

FOR LEASE—HOMEWOOD
Medical/Office
Wellness Medical Center



Location: 3401 Independence Drive
Homewood, AL 35209

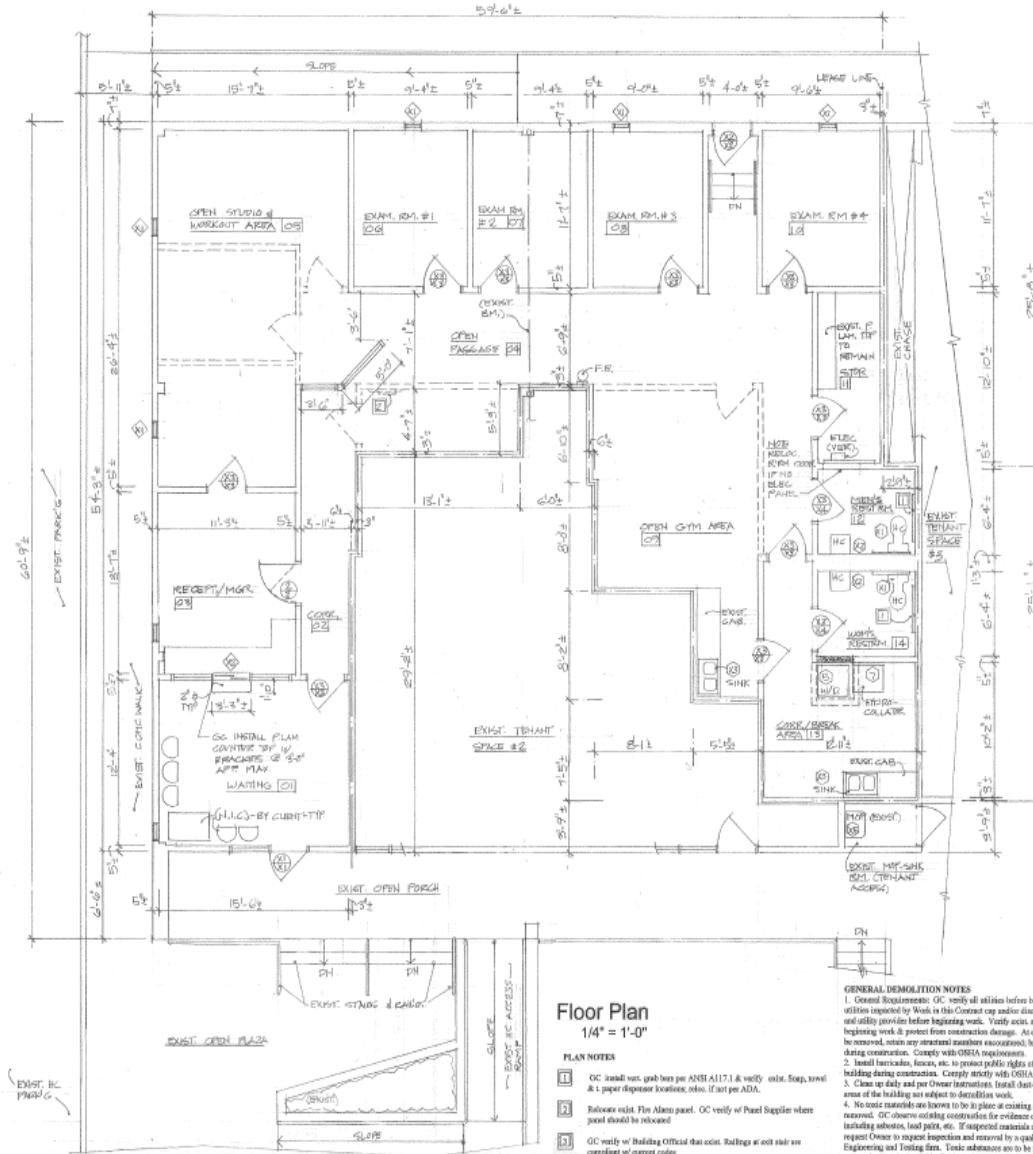
Available: 2,979 Usable Sq Ft

Rent: \$24.00 psf Full Service /TI Negotiable

Jay Moss
Red Mountain Realty Company, Inc.
Post Office Box 59785
Birmingham, AL 35259
T205-802-7080
C205-515-5235
Jay@redmtnrealtyco.com



Floor Plan



Floor Plan
1/4" = 1'-0"

PLAN NOTES

- [1]** OC install vent. grab bars per ANSI A117.1 & verify exist. Soap, towel & 1 paper dispenser locations, rebar, if not per ADA.
- [2]** Relocate exist. Fire Alarm panel. OC verify w/ Panel Supplier where panel should be relocated.
- [3]** OC verify w/ Building Official that exist. Railings at each stair are compliant w/ current codes.

- GENERAL DEMOLITION NOTES**
1. General Requirements: OC verify all utilities before beginning work. At utilities impacted by Work in this Contract exp. and/or disconnect per IBC Code and utility provides before beginning work. Verify access to utilities before beginning work & protect from construction damage. As existing construction to be removed, retain any structural members associated, loose & store as needed during construction. Comply with OSHA requirements.
 2. Install barricades, fences, etc. to protect public rights of way and users of the building during construction. Comply strictly with OSHA.
 3. Clean up debris and per Owner instructions. Install dust-proofing to protect area of the building not subject to demolition work.
 4. No toxic materials are known to be in place at existing construction to be removed. OC observe existing construction for evidence of toxic materials, including asbestos, lead paint, etc. If suspected materials are encountered, O.C. request Owner to request inspection and removal by a qualified Environmental Engineering and Testing firm. Toxic substances are to be removed and/or encapsulated as instructed by Environmental engineer to comply with EPA and industry standards, before any Work begins in this Contract. If any asbestos or other toxic material is encountered or suspected after demolition work, O.C. stop work IMMEDIATELY and advise Testing Agency for further instructions.