

SPACE FOR LEASE

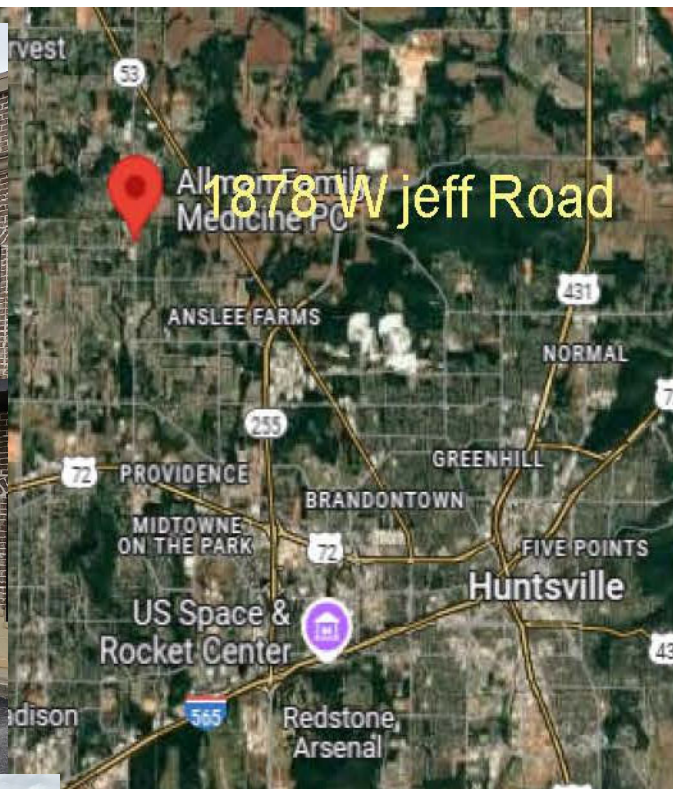
Allen H. Drake Medical Plaza

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: \$18.57/sf/yr NNN

Suite F: 19.50/sf NNN

(Estimated Oper. Exp. \$4.50/sf/yr)
Annual Rent Escalation of 4%

PROPERTY HIGHLIGHTS:

- Building is approximately 17,424 sf
- Available suites are:
- Suite D: 1,157 sf with an entrance directly from front sidewalk and a drive-up window at side of building.
- Suite F: 1,361 SF with restrooms and elevator on the 2nd floor.
- Located in Madison County, no zoning.

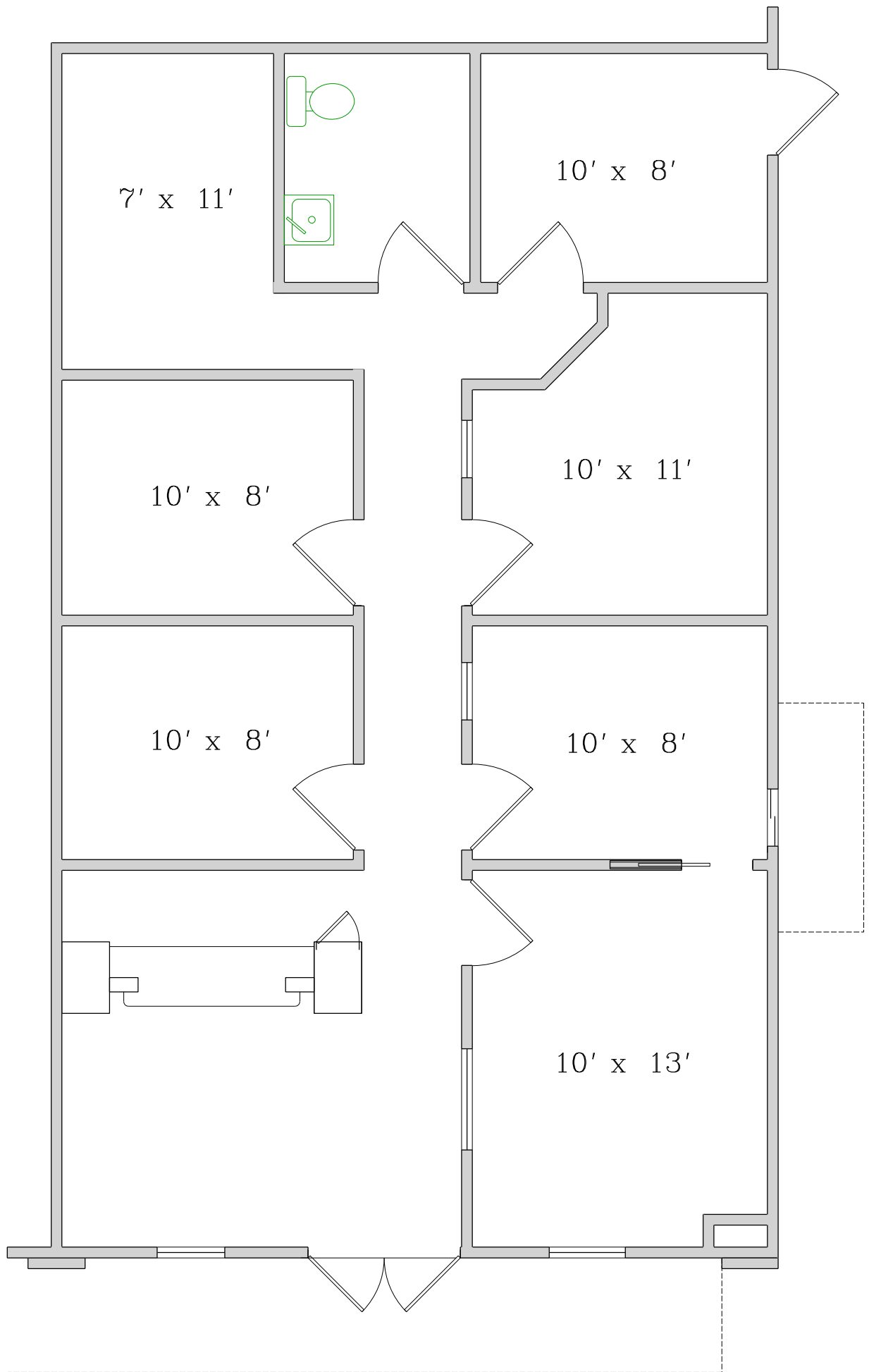
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1878 Jeff Road - SUITE-D