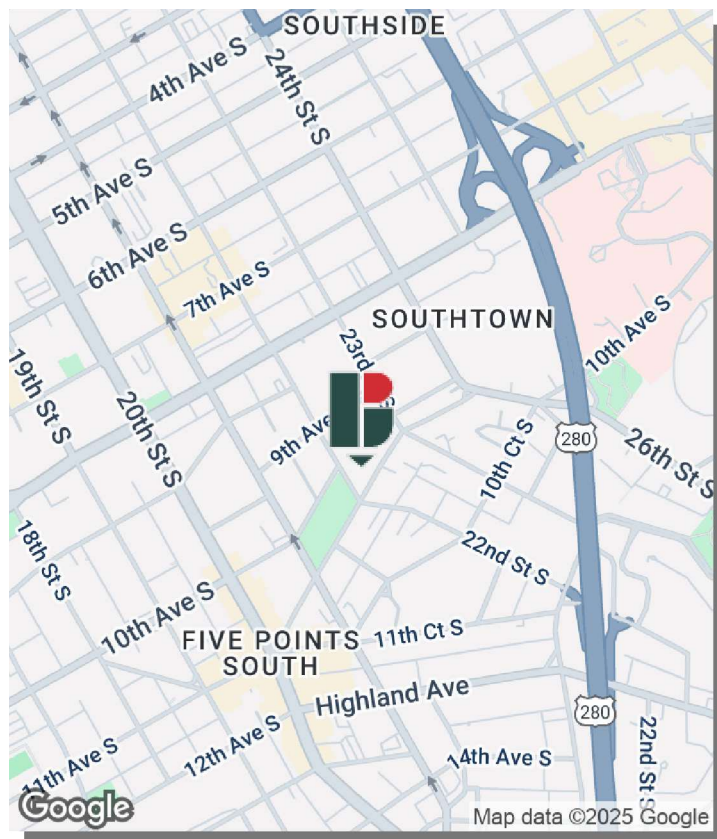


## 2200 MAGNOLIA AVENUE SOUTH

BIRMINGHAM, AL 35205

### PROPERTY FEATURES

- **2nd Floor Available: 5,570 SF** (Private ground floor lobby entrance)
- Move in ready brick and beam office space available for lease- Partial furniture included
- Close proximity to UAB and St. Vincent's Hospitals
- Quick and easy access from US-31/280
- Abundant on-site parking available
- Excellent walkability to Magnolia Point restaurant and the new, large Edgehill Redevelopment



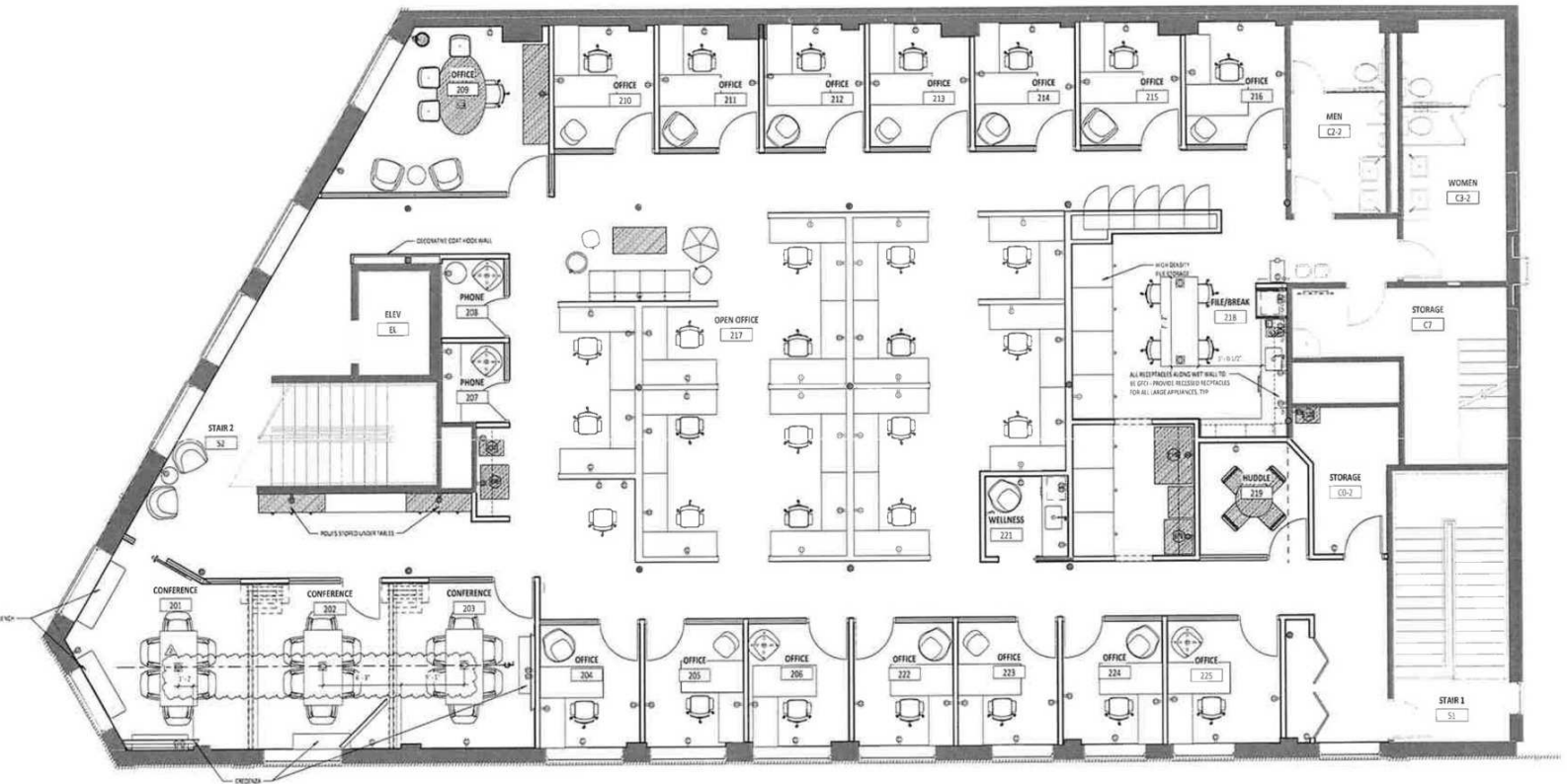
LEASE RATE:  
\$31.00 SF/yr (Full Service)

**Philip Currie, SIOR, CCIM**

205.313.4369  
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**Grace Adams**

205.313.4350  
grace@jhberry.com



2nd Floor: 5,570 SF

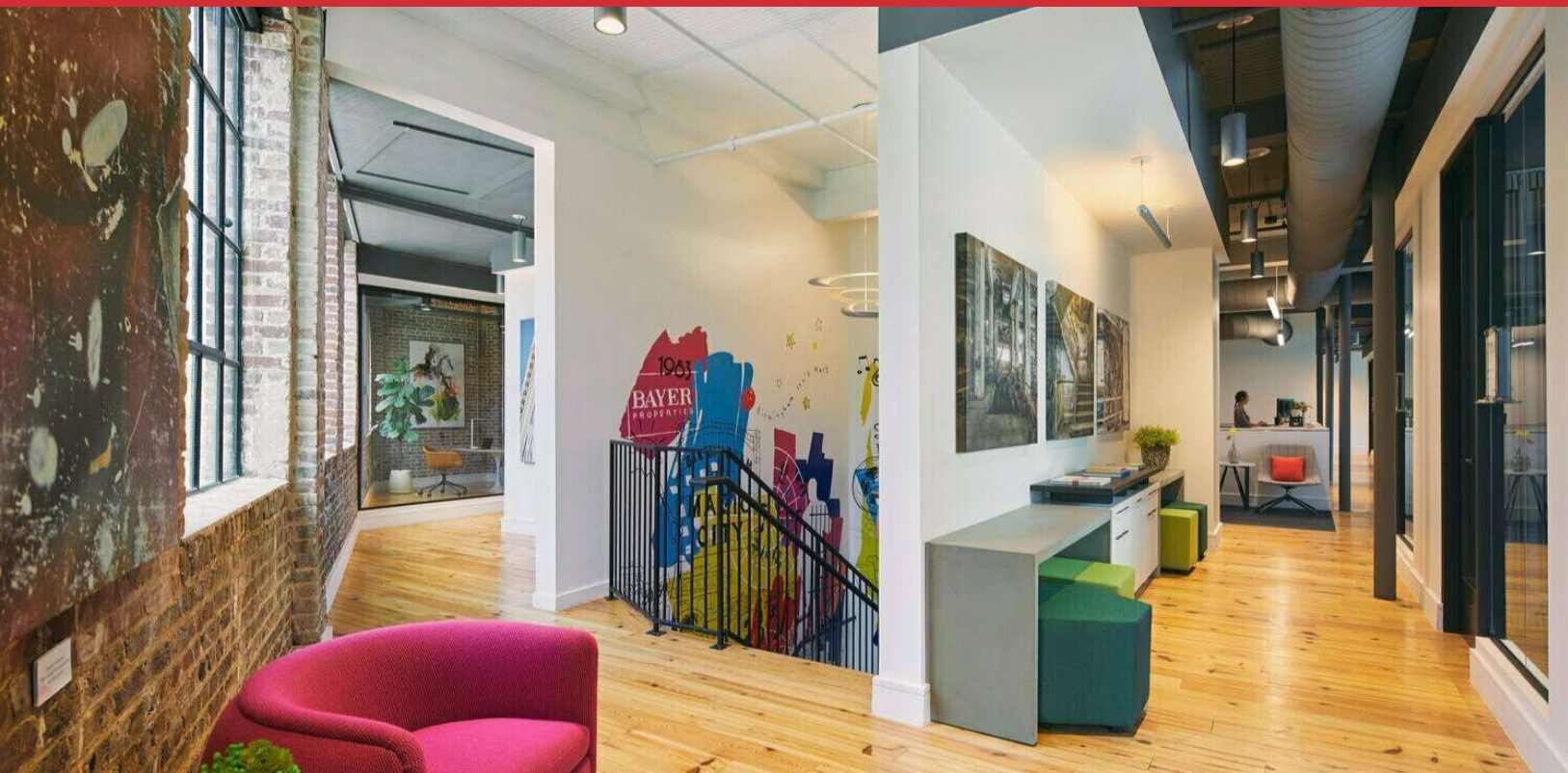
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