SPACE FOR LEASE

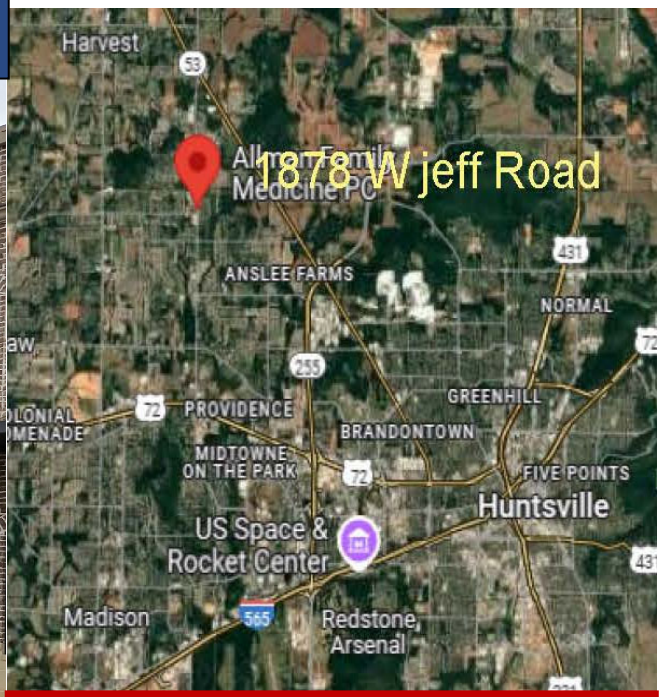
Allen H. Drake Medical Plaza

1878 W Jeff Road, Suite D
Madison, AL 35758

PaladinGroup
STRATEGIC REAL ESTATE SOLUTIONS

SELLING – LEASING - MANAGING







LOCATION:

Approximately 2 miles south of Hwy 53 and 3.8 miles north of Hwy 72 on Jeff Road in Monrovia.

ANNUAL RENTAL RATE:

Suite D: $19.50/sf/yr
Suite F: 18.60/sf/yr
Plus Common Area Expenses
Estimated at $4.50/sf/yr

Tenant Improvement Allowance Is Negotiable

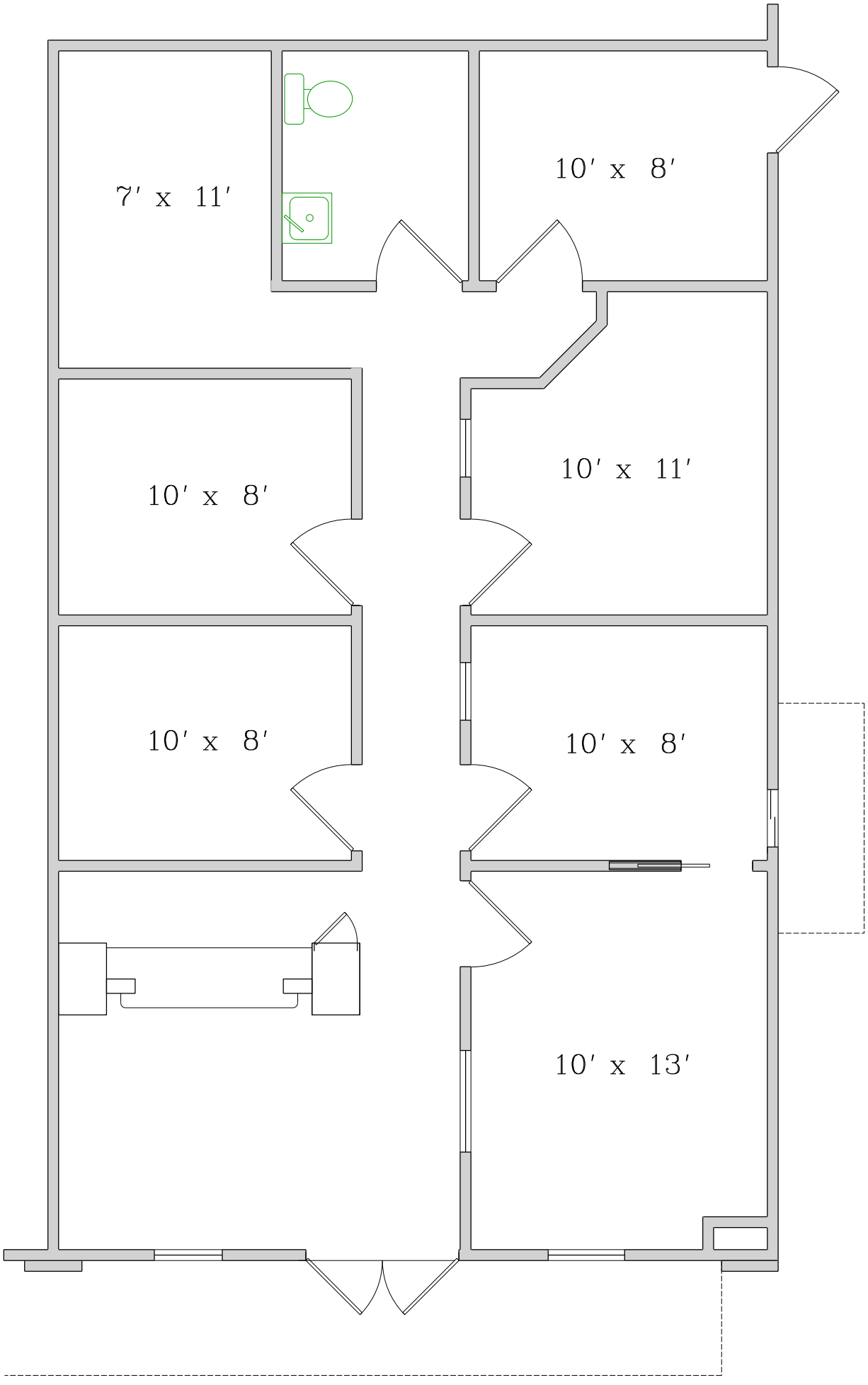
Please Submit a Letter of Intent

PROPERTY HIGHLIGHTS:

- The area is experiencing new developments
- The building is approximately 17,424 sf
- Available suites FOR LEASE are:
  - **Suite D**: 1,157 sf with a direct exterior entrance and drive-up window on the north side of the building
  - **Suite F**: 1,361 SF with restrooms and an elevator on the 2nd floor
- Located in Madison County, no zoning

CONTACT:

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1878 Jeff Road - SUITE-D