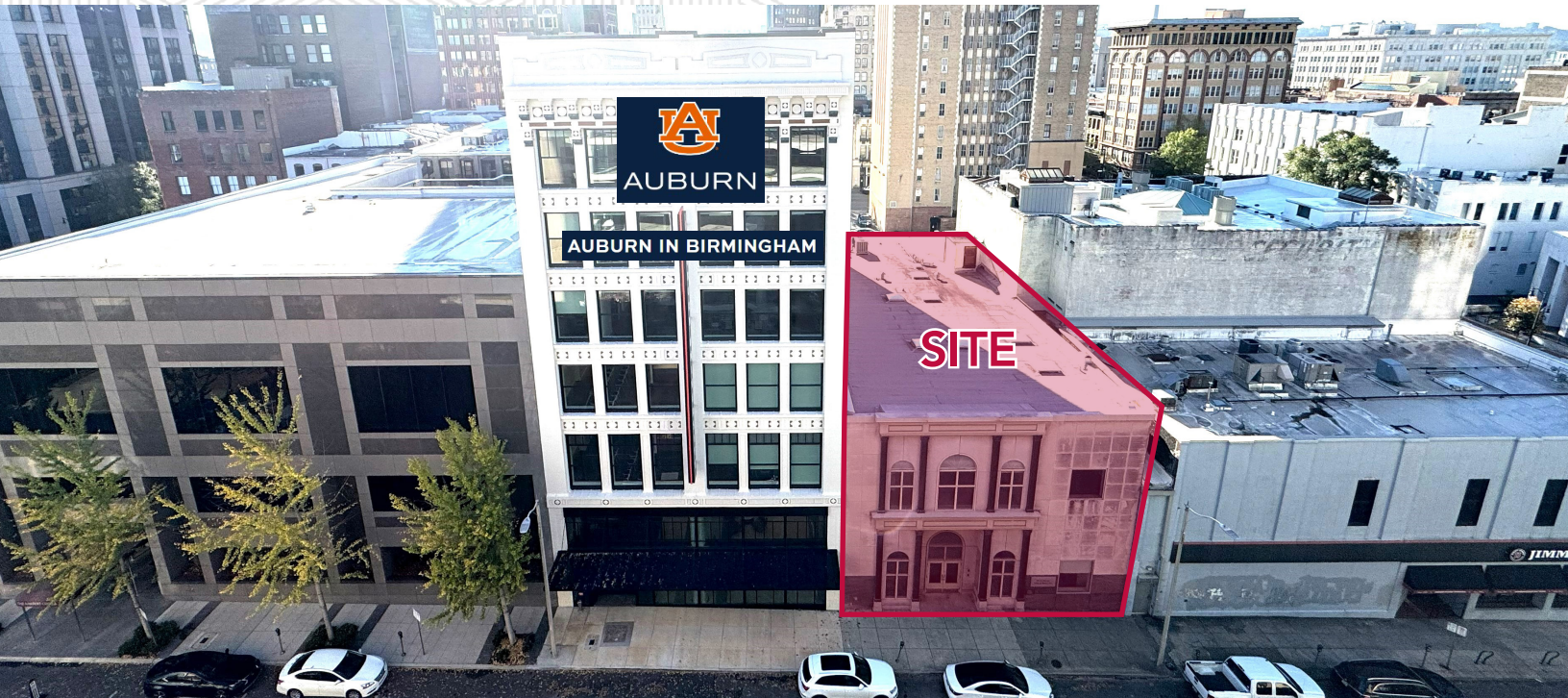




Downtown Bham Office Building

2009 4th Avenue N Birmingham, AL 35203



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



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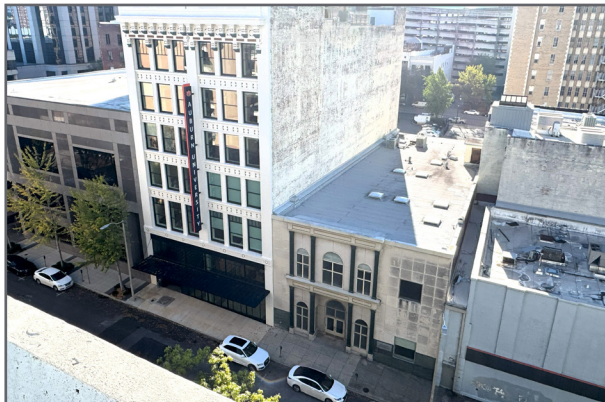


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Market Aerial



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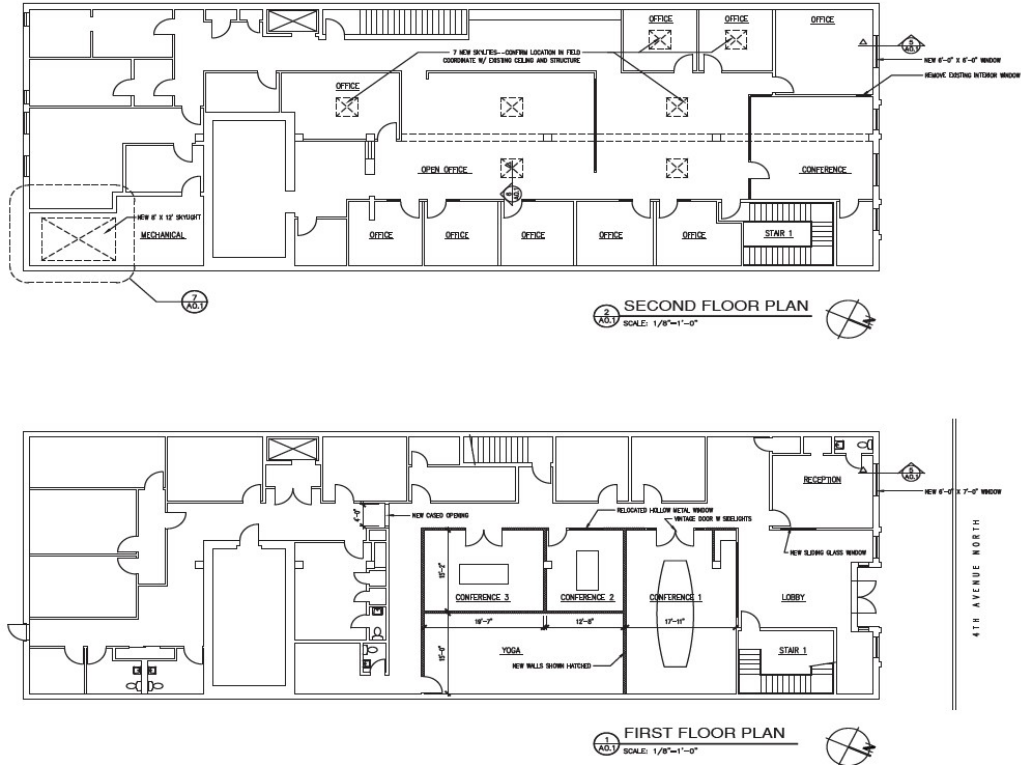


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Floor Plan



BUILDING DETAILS & HIGHLIGHTS

Private Offices:	17
Conference Rooms:	4
Restrooms:	7
Gym:	+/- 500 SF
Other Features:	Skylights, kitchen, alley access, historic safe, fireproof record storage, elevator

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Interior Photos



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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



AVAILABLE

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