$1,000 \, \text{sf} - 22,500 \, \text{sf}$

40 Inverness Center Drive | Birmingham, AL 35242





Commercial Real Estate Services, Worldwide. www.chasecommercial.com



Randy Thomas

EXECUTIVE VICE PRESIDENT- BROKERAGE

thomasr@chasecommercial.com

205 229-5417

 $1,000 \, \text{sf} - 22,500 \, \text{sf}$

40 Inverness Center Drive | Birmingham, AL 35242



Welcome to 40 Inverness Center North, a 148,877 SF suburban Class A midrise office building, located in an award winning suburban office park and defining landmark. One of the most recognized addresses in Hoover, Inverness Center Master Planned Urban Development ("PUD"), and in the heart of the I-459 & US Hwy. 280 market in Birmingham.

The property offers a lush natural setting with views of Memorial Lake, creating a unique office environment, offering outdoor seating and walking trails which provide a vibrant new look like no other that appeals to an office user.

Thriving business location with some of the most well know regional companies. Amenity rich area with high end medical, retail, service retail, banking, day-care and restaurants.



Commercial Real Estate Services, Worldwide. www.chasecommercial.com



Randy Thomas

EXECUTIVE VICE PRESIDENT- BROKERAGE thomasr@chasecommercial.com 205 229-5417

 $1,000\,\text{sf}-22,500\,\text{sf}$

40 Inverness Center Drive | Birmingham, AL 35242

Site Plan BLDG 42 BLDG 44 **INVERNESS CENTER DRIVE** $1.000 \, \text{s}$ to 22,500 **SF Building renovations** currently underway

Building Highlights

- Currently Under Renovation.
- 1,000 to 148,877 SF of Class A Prime Medical Space.
- Addition of Drive up Drive-way for Patient Drop off and Pick-up.
- Renovation of a Full Gym Could be used for Physical Therapy.
- Highway 280 Corridor.
- Convenient to Shopping and Restaurants.
- Surface Parking.
- Parking Ratio: 3.5/1,000 SF.
- Large Conference Facility on Ground Floor.
- Conveniently Located to Highway 280 in an Award-winning Suburban Office Park.



New Lobby Rendering

Scan the OR Codes for more:





Video Tour ▶

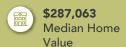




 $1,000 \, \text{sf} - 22,500 \, \text{sf}$

40 Inverness Center Drive | Birmingham, AL 35242















For Lease Medical/Class A Office Space 40 Inverness Center Drive | Birmingham, AL 35242

 $1,000 \, \text{sf} - 22,500 \, \text{sf}$

About Hoover



In 2020, Nich.com ranked Hoover among the best in the United States and Alabama in the following categories:

Top 2% Best Places to live in America

Top 3% Best Public Schools in America

30% Most Diverse Places to Live in America

Top 20% Best Places for Young Professionals in America

Top 5 Places to Live in Alabama

Hoover is a Progressive Area for Business

The Hoover Metro and surrounding region ranked in the top 10 for housing affordability out of the 50 metros as reported in Glassdoor. According to Forbes, Hoover ranks No. 1 among "cities where your salary stretches the furthest." The following are rankings that demonstrate why Hoover is a great place to call "home."

Hoover is Affordable

Hoover's cost of living is lower than other Southeast major metropolitan markets, and 87% below the national average. ZILLOW ranks Hoover Metro area among the TOP 10 AFFORDABLE MARKETS for renters in the US 24/7 WALL STREET ranked Hoover among the 20 MOST LIVABLE CITIES IN THE US.

Hoover is Relevant for Today's Market

Hoover is well positioned for economic diversification and growth. It's the "Big Small Town" that welcomes new neighbors to a community where everyone has a place. Business Facilities ranked Birmingham-Hoover Metro #3 Mid-size Metro for Economic Growth Potential. SMART ASSET ranks the Hoover Metro area in the TOP 10 CITIES for New college grads.

Hoover - Diverse in Population

Hoover has emerged as a major cluster for information technology companies in Alabama. Four out of the top five software development companies in the Birmingham-Hoover Region call the city home.



The 35242 Zip Code of Hoover along the Highway 280 Corridor is the top zip code for tech workers to live in the region.



Our city is also home to the federally funded National Computer Forensics Institutethe nation's leading training center for cyber and electronic crime forensics.



A cutting edge high school cyber academy at RC3 is providing a pipeline for future workers and Jefferson State Community College has a reinvigorated I.T. fast track program.



Hoover is the second largest city in the 1.1-million person Birmingham-Hoover Metro Area. In just over 50 years, Hoover has become the sixth largest city in Alabama with over 92,000 persons and it continues to grow.



Today some of Hoover's largest employers are homegrown innovation success stories such as McLeod Software, BioHorizons, and BioCryst.



Hoover is home to a variety of companies that have technology and science at the core of their operations. Large companies such as Regions Bank, Blue Cross Blue Shield of Alabama, and AT&T have major facilities in the city.

glassdoor

Top 10

Housing affordability

Forbes

City where your salary stretches the furthest

⊘Zillow

Top 10 Affordable markets for renters



Top 20



Mid-sized metro for economic growth

smartasset

Top 10 Cities for new college graduates

For Lease Medical/Class A Office Space 40 Inverness Center Drive | Birmingham, AL 35242

 $1,000 \, \text{sf} - 22,500 \, \text{sf}$

About NAI Chase Commercial

65 countries. 325+ local offices. 6,000+ local market leaders. All working in unison to provide clients with exceptional solutions.

Personal, Global, Professional,

Leasing

Tenant Representation Development Services Market Analytics Investment Sales

- Single-Asset Sales
- Portfolio Dispositions

Marketing

Consulting **Property Management** Receivership Financial Reporting

Corporate Services

Lease Administration **Project Management** Portfolio Management **Transaction Management**





www.chasecommercial.com



Randy Thomas

EXECUTIVE VICE PRESIDENT- BROKERAGE