

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE

VIRTUAL
TOUR
LINKS
INSIDE



UAB ST. VINCENT'S POB I 652-7,998 RSF Available

2660 10th Avenue South, Birmingham, AL 35205

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PROPERTY OVERVIEW

This outpatient medical building sits directly on the UAB St. Vincent's Birmingham campus and features on-site property management. The building has a ground-floor lobby corridor connecting it to the hospital. Additional elevated connectors join the property to other outpatient medical buildings and the parking deck directly across the street. On-site specialties at the property include home medical services, ophthalmology, pulmonary care, dentistry, hand and plastic surgery, neurology, a sleep disorders center, surgical weight loss, bariatric and robotic general surgery. In addition, the property is located in the heart of Birmingham and has a convenient on-site ATM and covered patient drop-off.

Campus Setting	On-campus – UAB St. Vincent's Birmingham	
Building Details	76,257 RSF Built in 1974 Seven stories	
Available	Ste 101: 1,936 RSF Ste 103: 768 RSF Ste 223: 772 RSF Ste 235: 1,033 RSF Ste 300: 5,445 RSF Ste 400: 4,406 RSF Ste 402: 1,185 RSF Ste 520: 2,363 RSF	Ste 528: 7,998 RSF Ste 608: 3,128 RSF Ste 610: 2,166 RSF Ste 630: 1,612 RSF Ste 636: 652 RSF Ste 701: 2,980 RSF Ste 720: 1,102 RSF
Access	Easy access to and from US-31 and US-280 Directly connected to the hospital campus and POB II	
Parking	Parking Deck	

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AFFILIATED HOSPITAL

UAB St. Vincent's Birmingham is a 409-bed acute care hospital that offers a variety of care specialties, including a state-of-the-art robotics surgery program and the first Heart Valve Clinic in the state. In addition, the hospital provides a 24/7 emergency department, imaging, laboratory, and pharmacy. The hospital specializes in medical services, including oncology, cardiology, women's and children's services, orthopedics/sports medicine, neurology, community/corporate wellness services, and surgical services. UAB St. Vincent's Birmingham has a long history of recognition, including being named the "Best Hospital to Have a Baby," "Best Birthing Suites," "Favorite Hospital," and is listed on the Most Wired for Hospitals and Health Networks rankings.

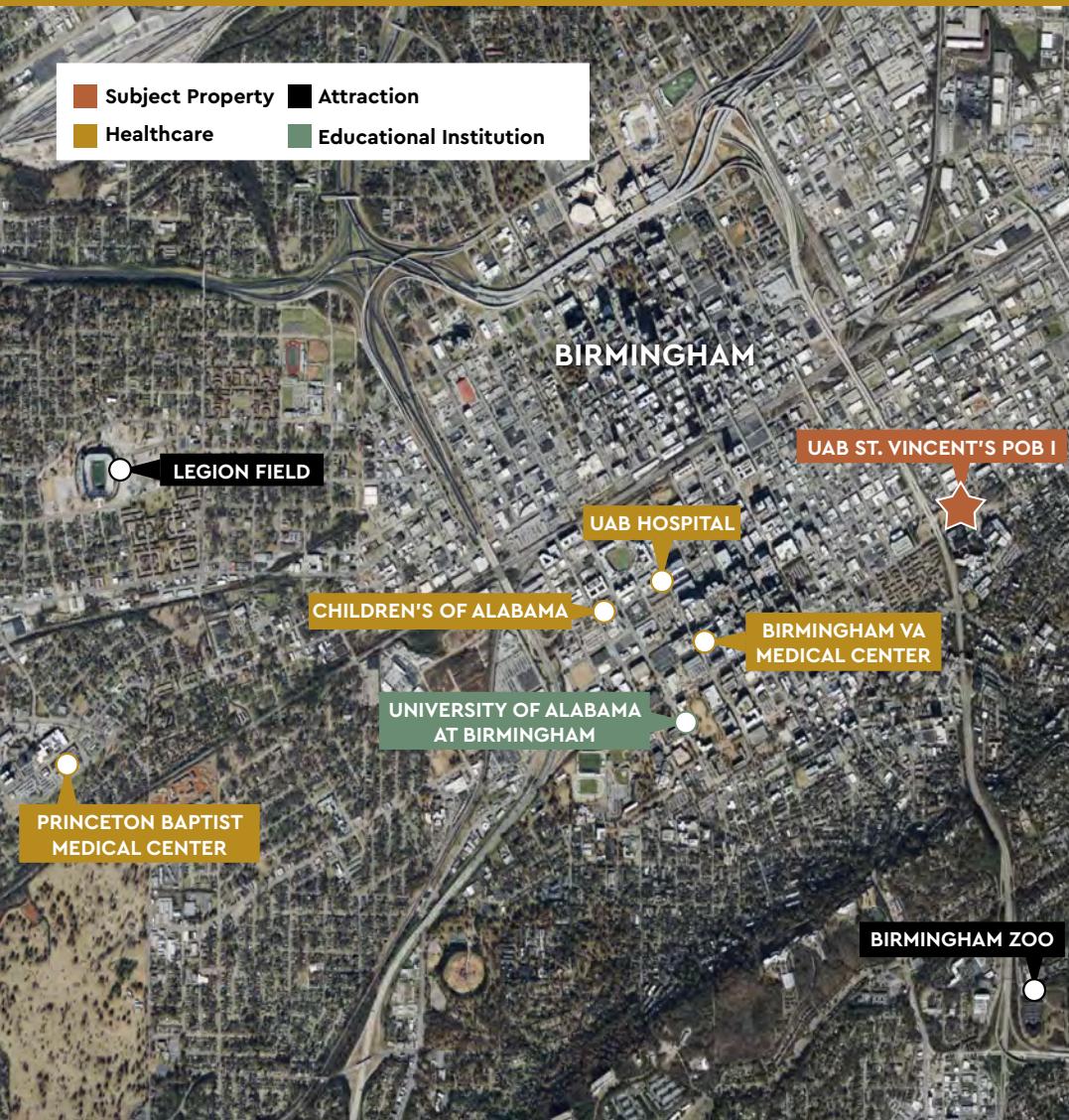
AREA OVERVIEW

Birmingham, Alabama, is known as the "Dinner Table of the South," featuring award-winning barbecue and a blend of international influences. The Birmingham metropolitan area is consistently rated as one of the United States' best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses. Birmingham is home to the University of Alabama at Birmingham, ranking fifteenth in federally-funded research among public universities. It is also home to three private institutions: Samford University, Birmingham-Southern College, and Miles College.

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DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	14,788	\$53,666
3-Miles	82,150	\$56,640
5-Miles	175,137	\$57,072



Area Healthcare

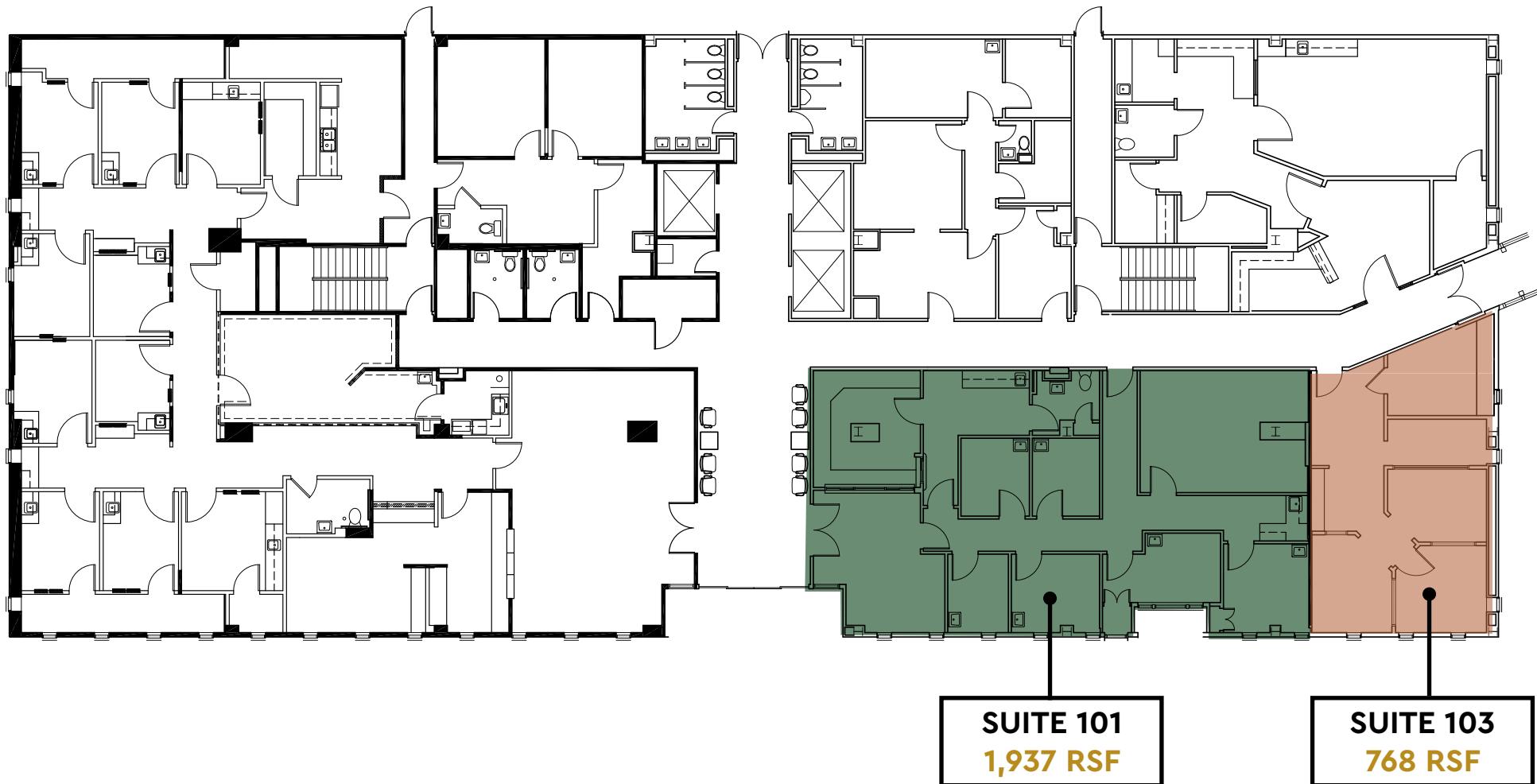
- Alexander City
 - Russell Medical Center
- Huntsville
 - Huntsville Hospital
 - Crestwood Medical Center
- Mobile
 - USA Health Children's & Women's Hospital
 - Infirmary Health
 - Providence Memorial Hospital
 - Springhill Medical Center
- Montgomery
 - Jackson Hospital
 - VA Medical Center
 - Baptist Medical Center South
- Tuscaloosa
 - DCH Regional Medical Center
 - VA Medical Center

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FIRST FLOOR



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SECOND FLOOR

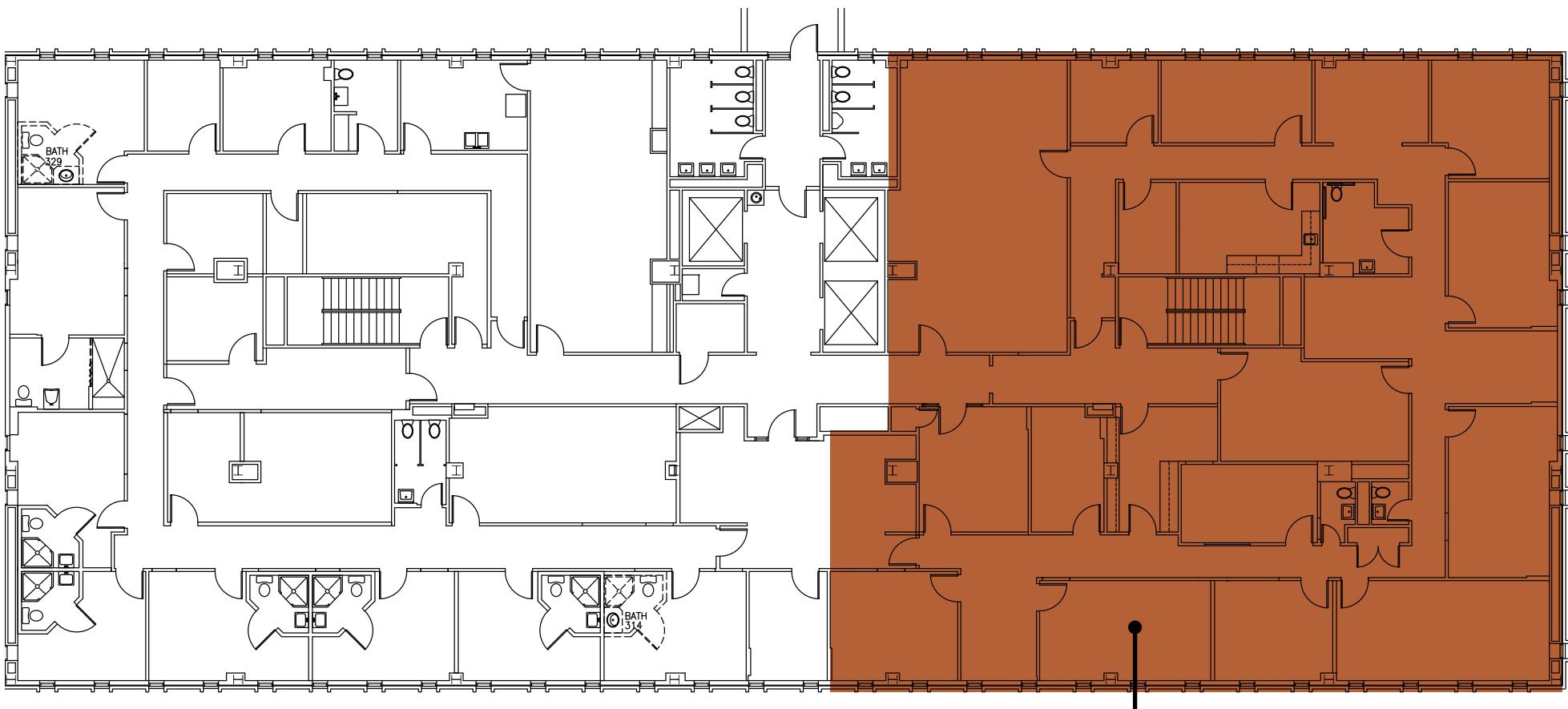


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THIRD FLOOR



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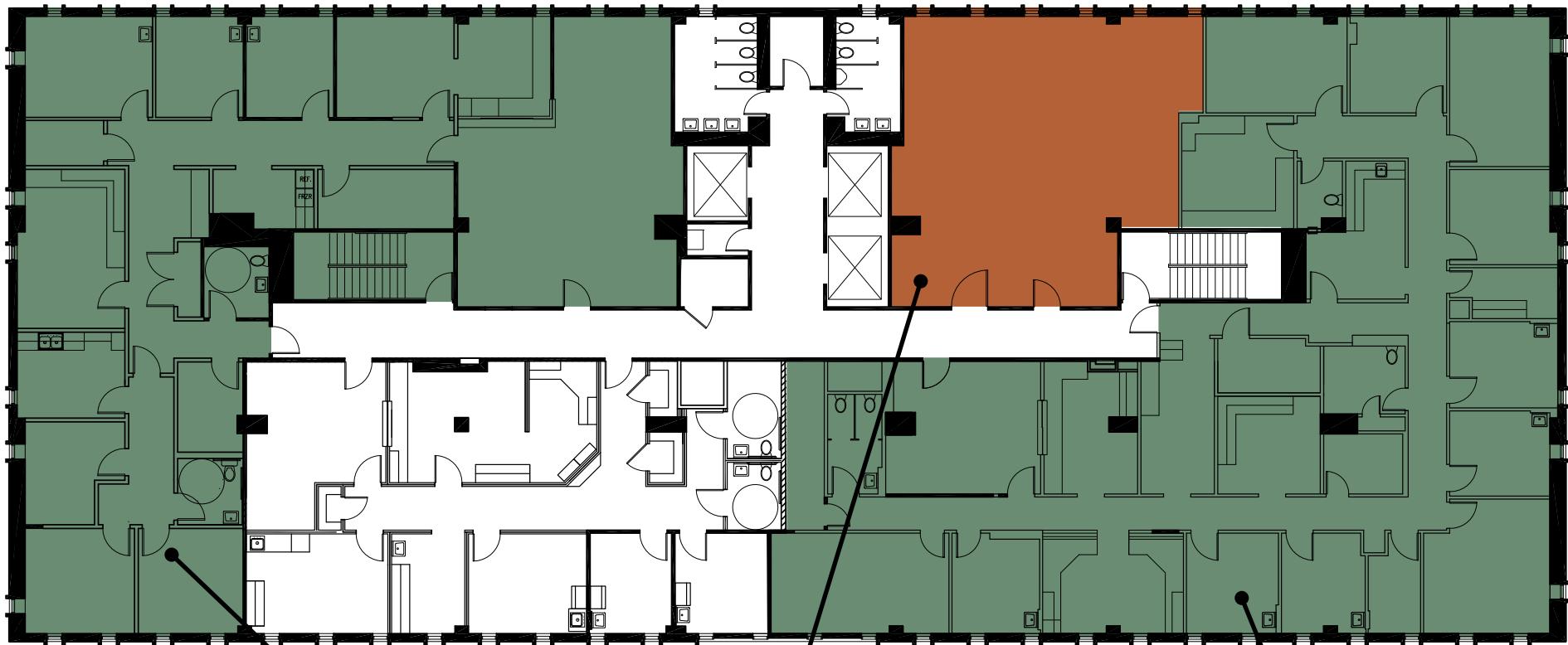
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**SUITE 300
5,445 RSF**



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FOURTH FLOOR



SUITE 403

3,468 RSF



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SUITE 402

1,185 RSF



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SUITE 400

4,406 RSF



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FIFTH FLOOR



Suite 528
7,998 RSF

Suite 520
2,363 RSF



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SIXTH FLOOR



SUITE 636
652 RSF

SUITE 630
1,612 RSF



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SUITE 608
3,128 RSF



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SUITE 610
2,166 RSF



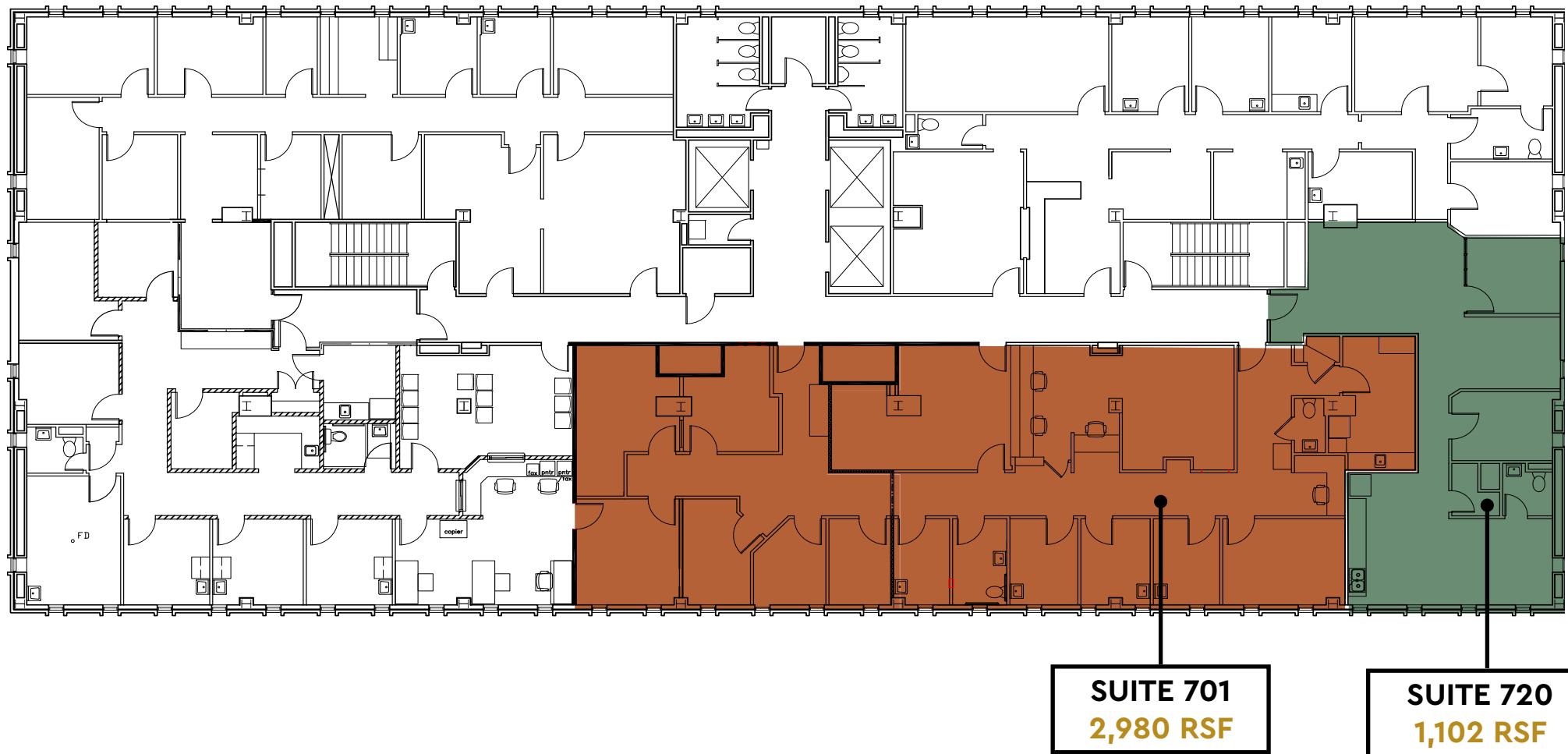
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SEVENTH FLOOR



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