

FREESTANDING OFFICE BUILDING FOR LEASE

5998 DEERFOOT PKWY TRUSSVILLE, ALABAMA 35173



SPACE AVAILABLE

3,630 SF

LEASE RATE

\$18 PSF NNN

BUILDING FEATURES

- Free standing brick construction
- Space includes 4 large private offices, 2 conference rooms, open reception area, kitchen/breakroom, 4 restrooms, and a large bullpen area
- Ample surface parking
- Well located within the city limits of Trussville, approximately one mile from I-59 at exit 143



Rich Vanchina, SIOR

205.492.3137

rich@tessa-cre.com

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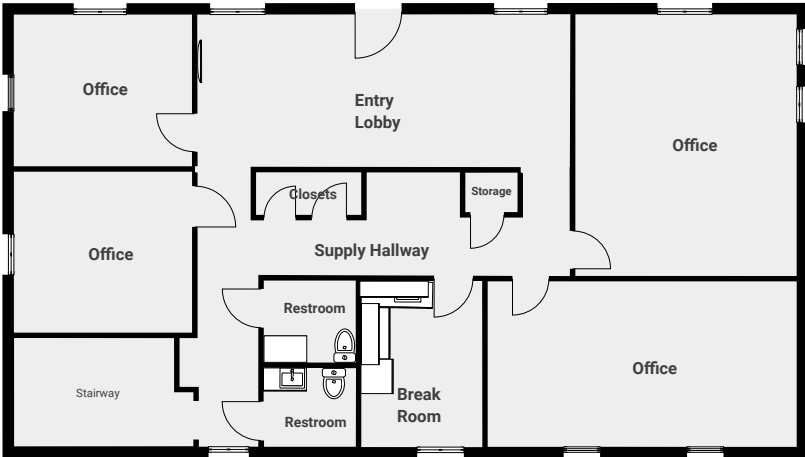
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5998 Deerfoot Pkwy, 35173 Trussville, AL, United States TOTAL AREA: 3810.81 sq ft · LIVING AREA: 3810.81 sq ft FLOORS: 2

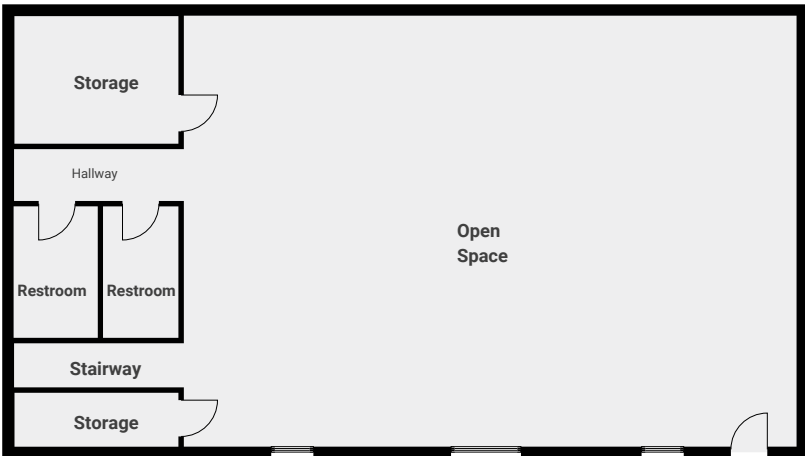
▼ 1st Floor

TOTAL AREA: 1906.32 sq ft · LIVING AREA: 1906.32 sq ft



▼ Basement • Level 1

TOTAL AREA: 1904.48 sq ft · LIVING AREA: 1904.48 sq ft



0' 4' 8' 12' 16' 1:102
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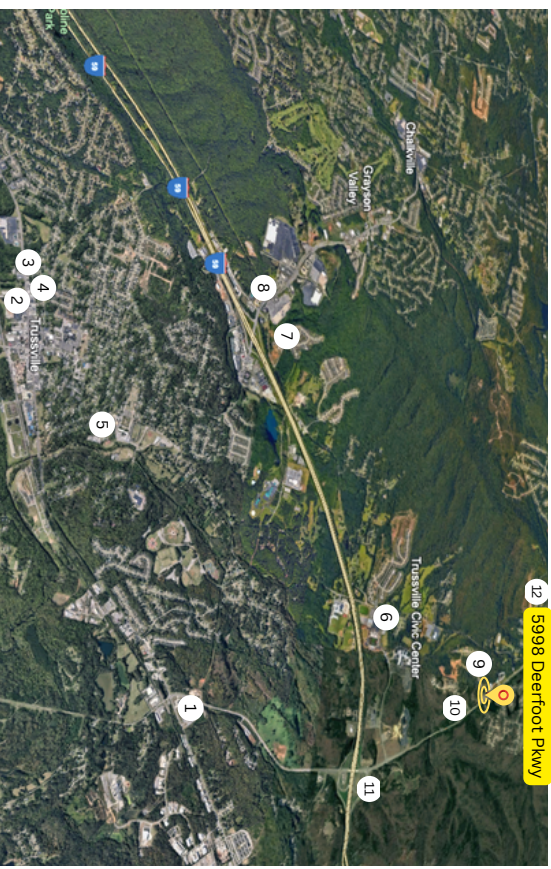
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SURROUNDING AMENITIES:

- | | | |
|---------------------------------------|----------------------------------|----------------------------------|
| 1 Publix | 5 TRUSSVILLE | 9 DEERFOOT ANIMAL CLINIC |
| 2 TRUSSVILLE Special | 6 Trussville Civic Center | 10 GRACE COMMUNITY CHURCH |
| 3 ferus ARTISAN ALES | 7 STARBUCKS | 11 Shell |
| 4 TRUSSVILLE COMMERCIAL OFFICE | 8 sam's club | 12 pegi's wiggy |



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