

# MEDIA SERVICES BUILDING

820 Tom Martin Drive  
Birmingham, Alabama 35211

## OFFICE FOR SALE OR LEASE

## 66,500 RSF AVAILABLE



<b>PREMISES</b>	66,500 RSF
<b>SALE PRICE</b>	\$5,750,000
<b>RENTAL RATE</b>	\$18.50 psf, full service



### FEATURES

- Building site is 5.2 acres with an adjacent 3.5-acre site for future expansion or corporate campus
- Centrally located in Oxmoor Valley submarket off Lakeshore Parkway
- Constructed in 1996
- Parking ratio of 4.2 per 1,000 rsf
- Elevator and loading dock
- Photography studio and kitchen

### FOR MORE INFORMATION, PLEASE CONTACT:

**Bill Pradat, SIOR**  
President  
(205) 314-5526  
bpradat@egsinc.com

**Christy Roddy**  
Vice President - Office  
(205) 314-5512  
croddy@egsinc.com

**EGS COMMERCIAL REAL ESTATE, INC.**  
505 20th Street North, Suite 700  
Birmingham, AL 35203  
(205) 939-4440  
[www.egsinc.com](http://www.egsinc.com)

The depiction in the included photograph of any person, entity, sign, logo or property, other than EGS Commercial Real Estate, Inc.'s (EGS) client and the property offered by EGS, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and EGS or its client. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



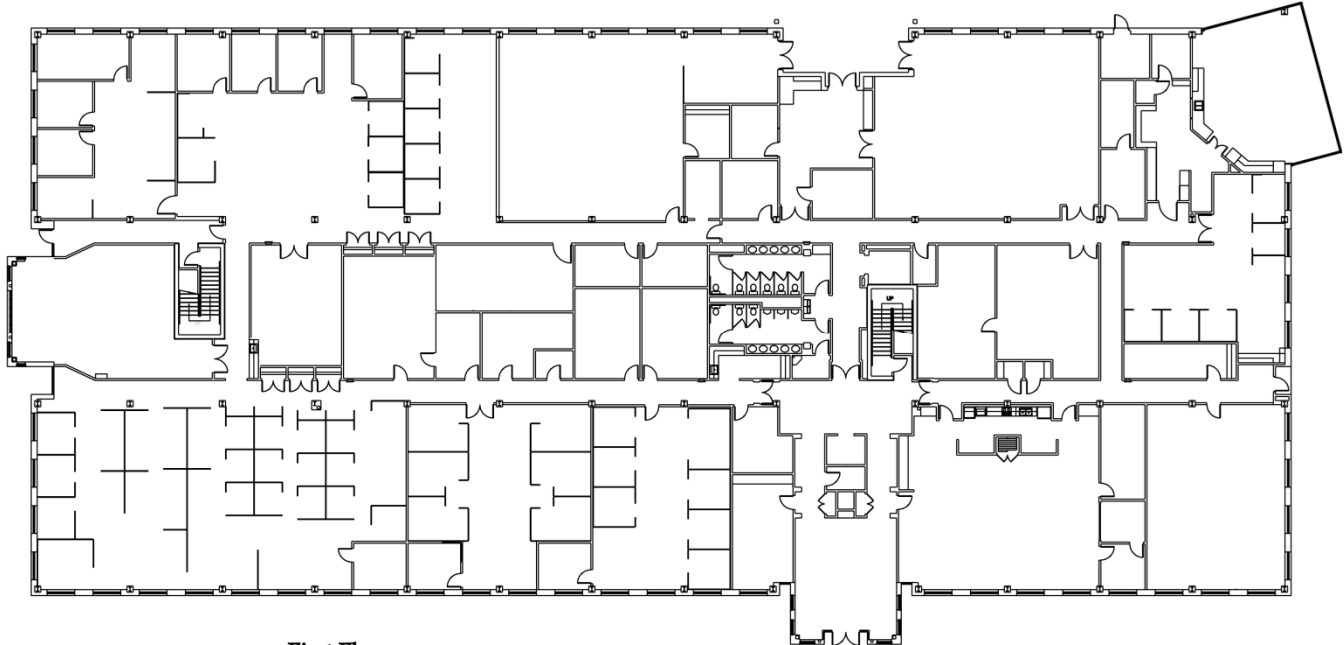


# MEDIA SERVICES BUILDING

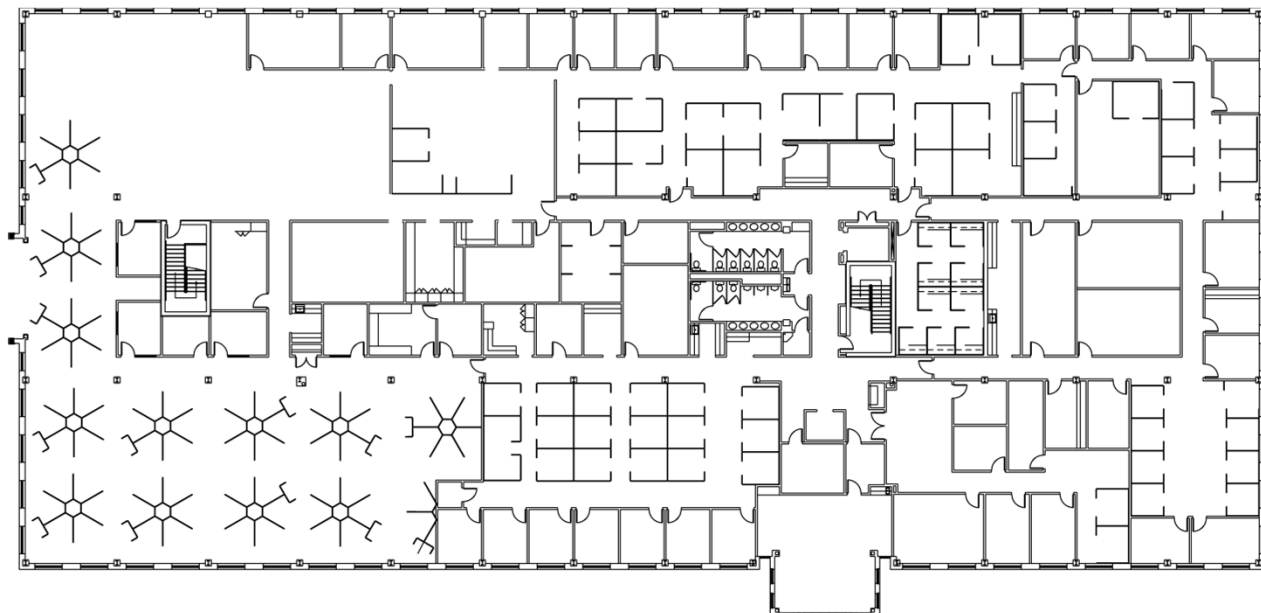
820 Tom Martin Drive  
Birmingham, Alabama 35211

**OFFICE FOR SALE OR LEASE**

**66,500 RSF AVAILABLE**



**First Floor**



**Second Floor**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Bill Pradat, SIOR**  
President  
(205) 314-5526  
bpradat@egsinc.com

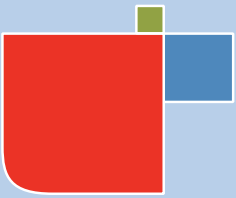
**Christy Roddy**  
Vice President - Office  
(205) 314-5512  
croddy@egsinc.com

**EGS COMMERCIAL REAL ESTATE, INC.**

505 20th Street North, Suite 700  
Birmingham, AL 35203  
(205) 939-4440  
[www.egsinc.com](http://www.egsinc.com)

The depiction in the included photograph of any person, entity, sign, logo or property, other than EGS Commercial Real Estate, Inc.'s (EGS) client and the property offered by EGS, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and EGS or its client. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



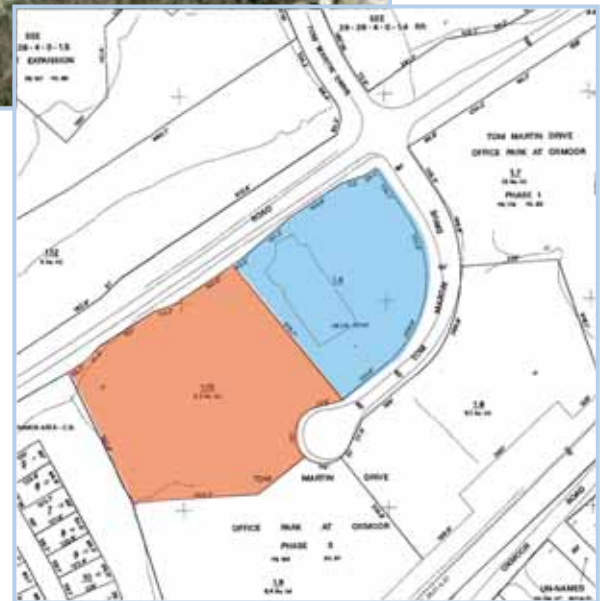


# MEDIA SERVICES BUILDING

820 Tom Martin Drive  
Birmingham, Alabama 35211

**OFFICE FOR SALE OR LEASE**

**66,500 RSF AVAILABLE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

**Bill Pradat, SIOR**  
President  
(205) 314-5526  
bpradat@egsinc.com

**Christy Roddy**  
Vice President - Office  
(205) 314-5512  
croddy@egsinc.com

**EGS COMMERCIAL REAL ESTATE, INC.**

505 20th Street North, Suite 700  
Birmingham, AL 35203  
(205) 939-4440  
[www.egsinc.com](http://www.egsinc.com)

The depiction in the included photograph of any person, entity, sign, logo or property, other than EGS Commercial Real Estate, Inc.'s (EGS) client and the property offered by EGS, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and EGS or its client. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

