

ASH PLACE

2100 16th Avenue South Birmingham, AL 35205

TOTAL
SKIN & BEAUTY DERMATOLOGY CENTER

ASH PLACE 2100 16TH AVENUE SOUTH

OFFICE/MEDICAL BUILDING FOR SALE



Commercial Real Estate

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2100 16TH AVENUE SOUTH
BIRMINGHAM, AL 35205

PROPERTY FEATURES

- Excellent owner occupant opportunity
- Conveniently located just off of Red Mountain Expressway
- Easy access to Five Points South and Downtown as well as Homewood and Midtown
- Amenities include: garage parking, exercise room, locker room, and covered parking
- 164 owned parking spots on-site, and 24 leased spaces



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SALE PRICE: \$5,750,000



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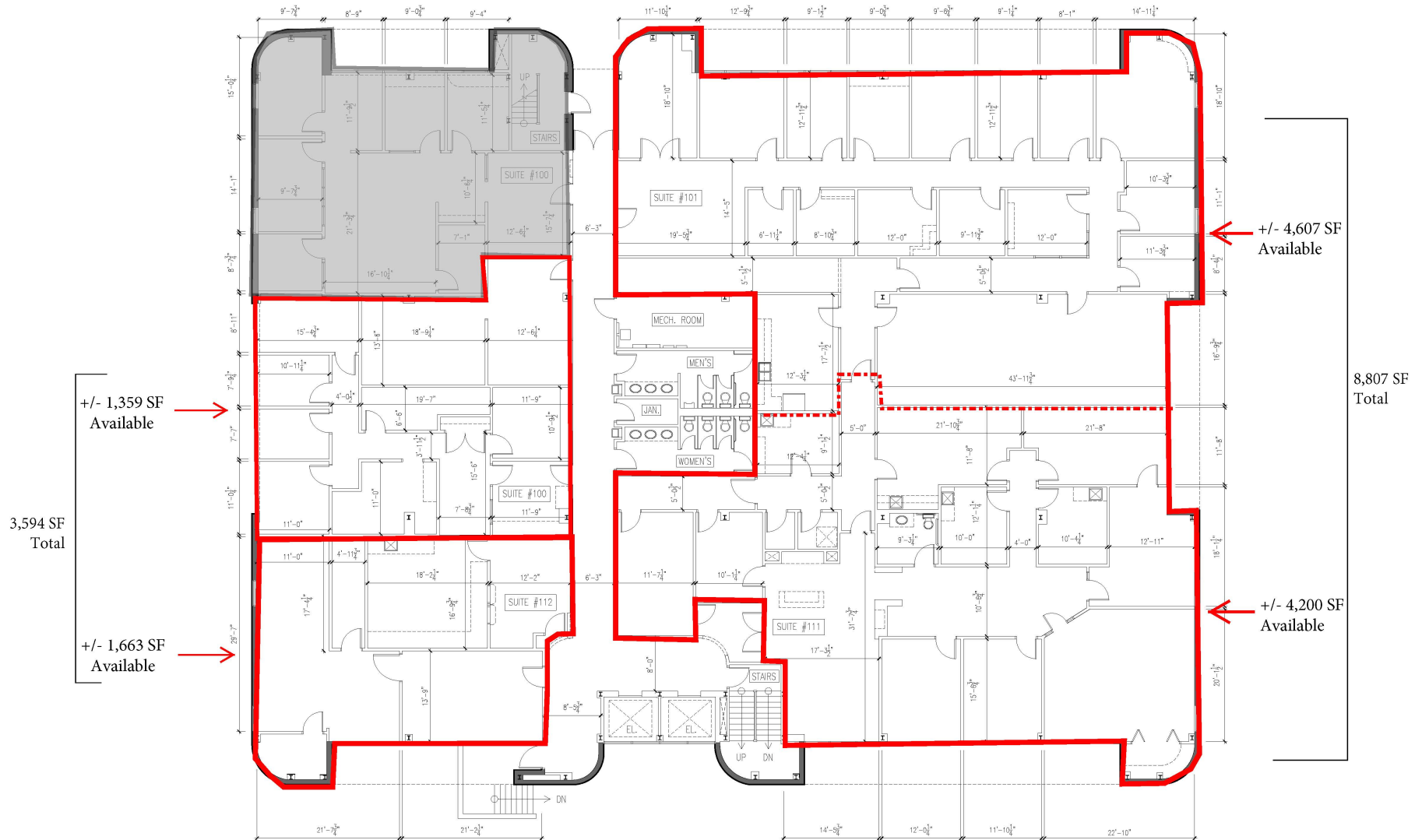
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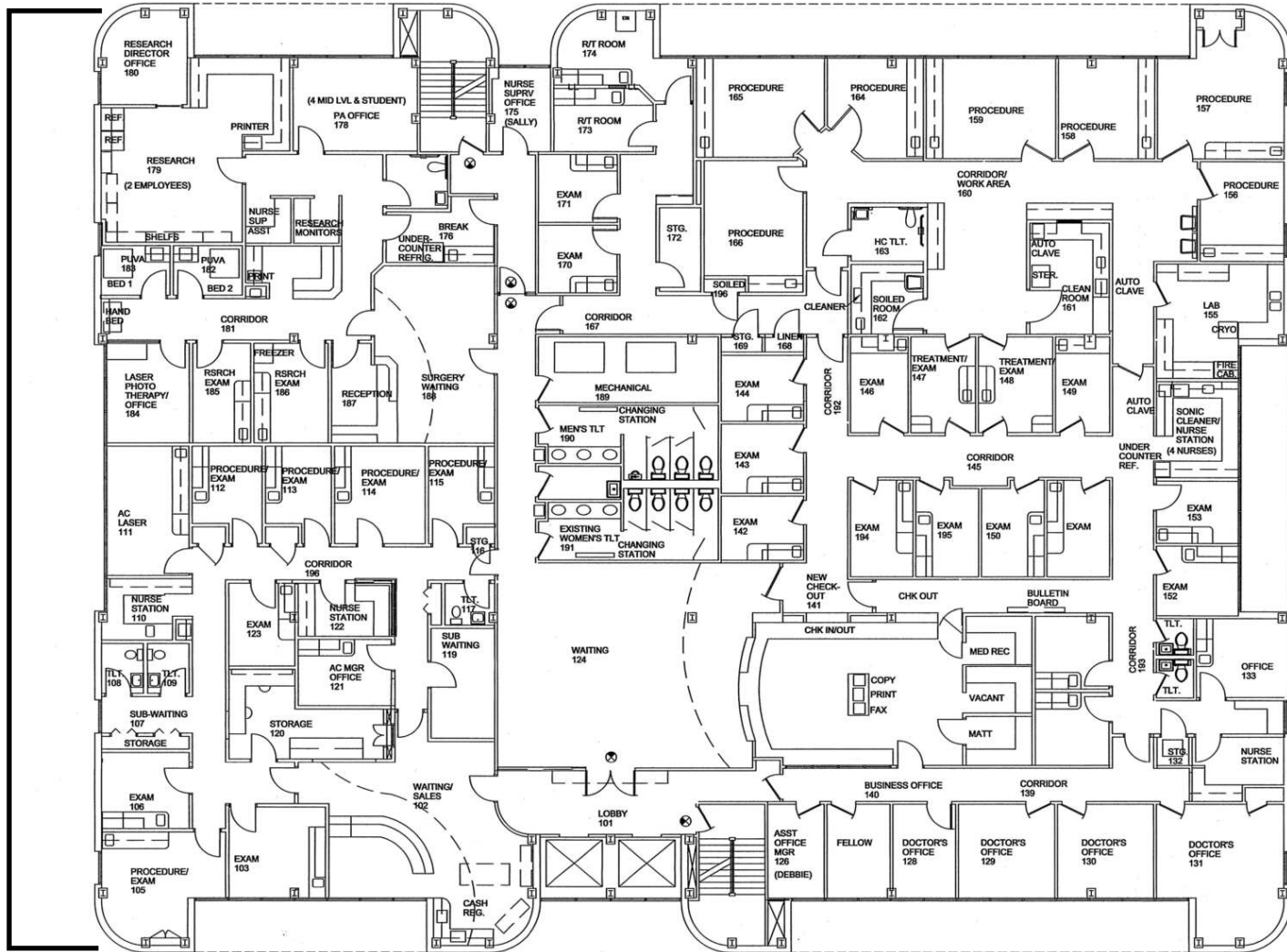
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------|-----------|-------------------|--------------|---------------|
| First Floor | Available | 1,663 - 12,401 SF | Full Service | \$21.00 SF/yr |



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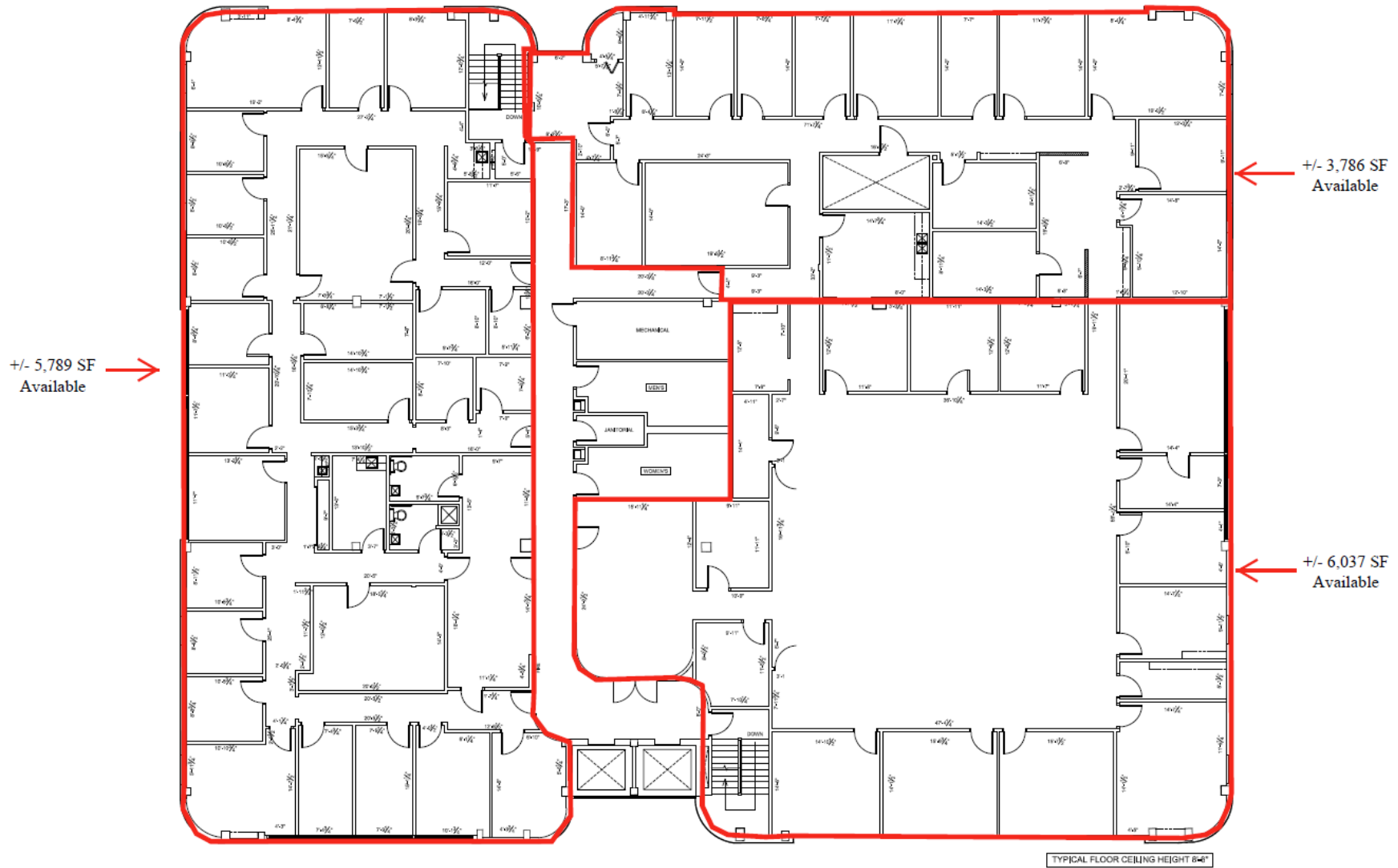
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|--------------|-----------|-----------|--------------|---------------|
| Second Floor | Available | 15,964 SF | Full Service | \$21.00 SF/yr |



Full Floor Available

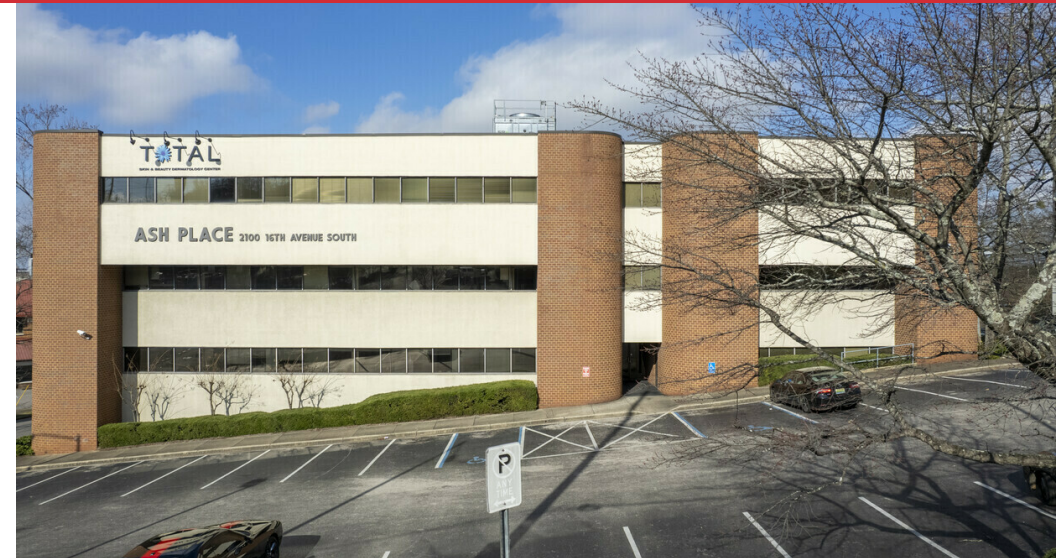
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| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------|-----------|-------------------|--------------|---------------|
| Third Floor | Available | 3,786 - 15,612 SF | Full Service | \$21.00 SF/yr |



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PROPERTY DESCRIPTION

J.H. Berry & Gilbert, Inc. is pleased to present the opportunity to acquire the Ash Place Office Building (the “Property”); a 51,000 square foot office building in Birmingham, AL. The Property is located just over Red Mountain in the Southside/Medical Center district and has been a well-known office building since it was constructed in 1982. Ash Place is a four story building with a great view of the Birmingham skyline. It features onsite parking (some covered) and great access to the Red Mountain Expressway and the Central Business District along with being in walking distance to the many restaurants in Five Points South. The quality tenant mix along with the features mentioned above makes for a unique opportunity to acquire one of the Southside/Medical Center’s most notable buildings.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$5,750,000 |
| Lot Size: | 1.26 Acres |
| Building Size: | 53,170 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,532 | 36,484 | 76,002 |
| Total Population | 8,933 | 81,963 | 178,675 |
| Average HH Income | \$39,468 | \$65,403 | \$66,853 |

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