

2600

Meadow Brook

FULL BUILDING OPPORTUNITY

±98,216 SF Class A Office Building

HOOVER, ALABAMA 35242



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Full Building Opportunity

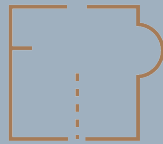
Up to ±98,216 SF Available

Lease Rate: \$21.00/SF Full Service

PROPERTY DETAILS



Signage
Opportunity



Space can be
subdivided



Ample free surface
parking (6/1,000)



24/7 secure key
card access



Outdoor patio
area



Move-in ready
options



Easy access to nearby
restaurants, retail, and
childcare



Two story building - each floor filled with natural light, open floor plans, break areas, high density restrooms, and multiple meeting rooms

Excellent access to Highway 280, 119, and Valleydale Road

Meadow Brook is home to some of the most renowned companies

Located off the Highway 280 corridor, Birmingham's most heavily trafficked retail corridor and surrounded by an abundance of amenities

City of Hoover (no occupational tax)



2ND STORY GRAND ENTRANCE





NEARBY AMENITIES

RESTAURANTS & GROCERY

- Bellini's Restaurante & Bar
- Hamburger Heaven
- Little Donkey
- Edgar's Bakery
- Taco Mama
- Bullet Coffee
- Publix
- Winn-Dixie
- Big Bad Breakfast
- The Fish Market
- Dreamland BBQ
- Walmart Supercenter
- New York Butcher Shoppe
- Sprouts Farmers Market
- Lloyd's
- Outback Steakhouse

BANKING

- Regions Bank
- BB&T
- Legacy Federal Credit Union
- Valley Bank
- PNC Bank
- Synovus Bank
- BBVA

CHILDCARE

- Primrose School

HOTELS

- Marriott
- Best Western Plus
- Sonesta Simply Suites

FITNESS

- Total Fitness Consultants
- IronTribe Fitness

MODERN BREAK ROOM

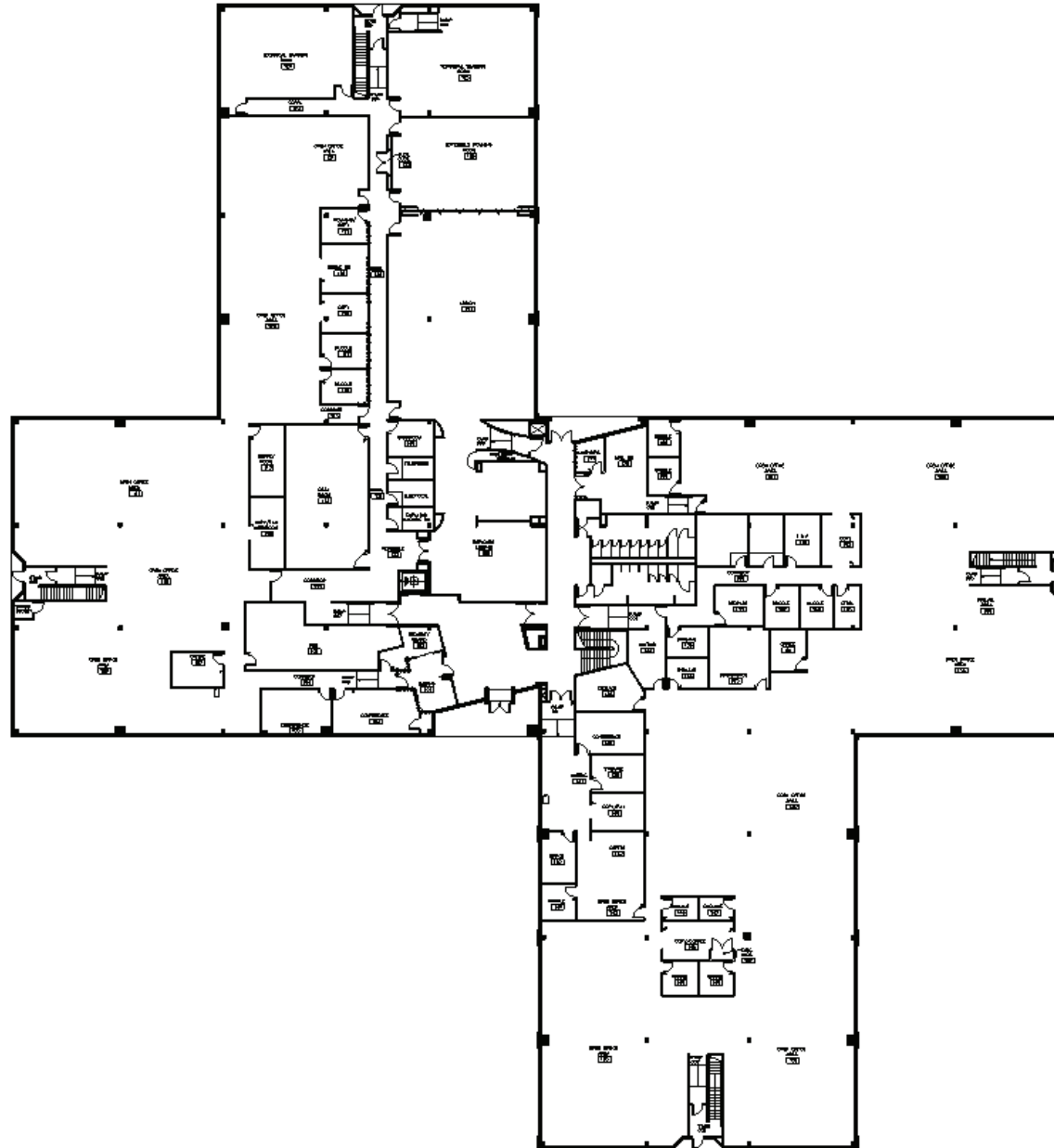
Large break room and open floor plans, optimal for high density users and collaborative work environments.





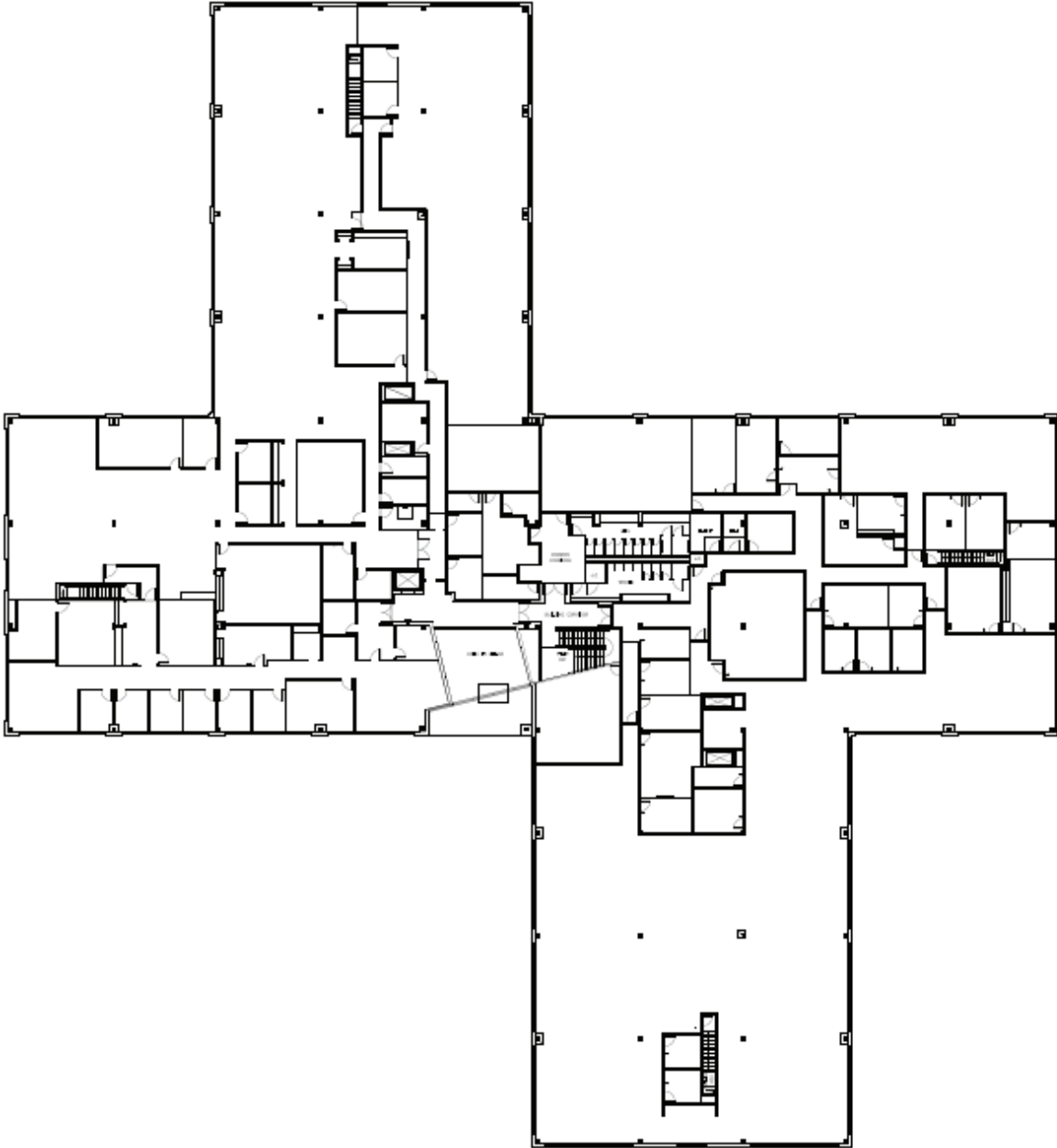
FLOOR PLANS

FIRST FLOOR



FLOOR PLANS

SECOND FLOOR



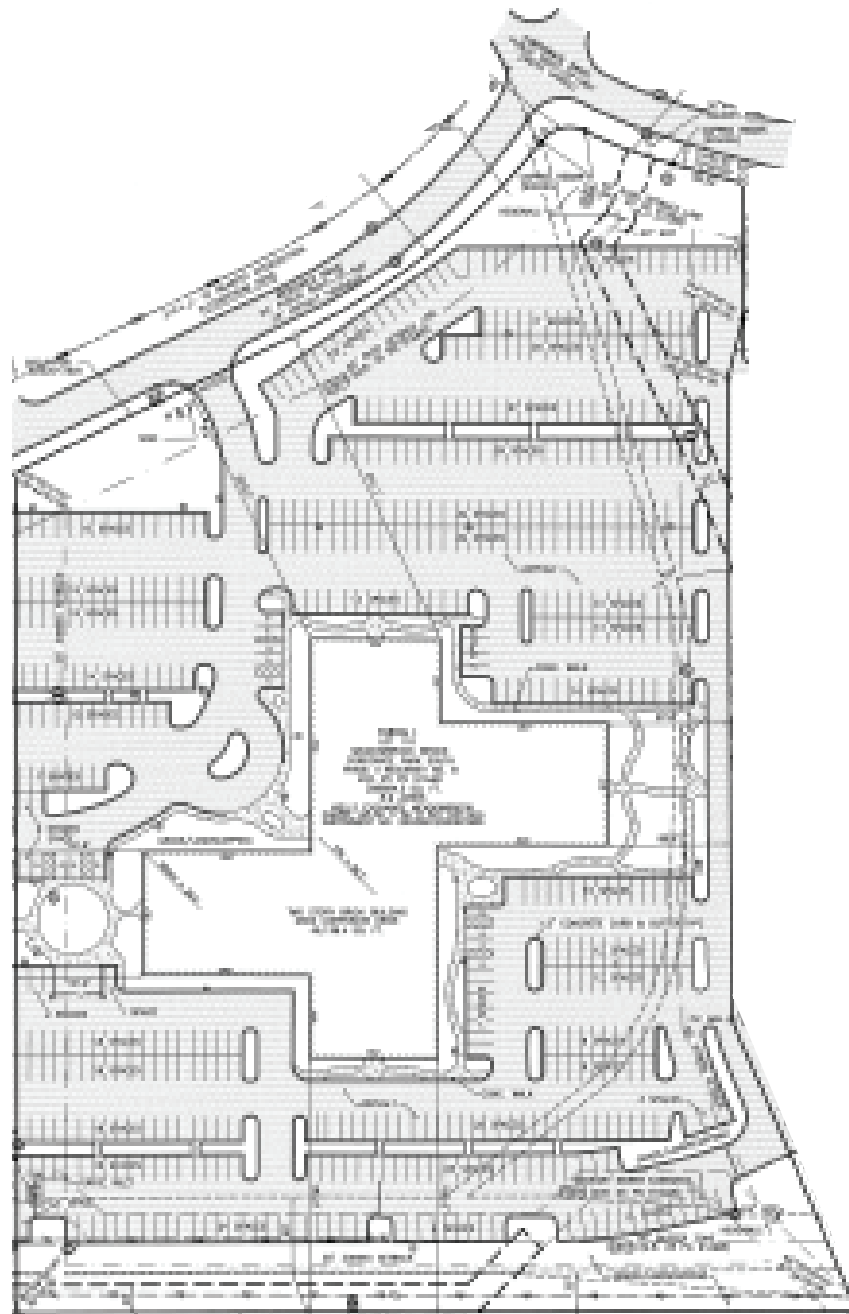
PARKING

Abundant free surface parking



**PARKING
RATIO**

6/1,000



ACCESS

Conveniently located off of Highway 280 and Highway 119, 2600 Meadow Brook benefits from easy accessibility to major interstates (I-459 & I-65) as well as multiple neighboring communities, all within a twenty minute drive.



BY CAR

I-459

9 Minutes

HWY 119

1 Minute

The Summit

10 Minutes

Chelsea

11 Minutes

Downtown Birmingham

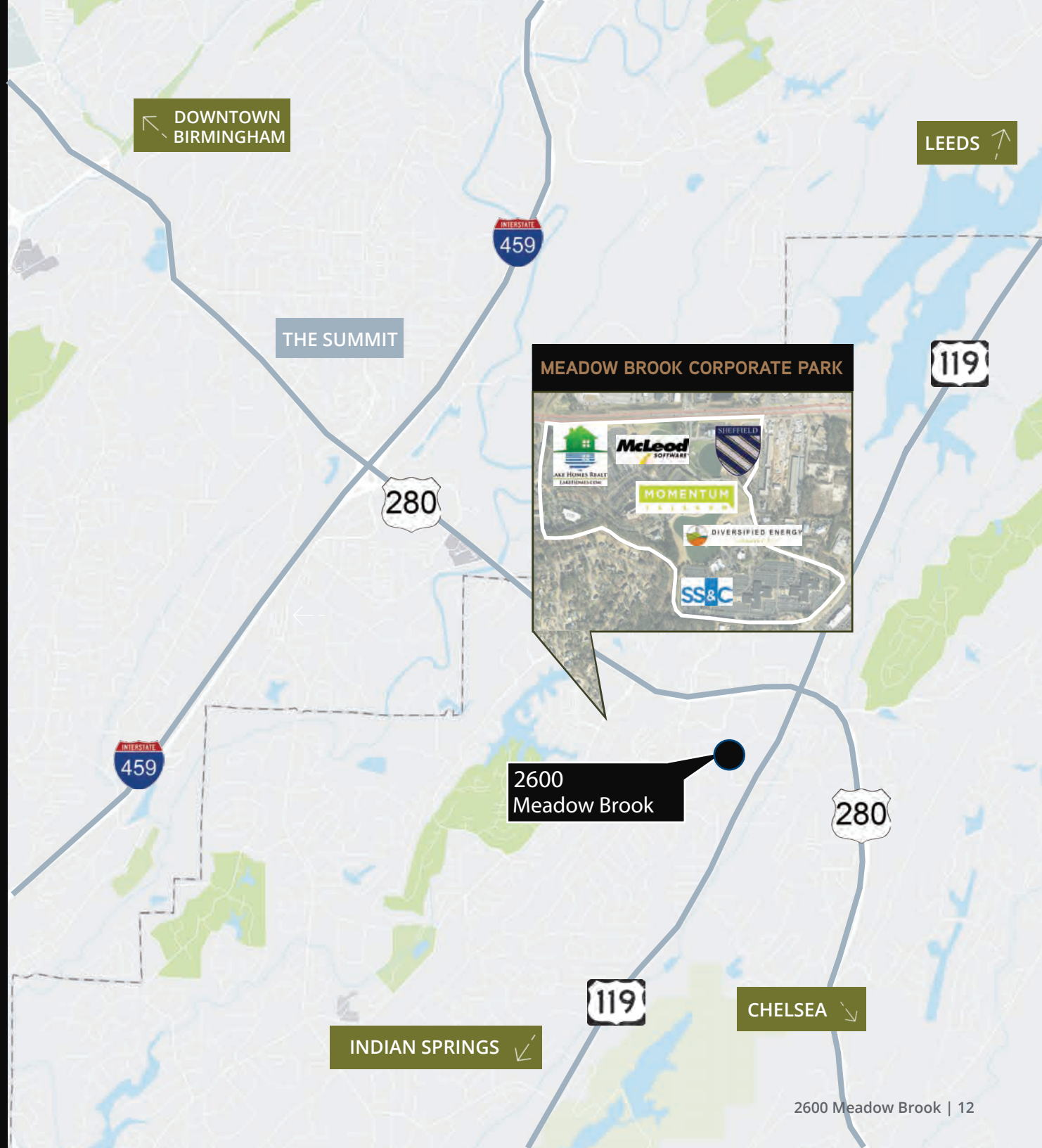
19 Minutes

Leeds

19 Minutes

Indian Springs

11 Minutes



AREA OVERVIEW

BROOK HIGHLAND PLAZA

Walmart
LOWE'S
BEST BUY
ULTA BEAUTY
SPROUTS FARMERS MARKET
BIG BAD BREAKFAST
Chick-fil-A
LITTLE DONKEY MEXICAN RESTAURANT

TATTERSALL PARK

Publix
Culver's
CLEAN JUICE
STARBUCKS COFFEE
FIVE GUYS BURGERS and FRIES
WALGREENS

2600 MEADOW BROOK

Highly accessible to an abundance of surrounding amenities

THE VILLAGE AT LEE BRANCH

TAZIKI'S MEDITERRANEAN CAFE
BAUMHOWER'S RESTAURANT
Panera BREAD
amc
Publix
JIM 'N NICK'S BAR-B-Q

Valleydale Road

280

119

280

BIRMINGHAM, ALABAMA

Renowned for its exceptional business climate and array of James Beard Foundation award winning and nominated restaurants, Birmingham is teeming with growth, start ups, and a vibrant culture. Its affordable cost of living, both in the city and in neighboring areas, make Birmingham the perfect destination for business location or expansion.

#2
BEST PLACES TO LIVE IN ALABAMA




TOP 20
CITIES WITH THE LOWEST COST OF LIVING IN AMERICA




TOP 70
BEST PLACES TO LIVE IN THE U.S. IN 2022-2023






#2

U.S CITY FOR JOB SEEKERS IN 2021




BIRMINGHAM NAMED ONE OF FIVE PLACES EMERGING AS AMERICA'S NEW TECH HOTSPOTS




ONE OF SEVEN CITIES REAL ESTATE INVESTORS SHOULD TARGET IN 2021

BUSINESS INSIDER



#3

MID-SIZE METRO FOR ECONOMIC GROWTH POTENTIAL






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