in hún nin nin nin ni



Downtown Bham Office Building

AUBURN IN BIRMINGHAM

2009 4th Avenue N Birr

Birmingham, AL 35203



SITE

AVAILABLE

Property Highlights

- Available: 14,000 SF historic bank building
- Renovated in 2011
- Building systems including roof, HVAC, electrical and plumbing have all been recently updated
- Less than 1 block away from the center of the financial district of the Birmingham CBD
- Public parking deck across the street
- Located in an Opportunity Zone
- Two large vaults, private gym, elevator, four conference rooms and more



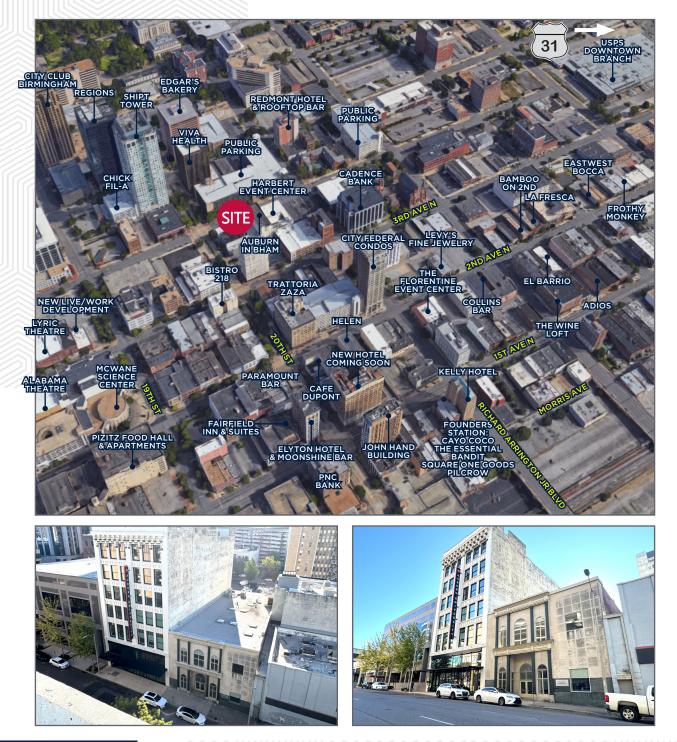
Michael Warsaw mwarsaw@retailspecialists.com 205.913.5915



Downtown Office Building

2009 4th Avenue N Birmingham, AL 35203

Market Aerial



AVAILABLE

Michael Warsaw mwarsaw@retailspecialists.com 205.913.5915

www.retailspecialists.com



Floor Plan

Downtown Office Building

2009 4th Avenue N Birmingham, AL 35203

OFFICE OFFICE OFFICE NEW 6'-0' X 6'-0' WHOOM \mathbb{X} \mathbf{X} 7 NEW SKYLTES--CONFINI LOCATION IN FEL $[\times]$ \aleph $[\times]$ Г ٢ OFFICE OFFIC OFFICE OFFICE STAR 1 **3** SECOND FLOOR PLAN 64 Ð RECEPTION AVENUE NORTH CONFERENCE 3 LOBBY he H 1 + 8 8 8 8 FIRST FLOOR PLAN (\rightarrow) **BUILDING DETAILS & HIGHLIGHTS** Private Offices: 17 Conference Rooms: 4 7 Restroons: +/- 500 SF Gym: Other Features: Skylights, kitchen, alley access, historic safe, fireproof record storage, elevator

AVAILABLE

Michael Warsaw mwarsaw@retailspecialists.com 205.913.5915

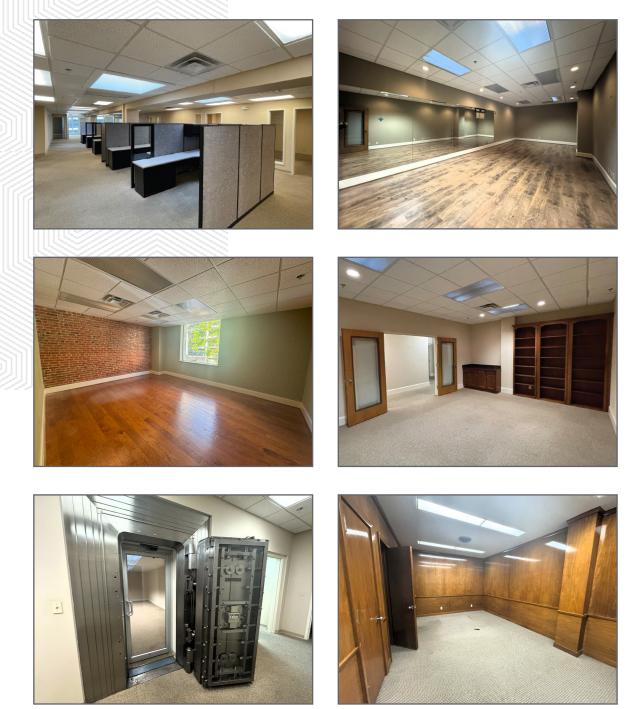
www.retailspecialists.com



Downtown Office Building

2009 4th Avenue N Birmingham, AL 35203

Interior Photos





Michael Warsaw mwarsaw@retailspecialists.com 205.913.5915

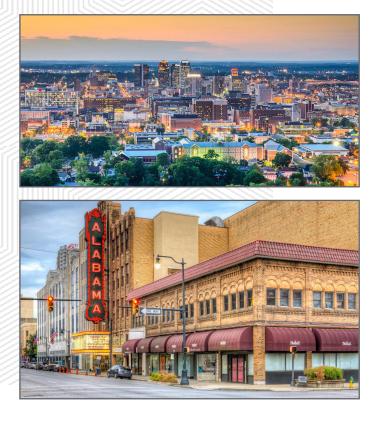
www.retailspecialists.com



Downtown Office Building

2009 4th Avenue N Birmingham, AL 35203

Birmingham Major Employers



	Employer	# of Employees
1	UAB	28,000
2	Children's of Alabama	5,500
3	Ascension St. Vincent's	4,800
4	Alabama Power Co.	3,670
5	Grandview Medical	2,784
6	Protective Life Corp.	1,738
7	American Cast Iron Pipe Co.	1,600
8	Brasfield & Gorrie	1,306
9	Samford University	1,234
10	Walmart	900





Michael Warsaw mwarsaw@retailspecialists.com 205.913.5915