

# THE HILL BUILDING

Modern Plug-and-Play Office Space in Birmingham's Avondale District



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# PROPERTY HIGHLIGHTS

±53,700 SF of historic office space, fully renovated in 2017

\$25.00, Full Service

Fully-furnished, plug-and-play spaces available

4/1,000 SF (including 75 covered spaces)

Modern aesthetics with 13' exposed ceilings and stained concrete floors

Walkable amenities and only a 1-minute drive to downtown Avondale

Back-up generator on-site

Secure keycard access at all entrances

Building conference room on-site

Flexible lease terms

Men's and women's lockers and showers



# PROPERTY GALLERY



**PARKSIDE ON 5TH**



**MIRACLE PIZZA CO**



**AVONDALE BREWING**



**CINDERELLA STORY**



**SATURN**



**SAW'S SOUL KITCHEN**



**TACO MORRO**



# WELCOME TO AVONDALE

Driven by culture, connectivity, and community, Birmingham's Avondale District is one of the city's most vibrant and walkable destinations. Once a 19th-century mill town, it has transformed into a thriving Entertainment District where historic architecture, adaptive reuse, and lively streets create a unique sense of place.

Centered around 41st Street South and the 40-acre Avondale Park, the district features acclaimed restaurants, craft breweries, entertainment venues, and local businesses. Its blend of history, character, and modern energy continues to attract residents, visitors, and employers seeking an authentic live-work-play environment.

# WALKABLE AMENITIES

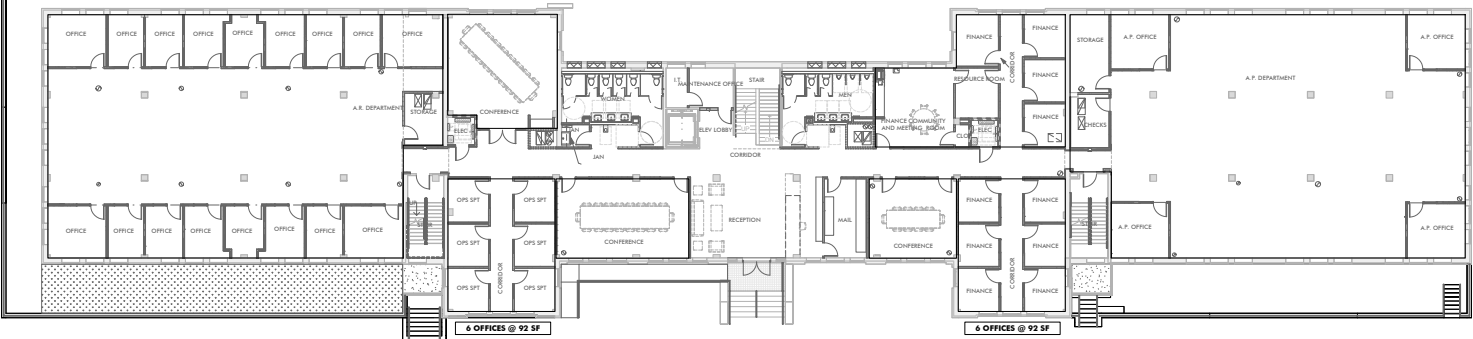


# FLOOR PLANS

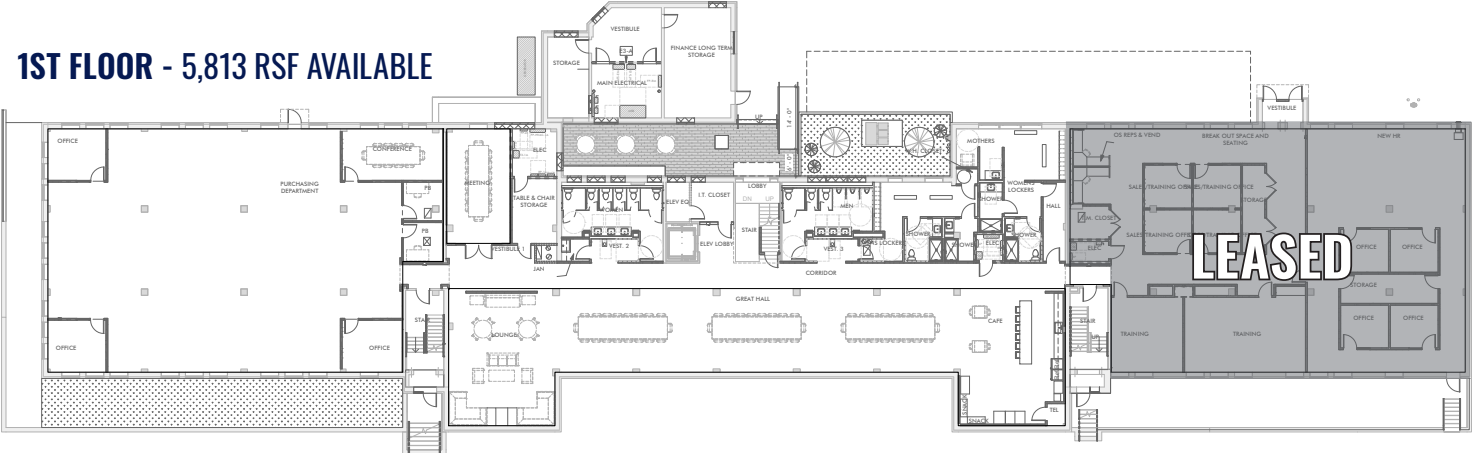
**3RD FLOOR - 11,120 RSF AVAILABLE**



**2ND FLOOR - 16,700 RSF AVAILABLE**



**1ST FLOOR - 5,813 RSF AVAILABLE**



# SAMPLE FLOOR PLANS

2ND FLOOR - 8,000 RSF



2ND FLOOR - 8,700 RSF





**Bruto** *Mom's* <sup>\*</sup>  
 BASEMENT  
 C & B **ELECTRIC** **DOWRY DISTILLERS CO.**

**MIRACLE PIZZA CO.** **S** **BBQ** **AVONDALE BREWING**  
**THE GOOSE** **Big Spoon CREAMERY** **TACO MADERO LOCO**

**THE FILLING STATION** **CRESTWOOD TAVERN**  
 PIZZA CAFE & BAR  
**True Story** **RED BIKE COFFEE CO.**

**The ROUGAROUX**  
**G**  
**red o white**

**THE HILL BUILDING**

# AREA MAP



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