

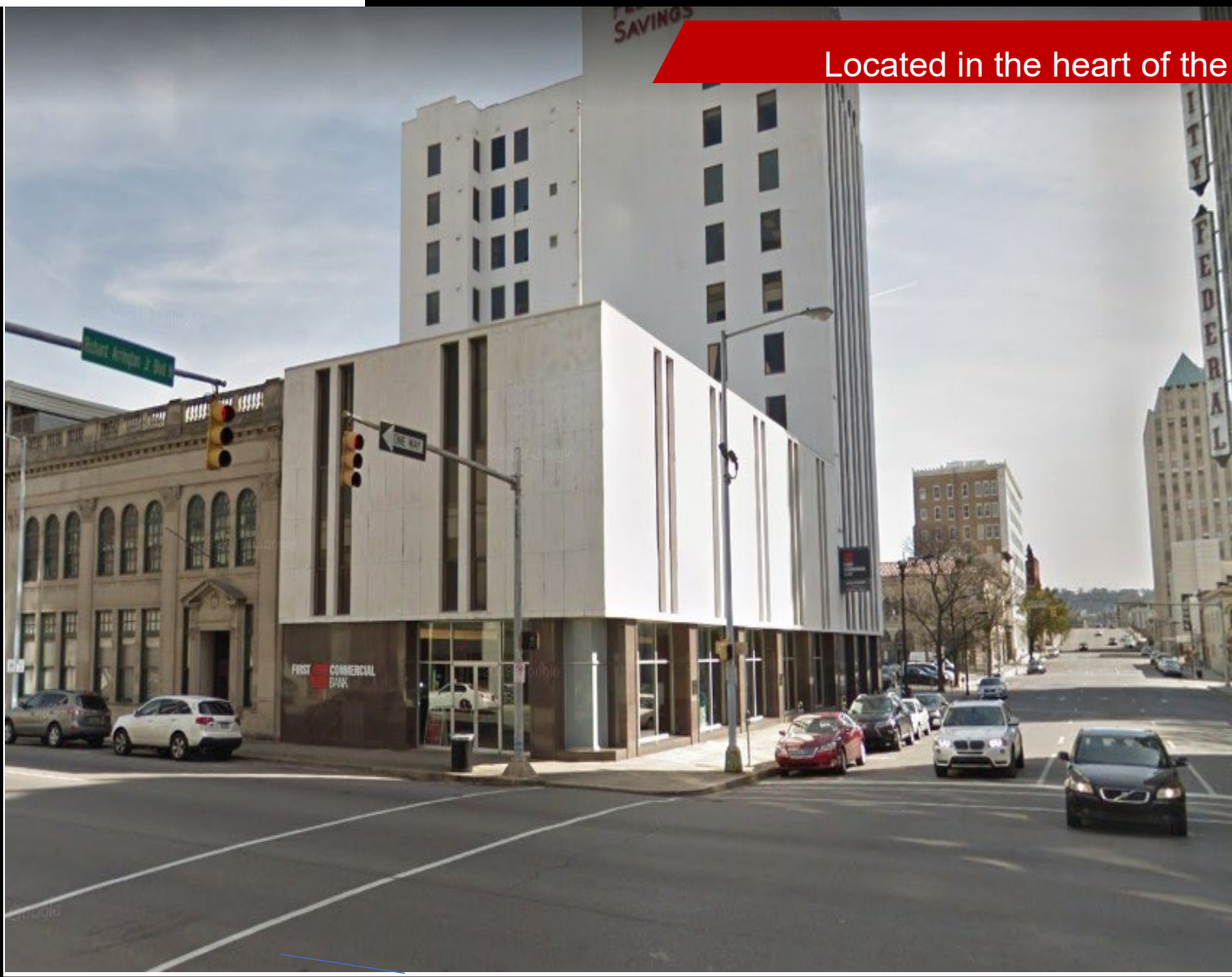


Tower Capital, LLC
a real estate investment & development co.

PRIME RETAIL/OFFICE SPACE FOR LEASE

213 Richard Arrington Jr Blvd N Birmingham, AL

Located in the heart of the Birmingham CBD



Highly Visible Location

Located at the corner of Richard Arrington Jr. Blvd N and 3rd Ave

Ample Parking

Building attached deck and street parking provide convenient options for patrons

Excellent Pedestrian Traffic

Immediate area enjoys high foot traffic from surrounding residents, businesses, restaurants, hotels, entertainment venues, and places of worship

For more information,
please contact:

Jeff Dyl
Leasing Manager
+1 205 454-1781
jdyl@towercapital.net



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Heart of Birmingham CBD

213 Richard Arrington Jr Blvd N Birmingham, AL

Area Population

1-MILE

2-MILES

105,347

133,914

Area Businesses

1-MILE

2-MILES

7,323

10,499

Area Households

1-MILE

2-MILES

3,442

17,532





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Main Level Highlights

- 5,238 SF± on ground floor
- Prime Corner Location with incredible visibility from Richard Arrington and 3rd Ave
- Full floor suite
- Fully built out bank branch including vault, teller line, and drive thru
- Private Offices along with large open area give multiple options for configuration.
- Top Building Signage available on attached 10 story tower.
- Attached parking garage with exclusive ground level parking available.





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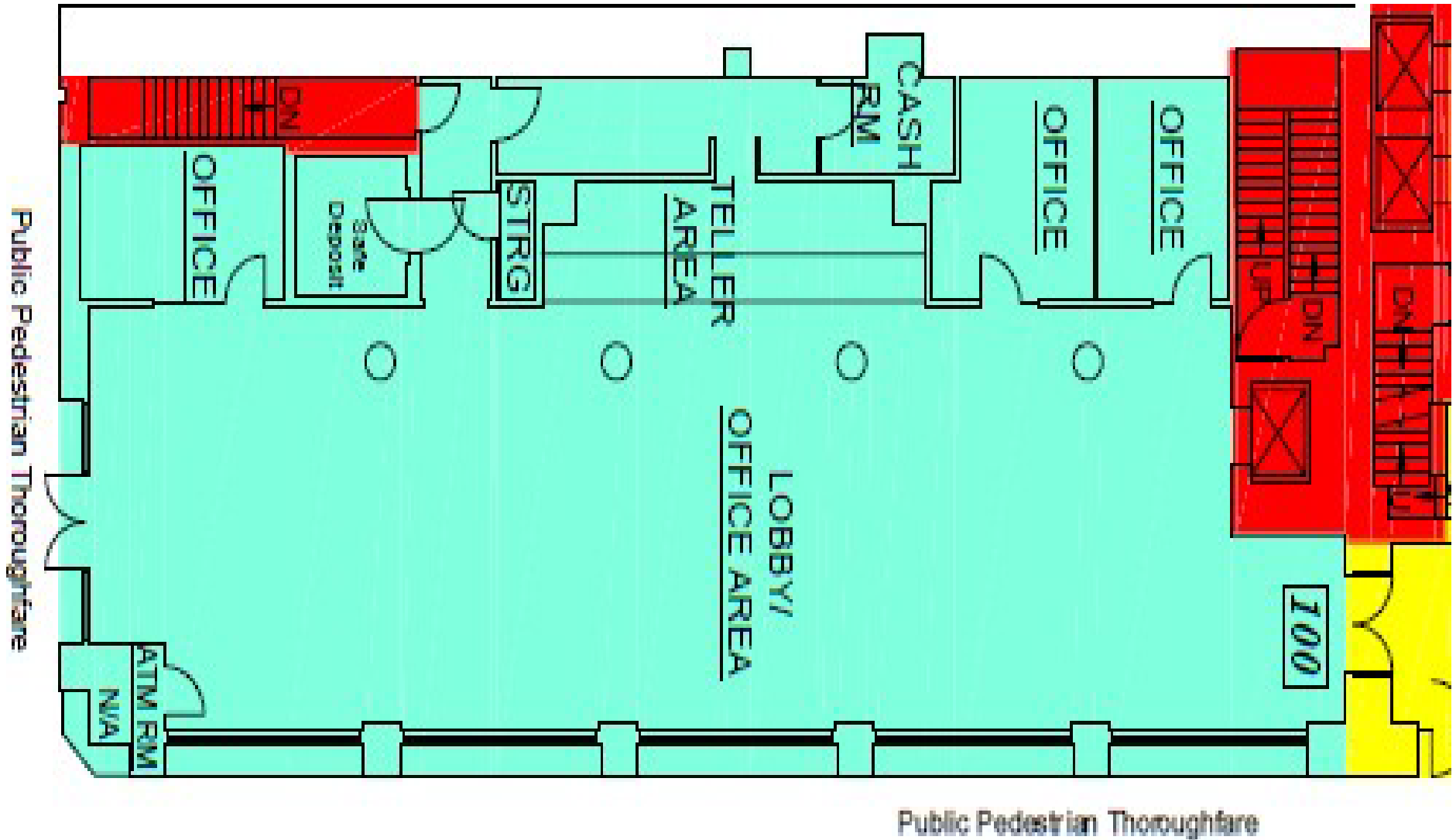
213 Richard Arrington Jr. Blvd N. Birmingham, AL





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Suite 100 Floorplan



RICHARD ARRINGTON BLVD NORTH



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Second Floor Highlights

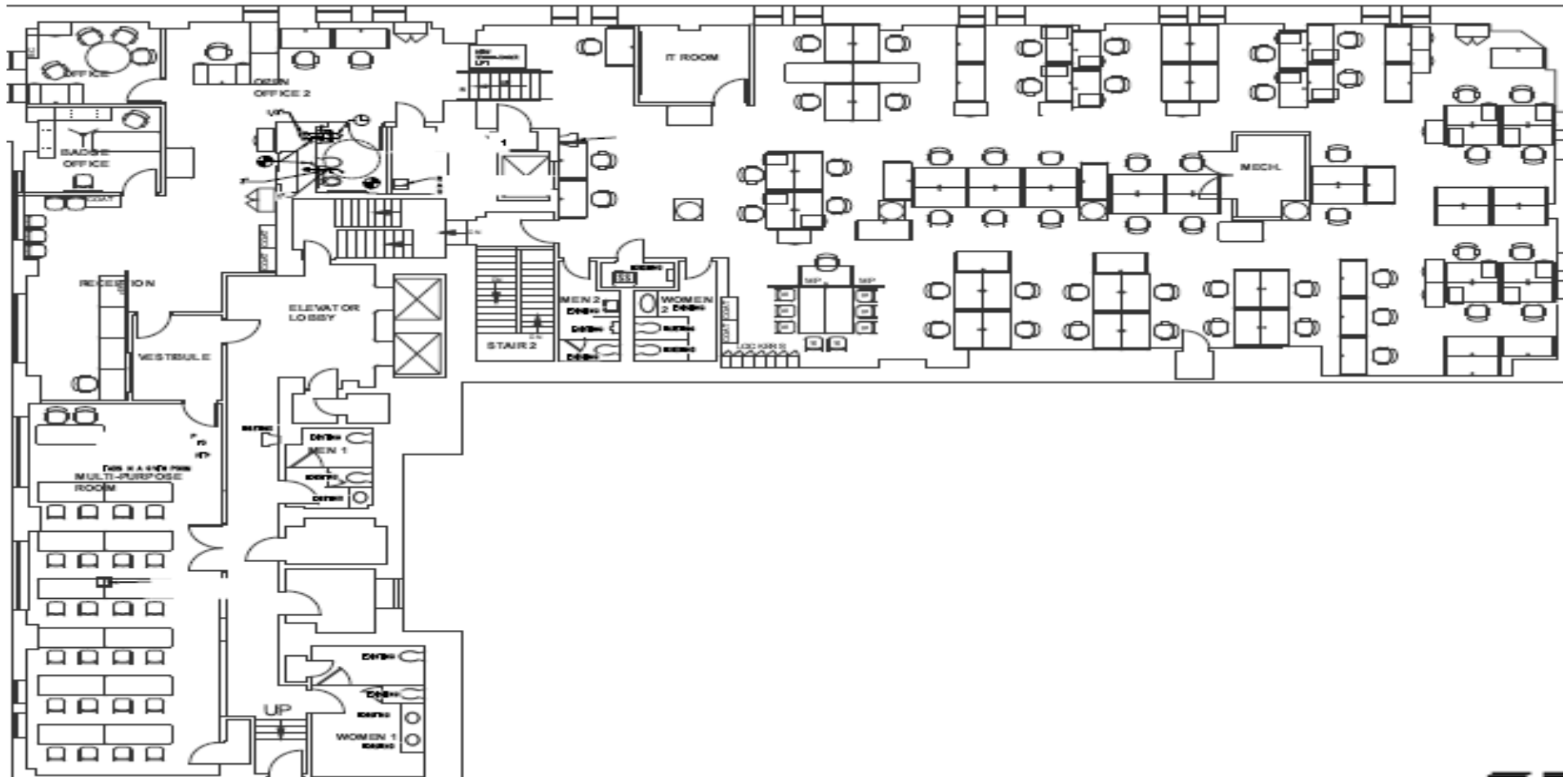
- 8,850 SF±
- Fully built out suite with mix of private offices and large open area
- Full floor suite
- Private in suite bathrooms
- Large conference/training room
- Set up for plug and play networking with all wiring in place and server room with separate HVAC
- Security System
- LED lighting throughout
- Can be leased along with main level space for \$13.00 per square foot.





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Suite 200 Floorplan





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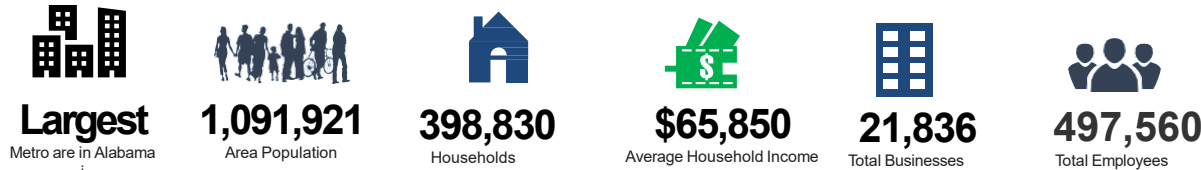
Trade Area Analysis

Birmingham | *The “Magic City”*

Iron ore, coal, and limestone defined Birmingham more than 140 years ago. Today, the Magic City is home to world-class medical research, a celebrated food and arts scene and is dedicated to fostering growth through a progressive business climate. Nestled at the foothills of the Appalachian Mountains, Birmingham boasts more green space per capita than any other city its size in the nation, with breathtaking locations from Ruffner Mountain to Railroad Park



Birmingham Metro Area by the Numbers



Birmingham Strengths

- World Class Medical Facilities
- Large pool of skilled labor with 18,000 automotive, 6,300 tech and 20,000 metal/machinery.
- Rapidly growing technology community with over 550 tech companies.
- Twelfth Largest banking center in the United States.

Birmingham “The Magic City”

Travel and Leisure rank one of the **“50 Best Places to Travel in 2021”**

Ranked as one of the **“Best Cities in the South”** by *The Washington Post*

Ranked as one of the **“#1 Best City for Millennial Entrepreneurs”** by *Thumbtack*



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