

STEELRIDGE CENTER

2101 Old Columbiana Road Birmingham, AL 35216

CLASS A OFFICE SPACE AVAILABLE FOR LEASE



Commercial Real Estate

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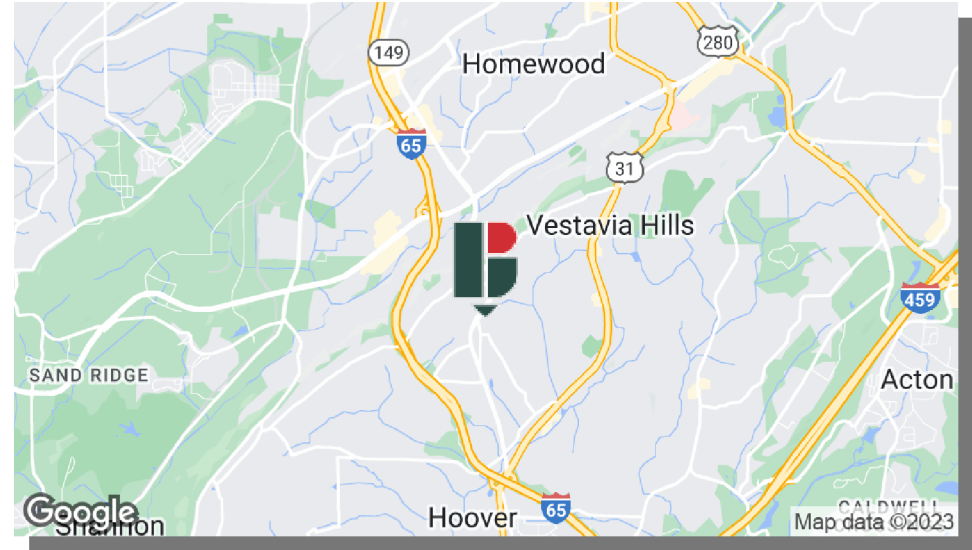
STEELRIDGE CENTER

2101 OLD COLUMBIANA ROAD, BIRMINGHAM, AL 35216

PROPERTY FEATURES

- 3,984 SF up to 21,614 SF Available
- New construction in Midtown Submarket
- Class A Office Space
- Customizable floor plans
- Monument Signage Available
- Ample on-site surface and covered parking
- On-site nature trail

LEASE RATE: \$34.00 (FULL SERVICE)



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PROPERTY DESCRIPTION

SteelRidge Center is a four-story, Class A office building located in Birmingham's most sought-after Midtown submarket. Minutes from Lakeshore Parkway, I-65 and Montgomery Highway, Vestavia Hills, and Downtown Homewood, the Building offers great connectivity.

This 34,153 SF building was built in 2021 and offers flexible floor plans with great window lines, ample surface and covered parking, and natural light.

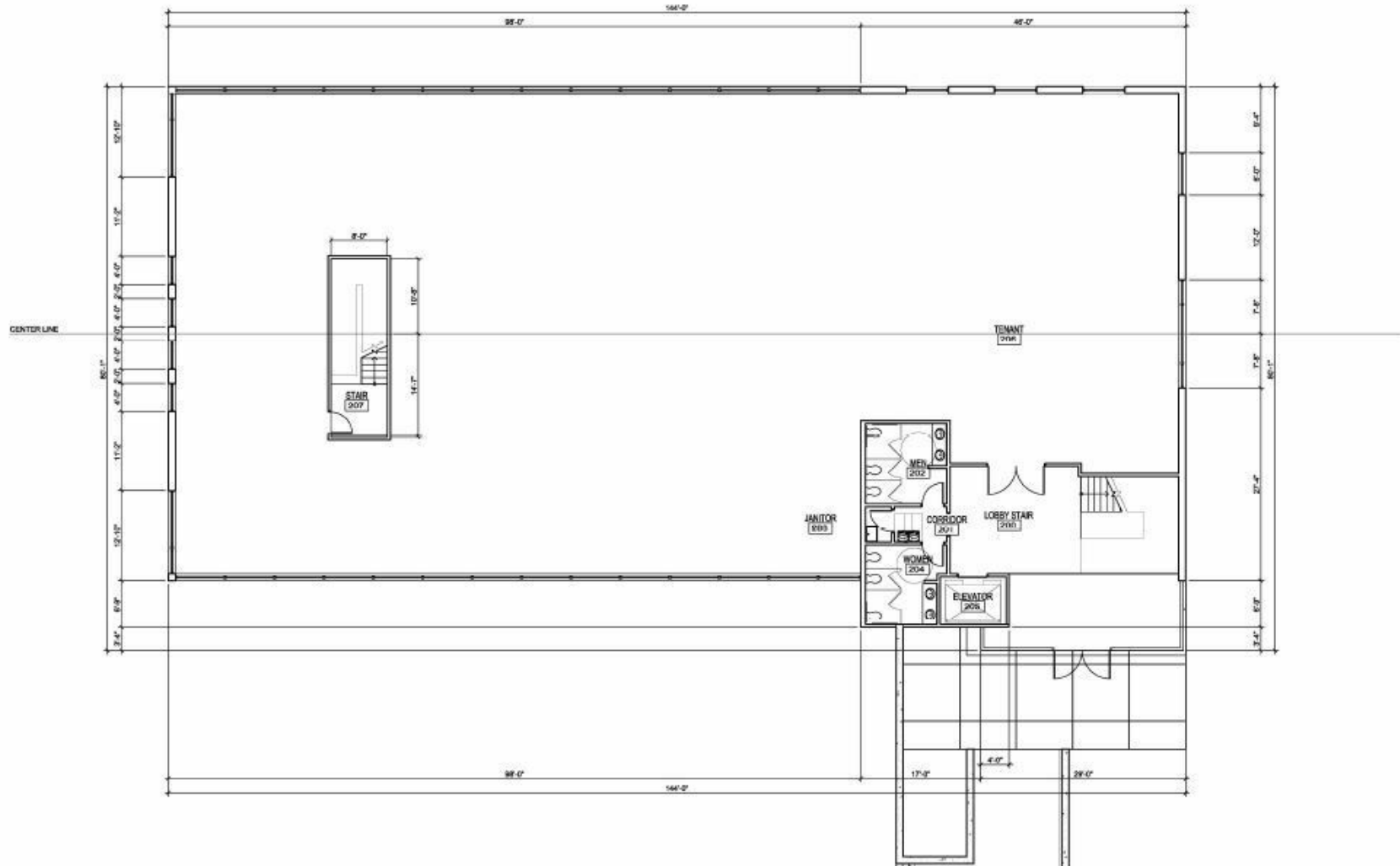
OFFERING SUMMARY

Lease Rate:	\$34.00/SF yr (Full Service)
Available SF:	3,984 SF - 21,614 SF
Building Size:	34,153 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	292	1,113	3,877
Total Population	896	3,144	9,456
Average HH Income	\$99,612	\$102,052	\$108,123

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2nd Floor: Up to 10,669 SF



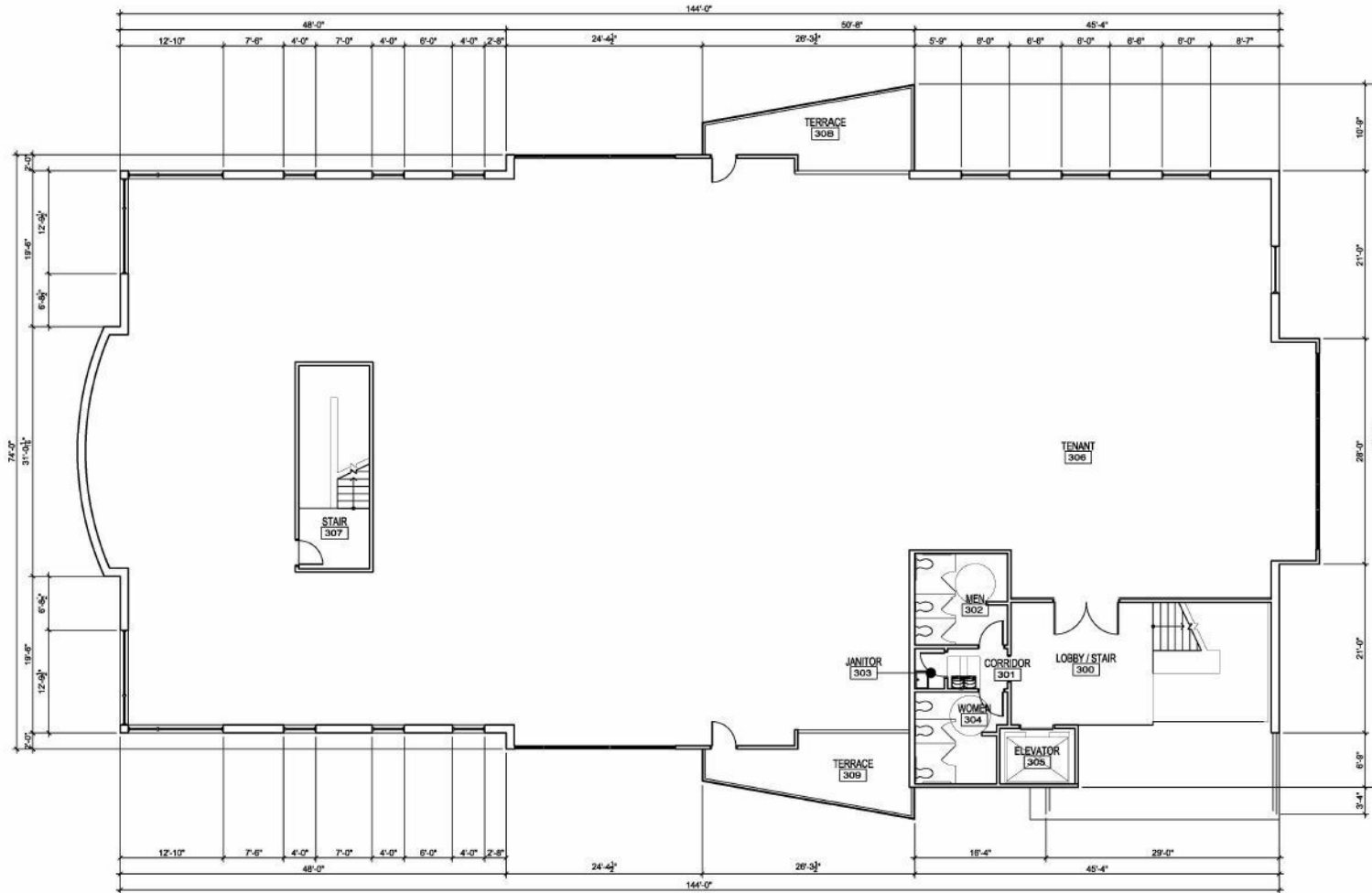
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3rd Floor: 3,984 up to 10,945



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**For Lease:
SteelRidge Center**

4 Min to Lakeshore Parkway- 1.6 miles
4 Min to I-65/31 Corridor- 1.7 miles
8 Min to Vestavia Hills- 2.2 miles
11 Min to Downtown Homewood- 4.3 miles

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