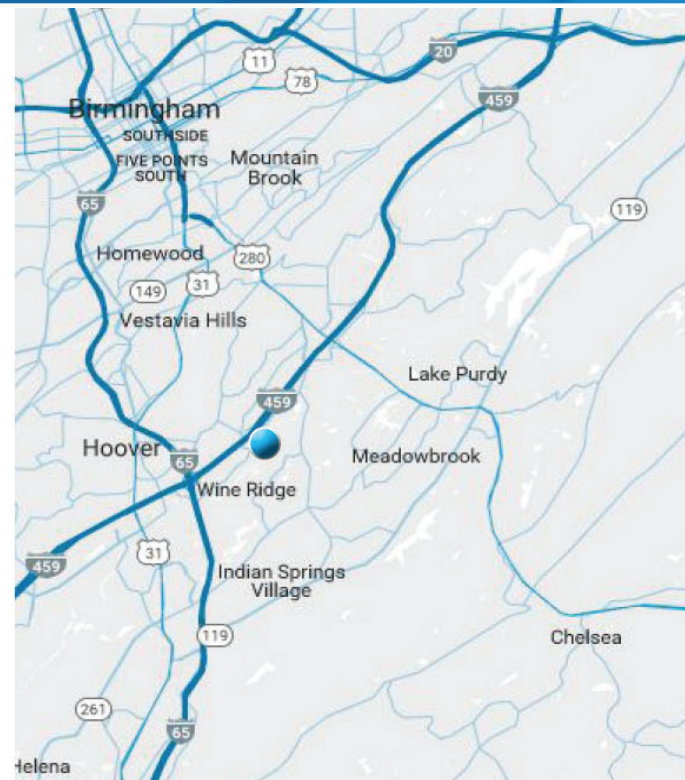
COLLIERS INTERNATIONAL
880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955
www.colliers.com/alabama

KEY FEATURES

- › Class A office building with unparalleled convenience -- Less than 1 minute drive to I-459 interchange, 4 minute drive to I-65 and Hwy 280 and numerous amenities within a 5 minute drive
- › Building is in "near new" condition with over \$621,531 invested over the past 24 months
- › Tax advantaged location in Unincorporated Jefferson County (no City of Birmingham occupational tax and no municipal property taxes)
- › Grand, two-story lobby richly appointed with limestone floors and an open staircase leading up to the 2nd floor balcony

FOR LEASE > Office Space Available 9/1/2018

Address:	2550 Acton Road Birmingham, AL 35243
Building Size:	±58,918 SF
Parking:	4.4/1,000 surface parking
Available Space:	Suite 100 with ±21,929 RSF
	Suite 110 with ±4,461 RSF
	Suite 150 with ±3,070 RSF
	Suite 200 with ±3,500 RSF
	Suite 220 with ±3,600 RSF
	Suite 250 with ±20,355 RSF
Rental Rate:	\$23.50/SF, Full Service Gross
Building Features:	<ul style="list-style-type: none"> > 24 hour secured card-key access > Monument signage on Acton Road > Data cabling (CAT5/CAT6) throughout building > Shipping/receiving area with grade level loading > Fully sprinklered with Siemens fire alarm and remote annunciator panels > Beautifully landscaped with underground irrigation system (separately metered)



CONTACT US

JOE SANDNER, IV
+1 205 949 5981
joe4.sandner@colliers.com

JOHN HENNESSY
+1 205 949 5982
john.hennessy@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved



COLLIERS INTERNATIONAL
880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955
www.colliers.com/alabama