

200 MISSIONARY RIDGE



64,000 SF | Class A Office Building | Hoover, AL

For Sale

200 Missionary Ridge Drive | Hoover, Alabama

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THE OPPORTUNITY

The Dex YP Building is a 4-story, 64,000 square foot office building that has served as the regional headquarters for the Yellow Pages since its construction in 1983. The Building's curved front exterior makes a striking first impression on visitors provoking an immediate sense of creativity. Each floor was designed to allow for an open work environment with collaboration zones throughout, and can be easily demised to accommodate multi-tenants on each floor.

In 2014, the property underwent a \$1.7M interior renovation updating all interior portions with open floor plans and a contemporary, collaborative design. Much of the existing interior improvements could be re-purposed for an owner occupant with little reconfiguration. The Building is ideally located on Highway 280 between Brook Highland Plaza (550,000+ square foot shopping center), Inverness Corners and Inverness Plaza (300,000+ square foot shopping centers) which provides an abundance of retail, restaurant and service venues for employees. The Building features breathtaking views of Double Oak Mountain from the third floor executive terraces, and is a short 3 minute drive to major thoroughfares of Valleydale Road and Highway 119 and only a 5 minute drive to Interstate 459.

Offering Price: \$4,950,000.00 (\$77.34/RSF)

BUILDING FEATURES AND AMENITIES

- › Substantial break room on ground floor with access to a covered exterior patio
- › Less than 3 minute drive to Valleydale Road and Highway 119 and only a 5 minute drive to Interstate 459
- › Three exterior terraces/balconies on the third floor with phenomenal southern vistas
- › 24-hour secured, card key access
- › Free standing 1,600 square foot storage/warehouse area with drive-in loading
- › Two (2) elevators
- › Training Room (accommodates 250 people)
- › Meeting/Conference Room on each floor
- › 35 KW Kohler generator and 11.5 KW Onan generator
- › Shipping/Receiving Room on ground floor with dock high and grade level loading
- › Convenient porte-cochere for visitors at main lobby entrance to the building





KEY ATTRIBUTES

- › \$1.7M invested in interior improvements (restrooms, conference rooms, and employee areas) within the past 3 years
- › A total of 305 surface parking spaces, yielding an above market parking ratio of 4.76/1,000 SF
- › Designed as a high-density, high efficiency work environment to foster collaboration and creativity among employees
- › Features a multi-purpose room capable of accommodating 250 people, break room, multiple conference rooms
- › Tax advantaged location in Unincorporated Shelby County (no City of Birmingham occupational tax and no municipal property taxes)
- › Highest concentration of amenities within a 1 mile radius of any location in the Birmingham MSA





AMENITIES MAP

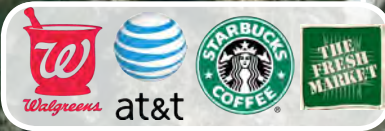


GRANDVIEW
MEDICAL CENTER

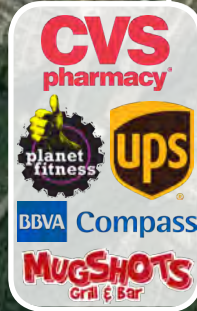


LIFETIME
FITNESS

280



200 MISSIONARY RIDGE



BUILDING SPECIFICATIONS

YEAR BUILT:	1983 (Refurbished 2014)
BUILDING SIZE:	64,000 SF
BUILDING CONSTRUCTION:	Structural steel with EIFS system, slab-on-grade. Double-pane glass throughout.
FLOORS:	4
ROOF:	Modified Bitumen (Upper Roof), original 1983 Built-up, Modified Membrane (Lower Roof), original 1983
CEILING HEIGHTS:	Approximate 9' below finished ceiling
RESTROOMS:	1 Men's and 1 Women's restroom in Common Areas; on each floor
INTERIOR FINISHES:	Doors: 8' solid, core maple doors and commercial grade stainless Lighting: 2' x 4' lay-in T-8 paracube lighting Ceiling Tiles: 2' x 2' lay-in revealed edge ceiling tile Flooring: New carpet in all interior spaces of the building (2014)
ELEVATORS:	Two (2) elevators
HVAC SYSTEM:	Trane Air-cooled chiller unit (240 tons) with three (3) compressors and three (3) air handlers (1998) Heating provided by perimeter fan power
ENERGY MANAGEMENT:	Metasys for HVAC controls (Johnson Controls)
GENERATOR:	One (1) Kohler 35KW and One (1) Onan 11.5 KW
FIRE/LIFE/SAFETY:	No sprinkler system in place
SECURITY:	Secured, key card access

BUILDING SPECIFICATIONS

PARKING:	305 surface parking spaces (4.76/1,000 SF)
LOADING:	Covered, dock-high loading on ground floor of the building
LANDSCAPING:	Rainbird irrigation system
CITY/COUNTY:	Unincorporated Shelby County
ZONING:	O-I(2) (Office and Institutional)
UTILITIES:	Electric: Alabama Power Water: Birmingham Water Works Sewer: Birmingham Water Works Gas: N/A Fiber: AT&T



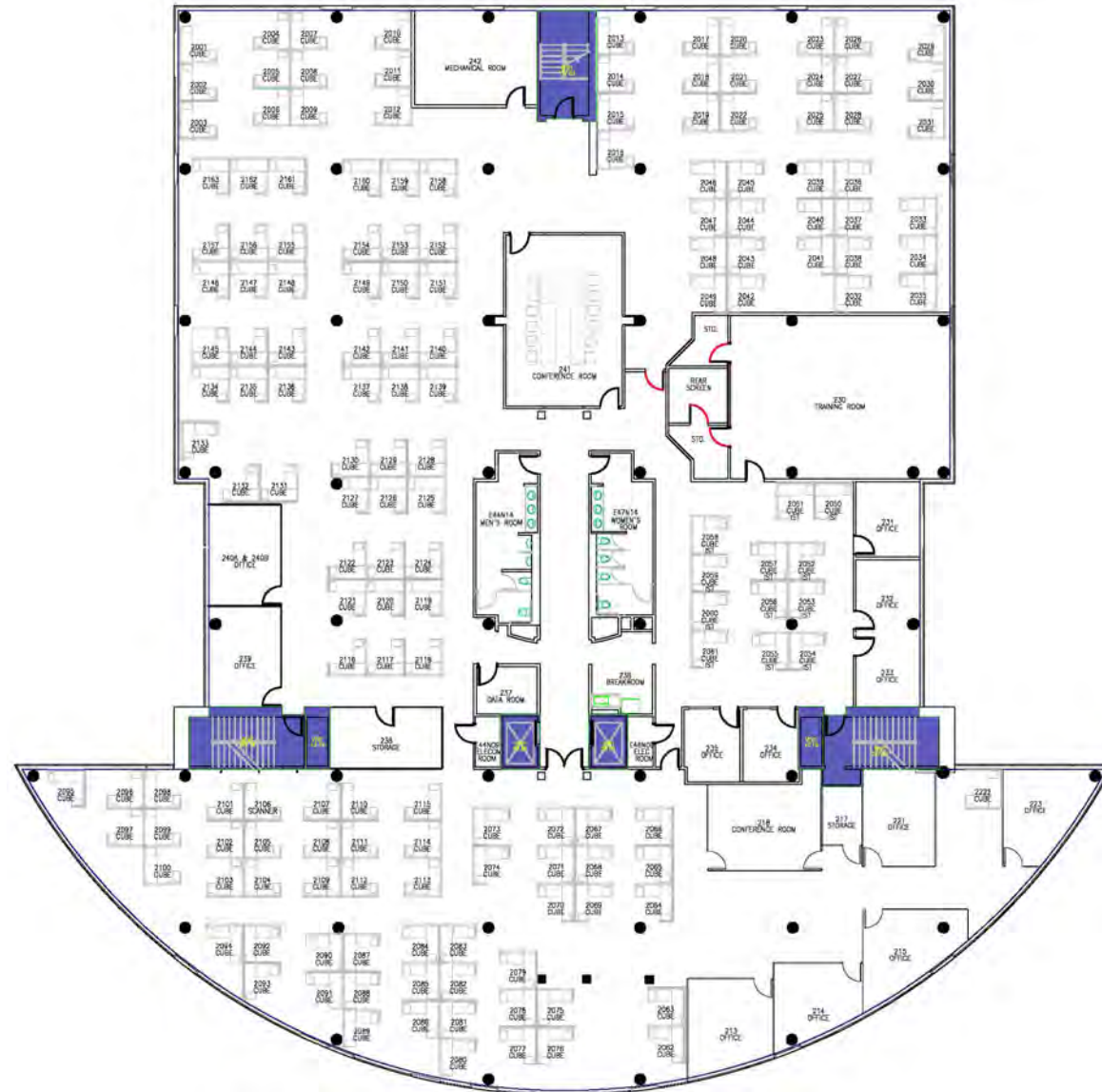
FLOOR PLANS

FIRST FLOOR

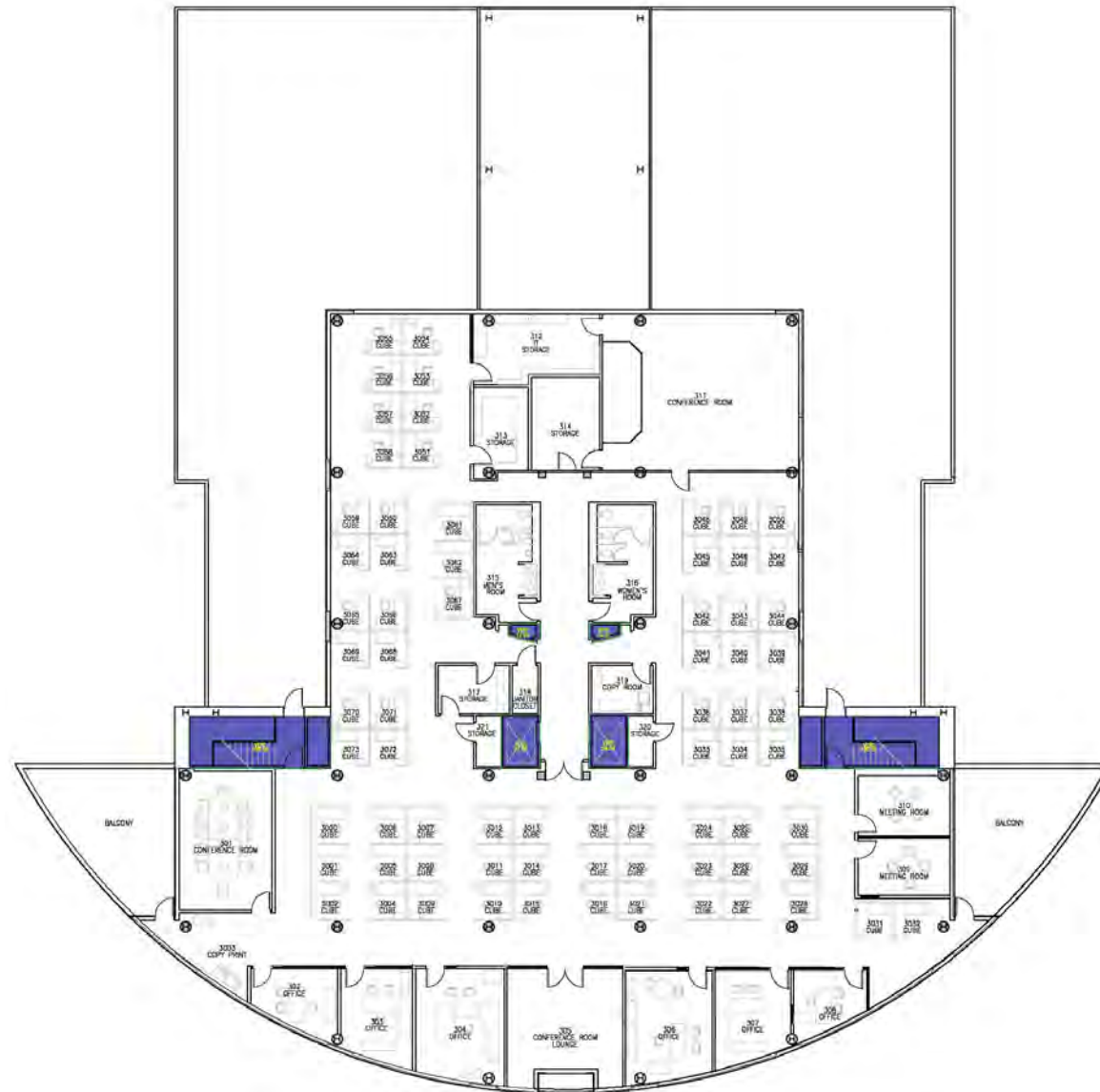


FLOOR PLANS

SECOND FLOOR

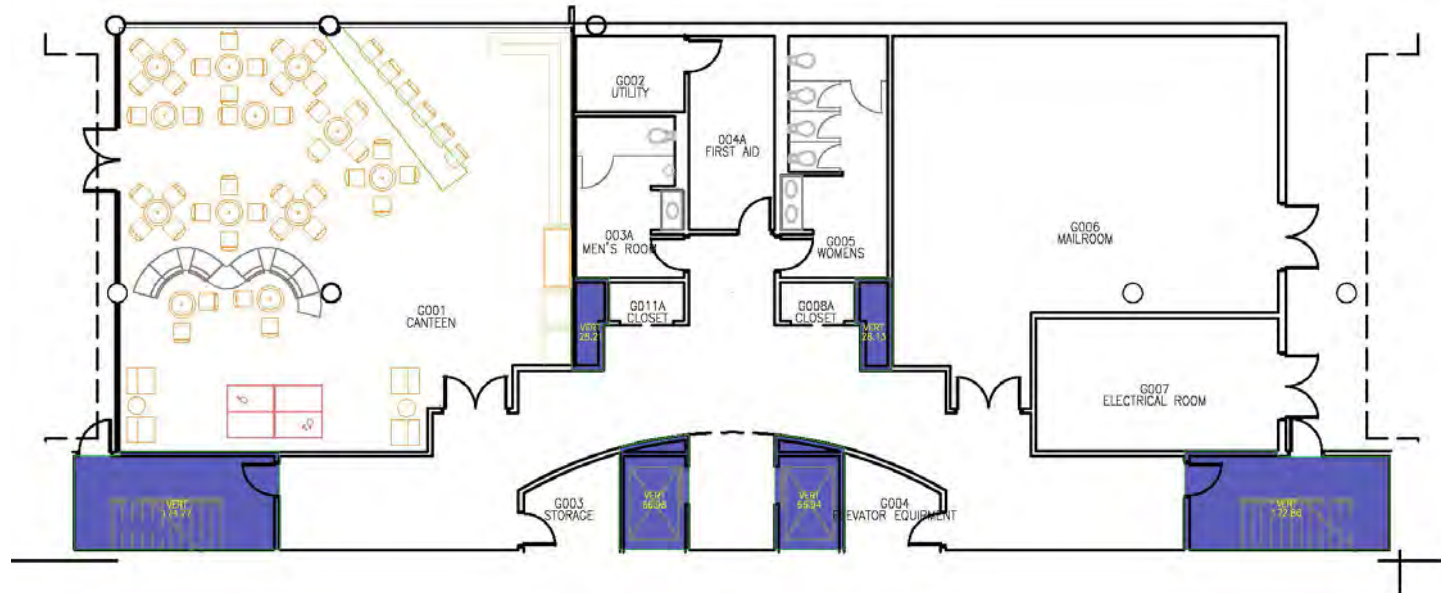


THIRD FLOOR



FLOOR PLANS

BASEMENT LEVEL



AERIAL

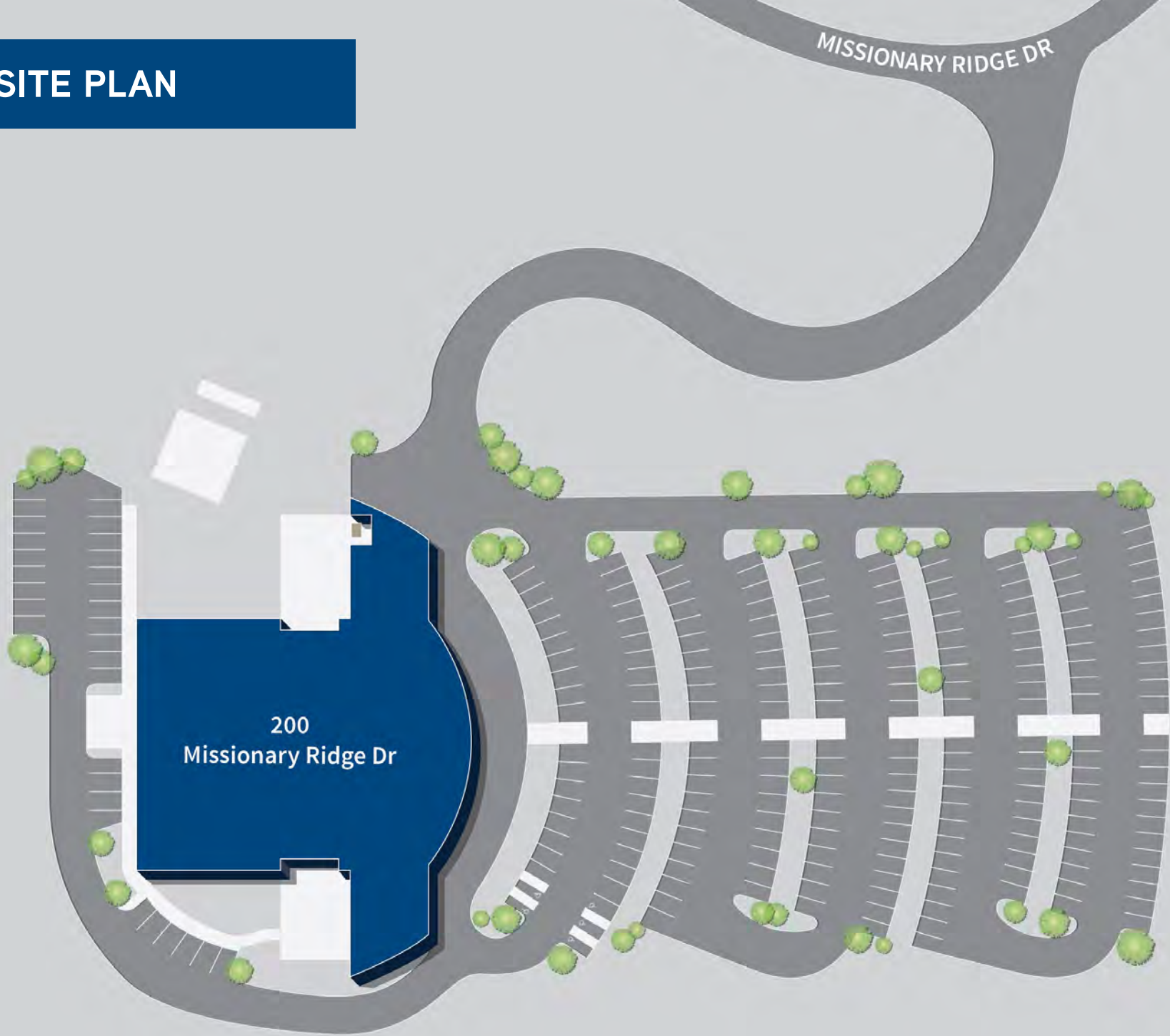
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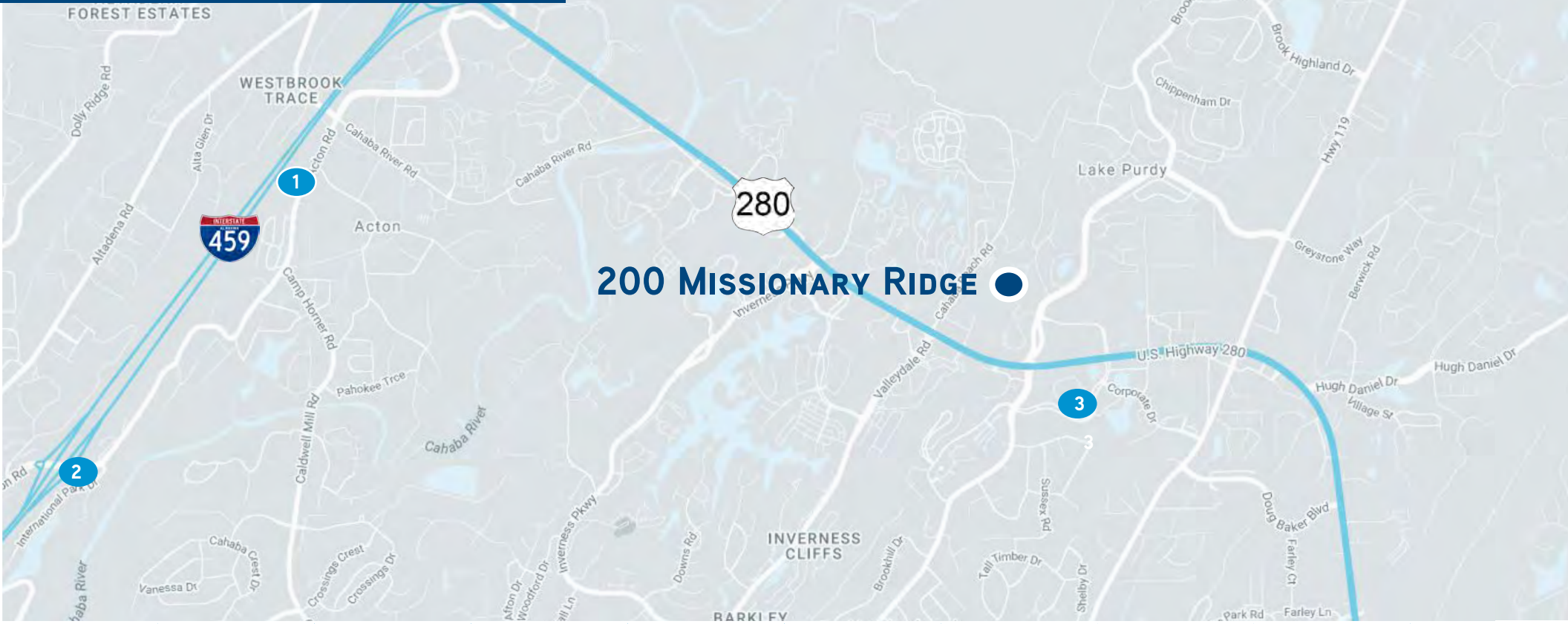
AERIAL



SITE PLAN



SALES COMPARABLES



	BUILDING	SELLER	PURCHASER	YEAR BUILT	SIZE (SF)	SALE PRICE	PSF	SOLD	PARKING RATIO
1	Willow Ridge	Vestavia Medical	Healthstone Properties	1996	39,160	\$4,000,000	\$102.15	6/22/2015	7.66/1000
2	2000 International Park	Iron Point Partners, LLC	Iberia Bank	1986	129,943	\$13,500,000	\$103.89	5/30/2017	3.31/1000
3	Meadow Brook 100	Matrix Realty Group, Inc.	McLeod Software	1986	143,880	\$11,600,000	\$80.62	11/22/2017	4.00/1000
	200 Missionary Ridge	Dex YP		1983	64,000	\$4,950,000	\$77.34		4.76/1000

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