

Wells Fargo Bank, N.A.

Homewood (Birmingham), AL

Call for Offers: Due Wed. Oct 24 by 5PM

Stan Johnson Company is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase a fee-simple interest in the Wells Fargo Office property located at 220 Wildwood Parkway in Homewood (Birmingham), AL (the "Property"). The 180,856 SF building is roughly 5 miles south of Birmingham, AL, located minutes from exit 255 on I-65. It is positioned on 8.42 acres and features both a surface parking lot and a parking garage structure. Wells Fargo is operating under a twelve-year base lease that has eleven years of term remaining, followed by two, five-year renewal option periods. The NNN lease features annual increases of 2% and Landlord responsibility limited to capital expenditures for the roof, structure, HVAC and building systems.

Location Synopsis

Birmingham is the county seat of Jefferson County and the largest city in Alabama with a population of 210,710. According to the U.S. Census Bureau, the Birmingham-Hoover MSA is the 48th largest Metropolitan Statistical Area in the United States and is projected to grow to 1,175,000 people by 2020, which equates to a 0.5% average annual increase.

Homewood is located in the Midtown submarket, roughly 5 miles south of Birmingham, AL. With an estimated population of just over 25,000, the upscale area is home to an abundance of local and national restaurants and retailers.

Investment Highlights

- Long-Term Lease With Annual Rental Escalations
- Investment Grade Tenant
- Class-A Building
- Superior Access & Amenities
- Strong Demographics
- Commitment to Site
- Birmingham MSA



[Click Here for Website & Full Offering Memorandum](#)

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