



929 MERCHANTS WALK FOR LEASE



DESCRIPTION:	HIGH QUALITY STAND-ALONE BRICK OFFICE BUILDING WITH 11 OFFICES, 1 RECEPTION AREA, 3 BATHS, OPEN LOFT ON SECOND FLOOR.
LOCATION:	FROM MEMORIAL PKWY. EAST BOB WALLACE, LEFT ON L & N DRIVE, LEFT ON MERCHANTS WALK. BUILDING IS ON YOUR LEFT.
BUILDING SIZE:	4,102 SQ.FT. (+/-)
LAND SIZE:	.31 ACRE / 13,503 SQ.FT. (+/-)
PARKING SPACES:	15 SPACES (+/-)
ZONING:	HEAVY INDUSTRY
LEASE PRICE:	\$13.75/SQ.FT./YR.
SURVEY & FLOOR PLAN:	ON REVERSE SIDE
CONTACT:	RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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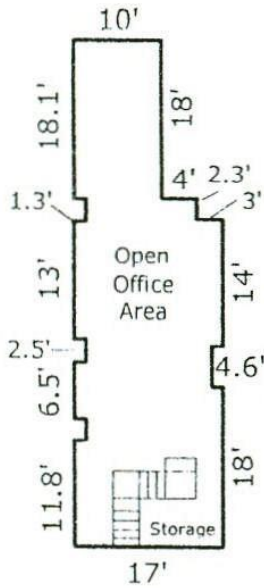
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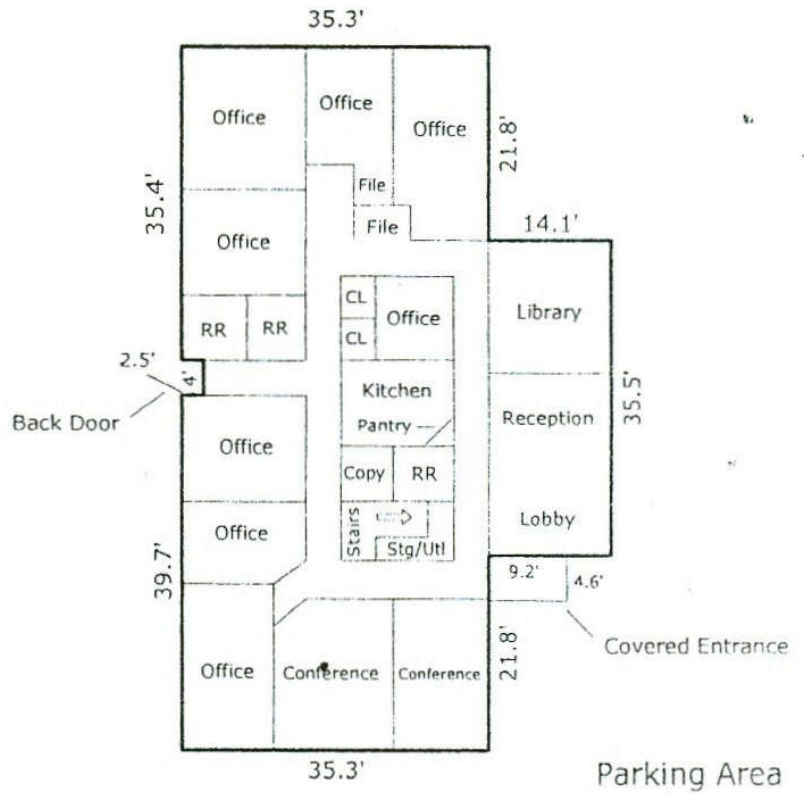
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929 Merchants Walk

Second Floor



First Floor



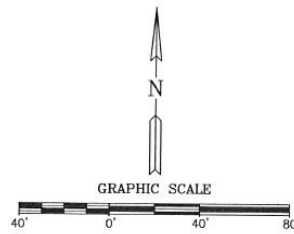
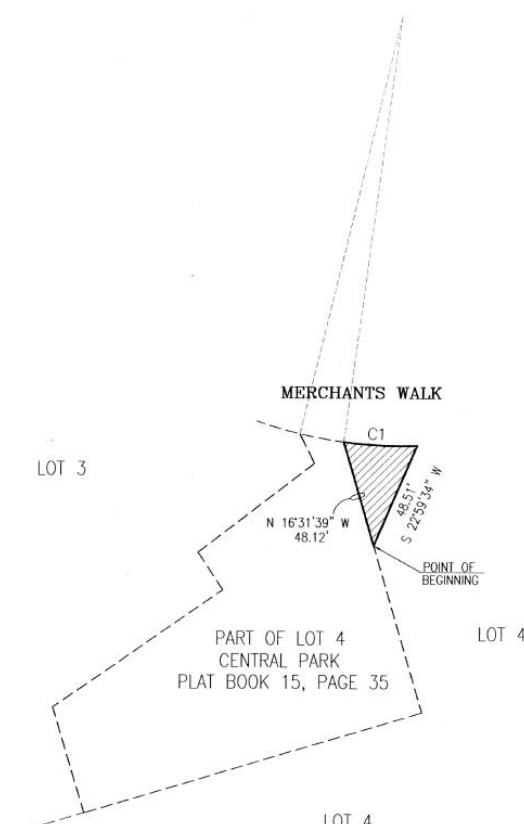
**DESCRIPTION FOR RANDALL PERRY
929 MERCHANTS WALK
DRIVEWAY EASEMENT**

ALL THAT PART OF LOT 4 BLOCK 1 OF CENTRAL PARK AS OF RECORD IN PLAT BOOK 15 PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS LOCATED NORTH 78 DEGREES 15 MINUTES EAST, 619.80 FEET; NORTH 11 DEGREES 22 MINUTES 39 SECOND WEST, 269.07 FEET; NORTH 73 DEGREES 16 MINUTES 45 SECONDS EAST, 265.56 FEET; AND NORTH 16 DEGREES 31 MINUTES 39 SECONDS WEST, 77.66 FEET FROM THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF BOB WALLACE AVENUE WITH THE EAST RIGHT-OF-WAY OF NORTH MEMORIAL PARKWAY;

THENCE FROM THE POINT OF BEGINNING NORTH 16 DEGREES 31 MINUTES 39 SECONDS WEST, A DISTANCE OF 48.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MERCHANTS WALK AND ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 190.50 FEET;

THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.71 FEET (CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 25 MINUTES 16 SECONDS EAST, 32.67 FEET) TO A POINT;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 22 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 48.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 727.5 SQUARE FEET MORE OR LESS.



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	9°46'51"	190.5	32.71	S 87°25'16" E	32.67	16.40

WORK ORDER NO.: 09-116
DATE : 09/08/09
**SMITH ENGINEERING
COMPANY, INC.**
8624 N. MORIAL PARKWAY SW
HUNTSVILLE, AL 35802 PH.539-9426