

# JEMISON FLATS

1827 1st Ave N, Birmingham, AL 35203

OFFICE / RETAIL SPACE FOR LEASE



## PROPERTY DESCRIPTION

Originally built in 1900 for the Birmingham Chamber of Commerce, Jemison Flats was renovated in 2003 to include 58 loft apartments and ground floor commercial space. The commercial spaces offer some of the most unique spaces in downtown Birmingham with vaulted ceilings, exposed brick and concrete beams, and a sleek industrial look.

## PROPERTY HIGHLIGHTS

- Highly Walkable Location
- Free Parking in adjacent secure deck
- Beautiful Courtyard Common Area
- High Ceilings and Exposed Brick
- Full Service Lease Rate

## JOHN TALLY

Principal and Qualifying Broker  
205.757.0237  
john@tallybhm.com

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Number of Units:	4
Available SF:	1,260 - 8,422 SF
Lot Size:	40,136 SF
Building Size:	110,043 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,692	17,490	33,763
Total Population	9,254	35,913	72,650
Average HH Income	\$59,494	\$66,202	\$78,025

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,260 - 8,422 SF	Lease Rate:	\$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1827 1st Ave N	Available	8,422 SF	Full Service	\$22.00 SF/yr	Office / Retail / Showroom. Large open Layout with massive conference room, 5 private offices, break room, and lofted mezzanine space.
1827 1st Ave N	Available	1,260 SF	Full Service	\$22.00 SF/yr	Street level office space with open layout, private bathrooms, and break room.
1827 1st Ave N	Available	4,489 SF	Full Service	\$22.00 SF/yr	Former Auditorium converted into creative office space. Vaulted ceilings. 4 Executive glass private offices, 5 built in workstations, large and small break rooms, conference room, and a private outdoor patio.

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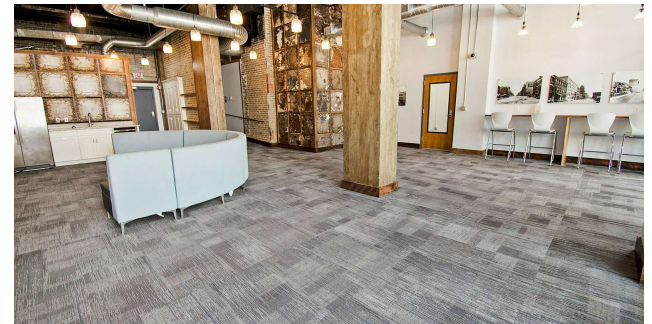
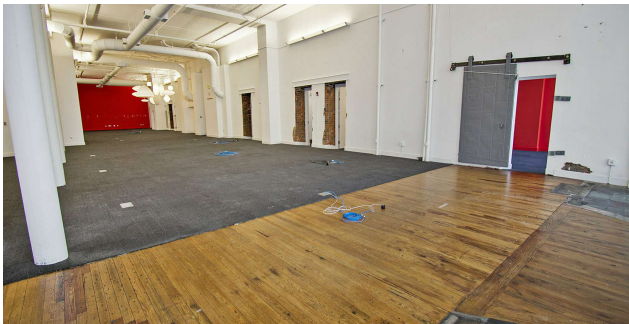
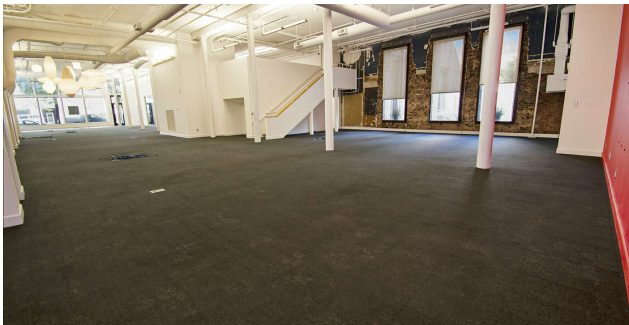
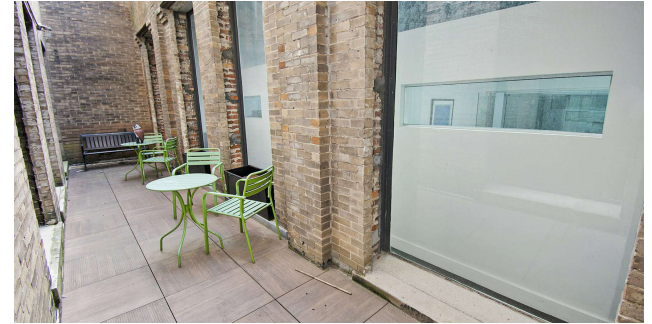
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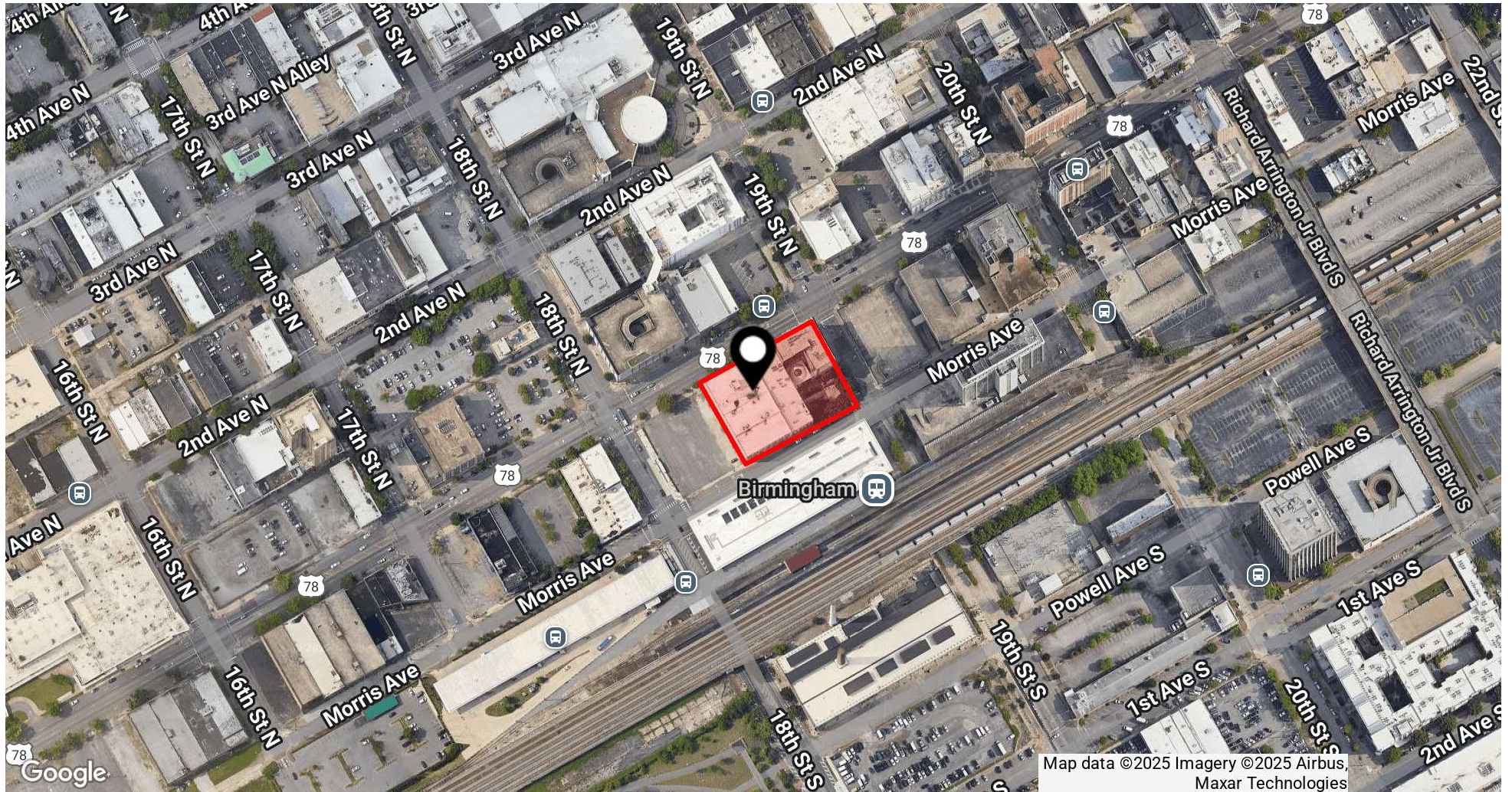
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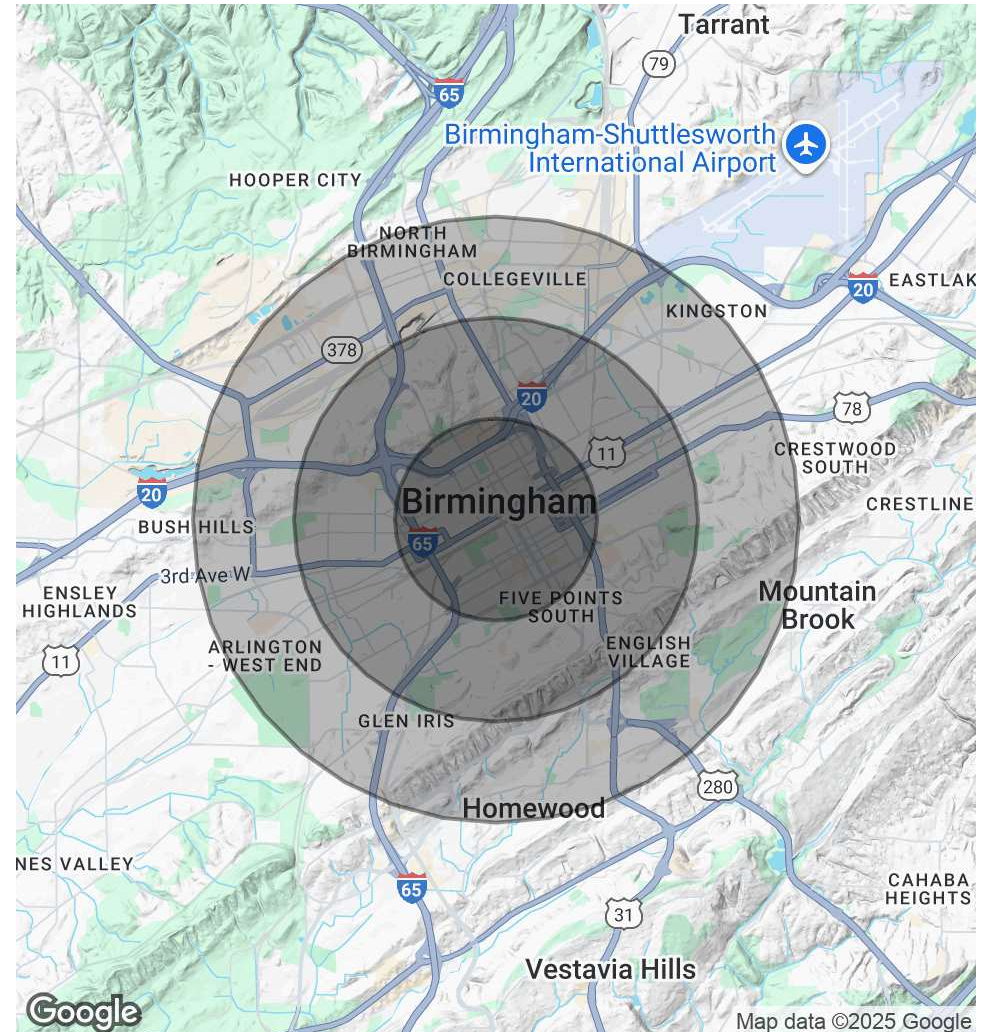
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,254	35,913	72,650
Average Age	32	38	39
Average Age (Male)	31	38	38
Average Age (Female)	33	39	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,692	17,490	33,763
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$59,494	\$66,202	\$78,025
Average House Value	\$263,207	\$316,690	\$357,551

*Demographics data derived from AlphaMap*



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