# INSPIRE, CLASS A SPACE IN A NEW LIGHT

Protective AB

**Protective Center** 2801 Highway 280 South Birmingham, AL 35223

Located at the center of Birmingham's Midtown office submarket in unincorporated Jefferson County

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# Protective Center

Welcome to Protective Center, the most iconic and beautiful corporate campus in Birmingham. The property is perfectly located in the heart of Birmingham's most desirable Midtown office submarket. The Protective Center offers class A space with on-site amenities that no other multi-tenant building in Birmingham can provide. Employees enjoy free covered parking, onsite coffee shop and cafeteria offering fresh daily breakfasts and lunches, a staffed fitness center offering group fitness classes and lockers and showers, a walking trail, two picturesque courtyards, and multiple meeting areas – all in one place to provide the best working environment for today's modern office worker.

- + Large floor plates (40,000+ SF) with 10' finished ceiling heights ideal for larger office users
- + Free covered parking (4/1,000 SF)
- + On-site coffee shop, cafeteria, staffed fitness center, courtyards, walking trails, and meeting rooms
- + 24/7/365 on-site security
- + Located in Unincorporated Jefferson County (no occupational tax)
- + Redundant power building served by dual power feeds and back-up generator
- + Dedicated visitor and employee entrances
- + Available space up to 100,000 SF
- + Lease Rate: \$40.00/SF, Full Service



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### A SPACE WHERE INSPIRATION AND COLLABORATION CAN THRIVE.

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#### ADDRESS

+ 2801 Highway 280 South, Building, 3, Birmingham, AL 35223

#### BUILDING 3 INFO

- + Year Built: 2004
- + Stories: 7 stories
- + Rentable Area: 310.000 SF
- + Typical Floor Plates: 42,000 SF
- + Ceiling Heights: 10' to finished ceiling and 13'10" from raised floor to overhead slab
- + Elevators: 5 Dover elevators with 1 freight (4,500 lbs)
- + Electricity: Campus is served by 2 substations offering redundant power

#### LOCATION

- + Located in Unincorporated Jefferson County (no occupational tax)
- + Central to Birmingham's Midtown office submarket offering unparalleled access to the richly appointed amenities in Mountain Brook, Homewood, and Vestavia
- + Excellent access to Highway 280, Shades Creek Parkway, Lakeshore Parkway, and downtown
- + Conveniently situated between Mountain Brook and Homewood with a short drive to Vestavia Hills

#### PARKING

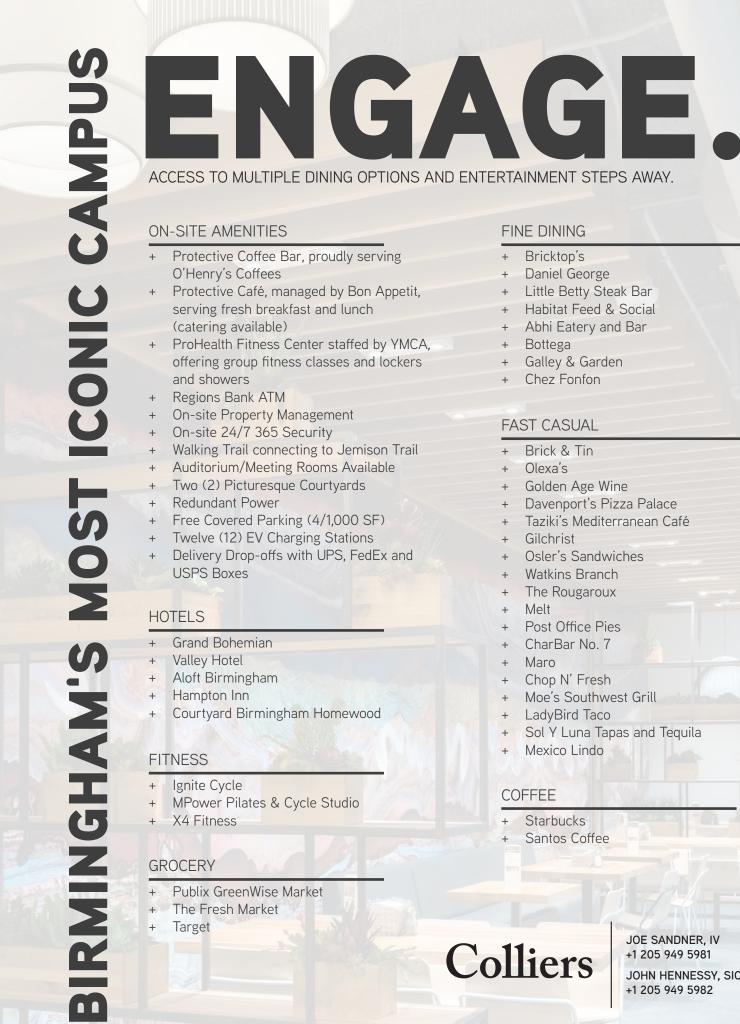
- + 4/1,000 SF free covered parking
- Secured, executive parking in Deck 1
- + 40 visitor parking spaces
- + 12 EV charging stations
- + Loading dock access

#### SECURITY

- + 24-hour security at visitor and employee entrances
- + Visitor entrance offers Envoy visitor sign-in system
- Employee entrance offers security turnstile gates with campus-wide secured, badge access system
- + "BluePoint" rapid emergency response notification stations
- + CCTV monitoring system



# **BUILDING FACTS.**





#### FINE DINING Bricktop's Daniel George + Little Betty Steak Bar + Habitat Feed & Social Abhi Eatery and Bar Bottega + Galley & Garden Chez Fonfon FAST CASUAL Brick & Tin + Olexa's + Golden Age Wine Davenport's Pizza Palace Taziki's Mediterranean Café Gilchrist Osler's Sandwiches Watkins Branch The Rougaroux Melt

- Post Office Pies
- CharBar No. 7
- Maro
- Chop N' Fresh
- Moe's Southwest Grill
- LadyBird Taco
- Sol Y Luna Tapas and Tequila
- Mexico Lindo

#### COFFEE

- Starbucks
- + Santos Coffee



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