



For Lease

Northside Office Development

Birmingham, Alabama

1600 Carraway Blvd | Birmingham, Alabama 35234

AVAILABLE SF

6 Floors, with full basement
Basement - 21,072 RSF
1st Floor - 19,922 RSF
2nd Floor - 19,350 RSF
3rd Floor - 14,105 RSF
4th - 6th Floors - 14,105 RSF
Total - 116,764 RSF

ESTIMATED COMPLETION

Estimated to be 2nd Quarter 2022

LEASING RATE

Call for pricing

INVESTMENT HIGHLIGHTS

- Part of a vibrant, mixed-use development that combines residential, retail, grocery, entertainment, hotel and open space in a walkable and human-scale urban environment
- Immediate access to I-59/I-20 interchange; 8 minute drive to/from Birmingham-Shuttlesworth International Airport (5 miles)
- 600 parking spaces (6 levels) available in adjacent deck; connection from deck to first floor of building

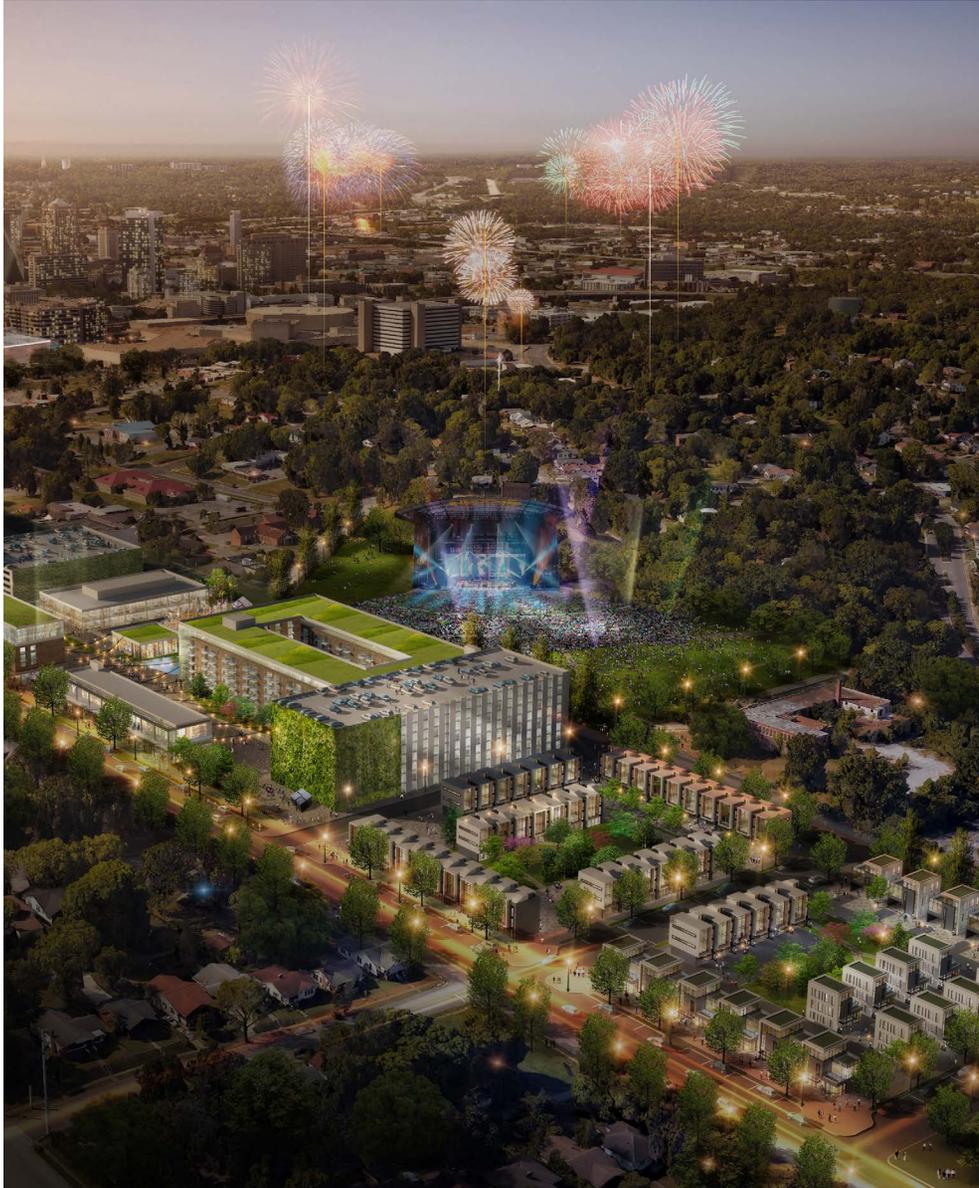
AGENT

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Something is happening in Birmingham. It's more than just office and retail, it is a catalyst for the local community and a draw for the entire region. It is time to build on the city's investment in the area, creating ripples throughout our city.



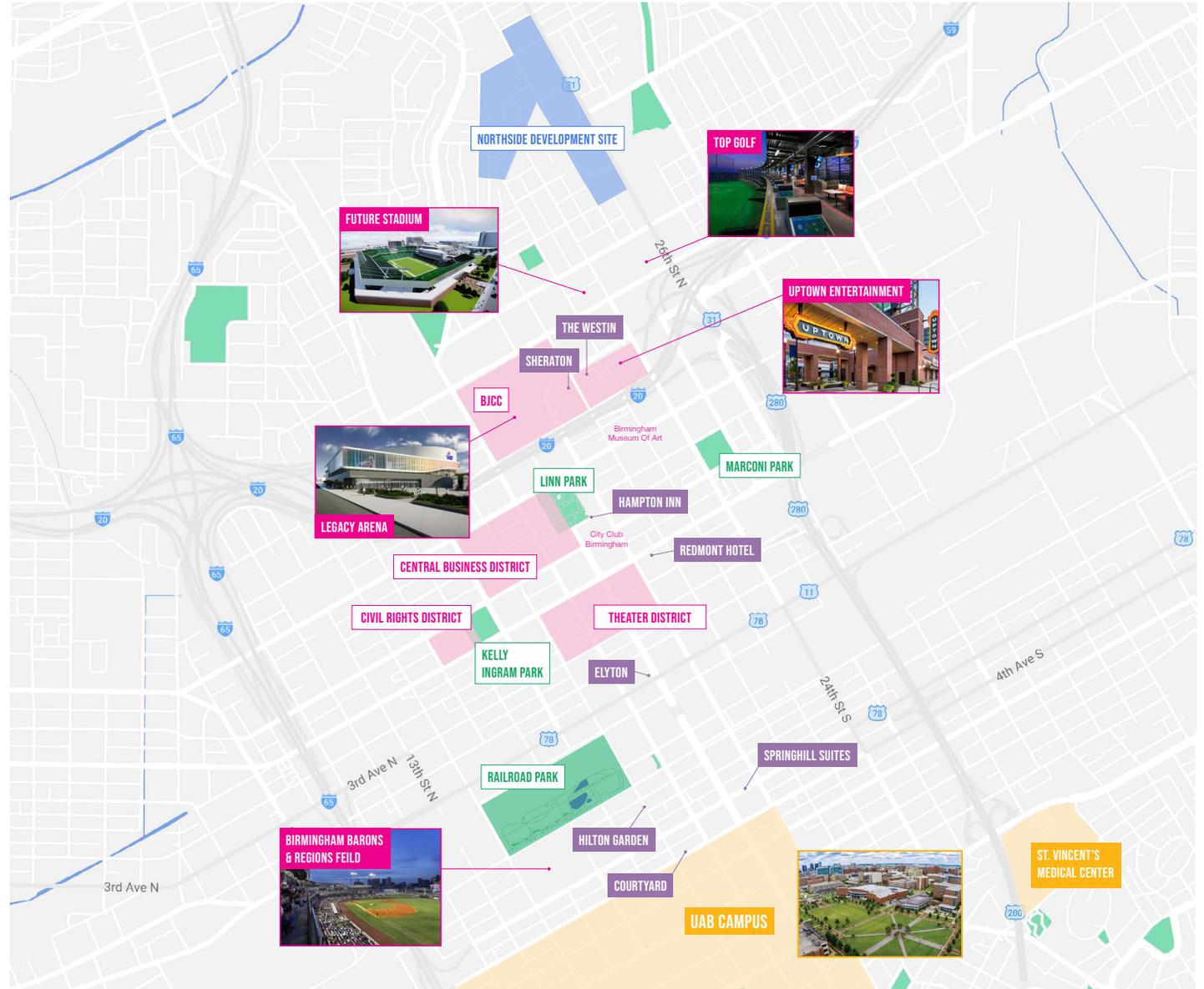
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Development Plan

- Create a vibrant, mixed-use development that combines Residential, Office, Retail, Grocery, Entertainment, Hotel and Open Space in a walkable and human-scale urban environment
- Employ Transit-Oriented Development (TOD) principles into the Development Concept
- The walkable site will encourage residents and visitors to “park-once” to access the site, as well as provide much needed parking support for uses throughout the Stadium and Entertainment District.

Birmingham points of Interest





The Entertainment Destination of the Region

Project Details:

- 4.4 MM annual visitors to BJCC
- Regionally accessible (I20/59 & I65)
- 55K seat, 1.3 MM GSF Stadium coming
- Top Golf est. \$20MM+ annual revenue
- 1K+ Hotel rooms in district
- 300+ Multi Family units coming

UPTOWN

- 8 Restaurants
- 2 Hotels
- Entertainment district in effect on weekend afternoons

TOPGOLF

- 860,000 S.F.
- Anticipated economic impact of approximately \$264.5 million over 10 years

BJCC LEGACY AREA

- Approximate cost: +\$123 million

PROTECTIVE STADIUM

- 45,000–55,000 seats
- Approximate cost: \$174 Million
- Projected to provide \$10 million to city in yearly additional tax revenue