



OXMOOR VALLEY BUSINESS CENTER FOR SALE OR LEASE

801 Tom Martin Drive, Birmingham, AL 35211

Centrally Located Office For Sale or Lease in Oxmoor Valley

RECENT CAPITAL IMPROVEMENTS:

- Parking lot and exterior lighting improvements
- HVAC upgrade
- Chiller replacement
- Cooling tower replacement
- Roof replacement
- Loading Dock/Warehouse
- Access controls/camera/security upgrades
- Landscaping/cosmetic improvements
- Common Area renovations
- Renovated in 2020
- 447 Surface Spaces – 4.94 per 1000 SF



LEASE RATE:

\$16- \$25/sf full service

SALE PRICE:

Call For Pricing



SIZE:

22,000 SF up to 91,061 SF



ZONING:

Zoned MXD

Includes office, light industrial, institutional, recreational, religious, conference center, medical



LOCATION:

Central location near restaurants, banks, retail, and major transportation arteries



CASEY HOWARD

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LACEY SCOTT

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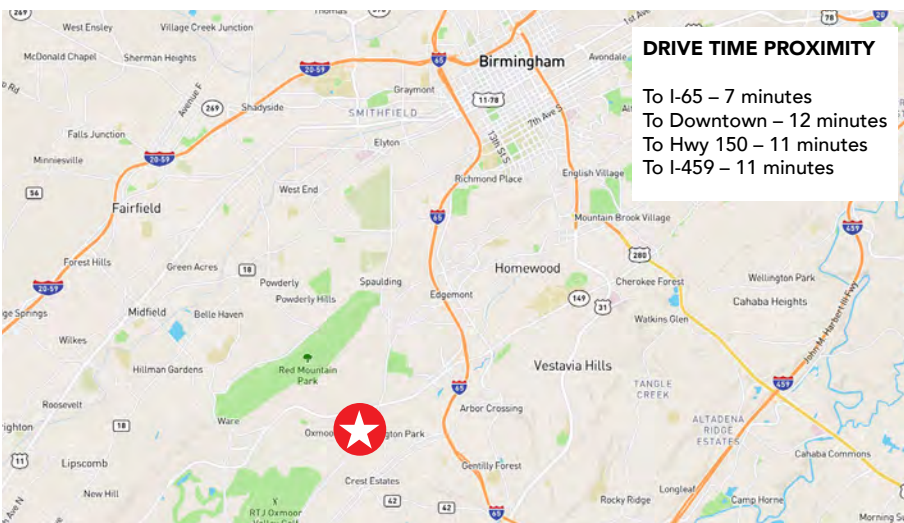
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	6,482	48,838	165,504

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	3,292	21,295	70,113

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$109,113	\$115,317	\$109,986



H A R B E R T
— RETAIL —

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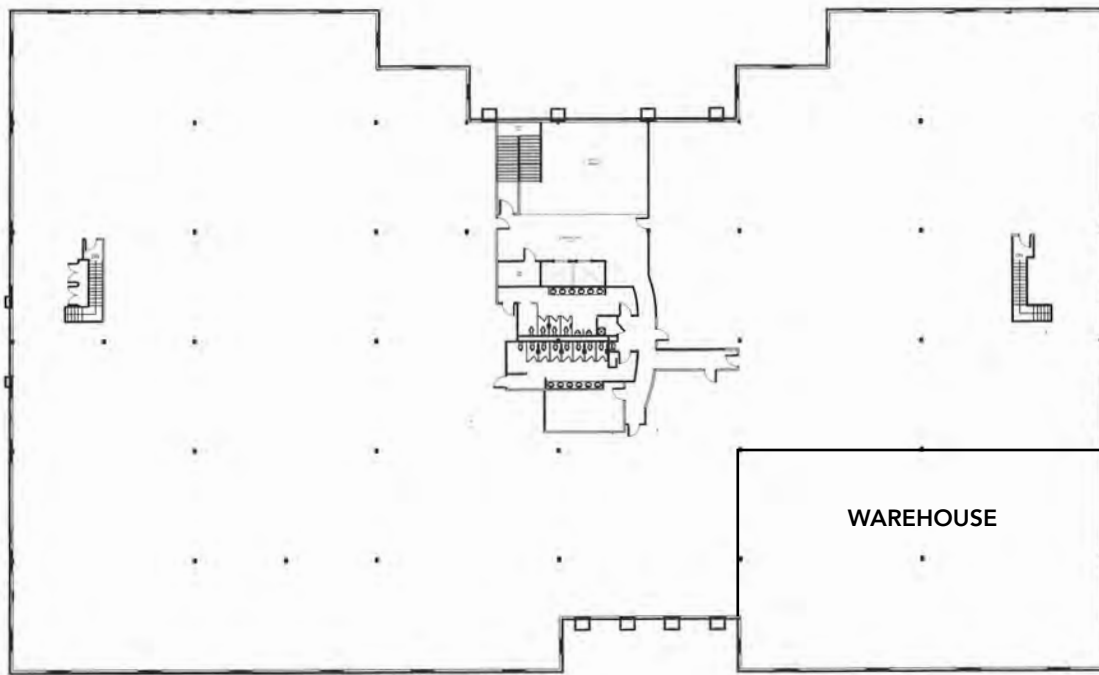
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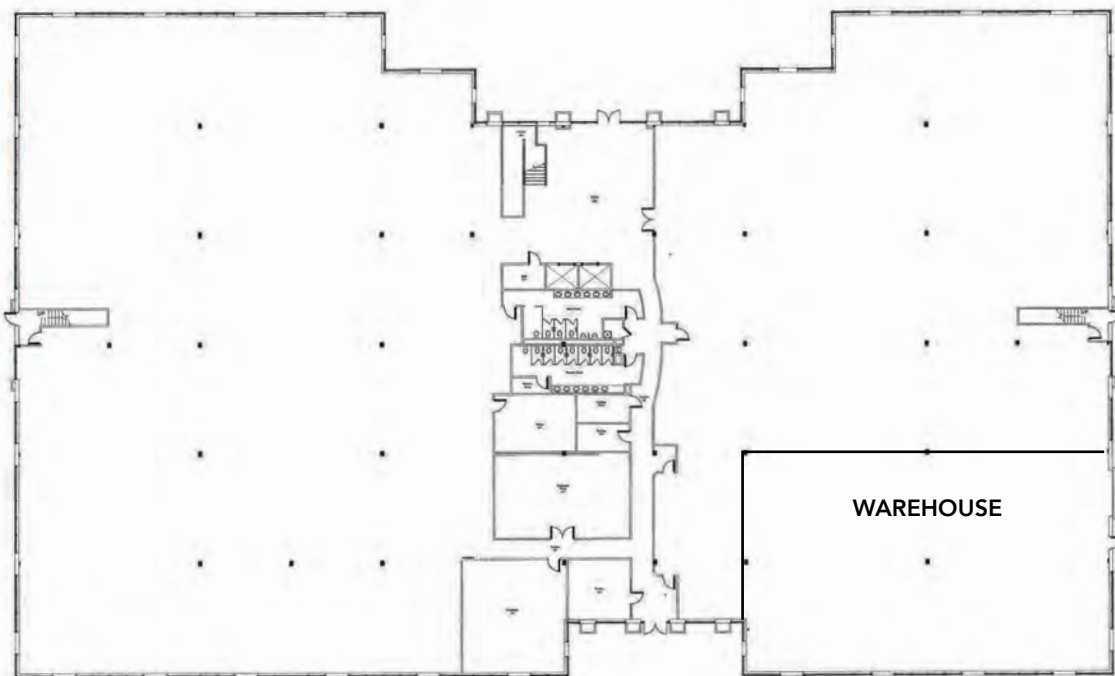
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SECOND FLOOR



FIRST FLOOR



HARBERT
RETAIL

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