

3601

4TH AVENUE SOUTH

BIRMINGHAM, ALABAMA

Medical | Office | Flex

SPACE FOR LEASE



LEASE RATE

\$22.00/SF NNN



3601 4th Avenue South is a highly visible, standalone commercial building in Birmingham's Southside. Formerly a bank, the property features a functional layout with private offices and open work areas—ideal for medical, professional office, or flex users seeking a move-in ready space in a prime location.



WELCOMING FRONT ENTRY



BUILDING SIGNAGE AVAILABLE



STRONG CORNER PRESENCE

PROPERTY HIGHLIGHTS



17 Dedicated
Parking Spaces



Building Signage
Available



Strong Corner
Visibility



Overflow Parking
Available



Ample Street
Parking



Former Bank
Building



Ideal for Medical
Office or Flex



Move-In Ready
Improvements



*A strategic Southside location with visibility,
accessibility, and versatility.*

For leasing information, contact:

Katy Lincoln

205.706.0676 | www.lincolncre.com | katy@lincolncre.com

Location and Connectivity

3601 4TH AVENUE SOUTH | BIRMINGHAM, ALABAMA

UAB ST. VINCENT'S
1.7 MILES

UAB HOSPITAL
1.8 MILES

CHILDREN'S HOSPITAL
2 MILES

DOWNTOWN
BIRMINGHAM
1.8 MILES

3601 4TH AVE S
BIRMINGHAM, AL 35222



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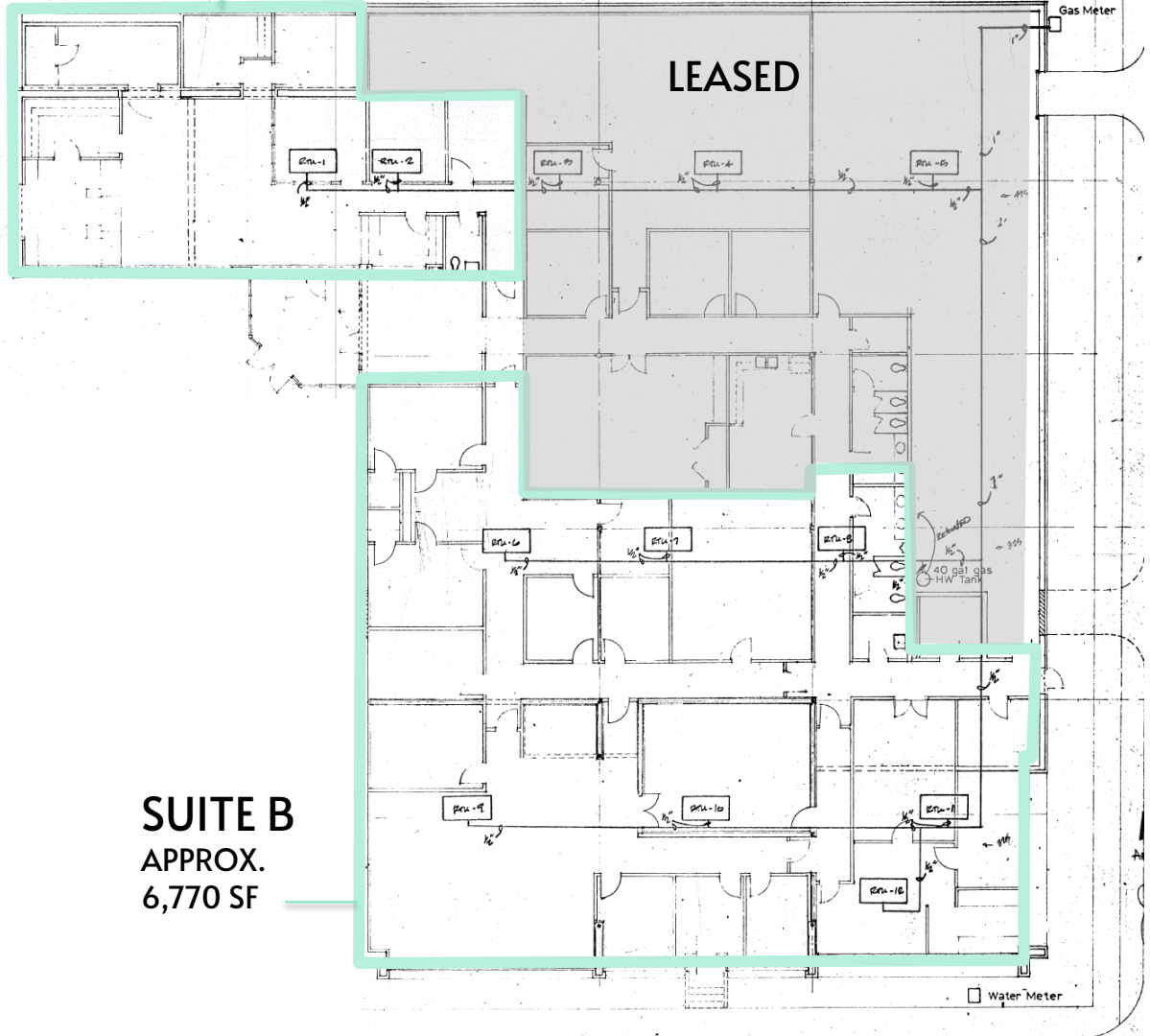
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4TH AVENUE SOUTH

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FLOOR PLAN

SUITE A
APPROX.
2,150 SF



SUITE B
APPROX.
6,770 SF



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