

2226 1st Avenue South, Suite 105

Birmingham, AL 35233

FOR SALE



Kyle Crew
Associate
229 938 7276
kc@ironvestpartners.com

Robert Crook
President
205 598 8302
rc@ironvestpartners.com

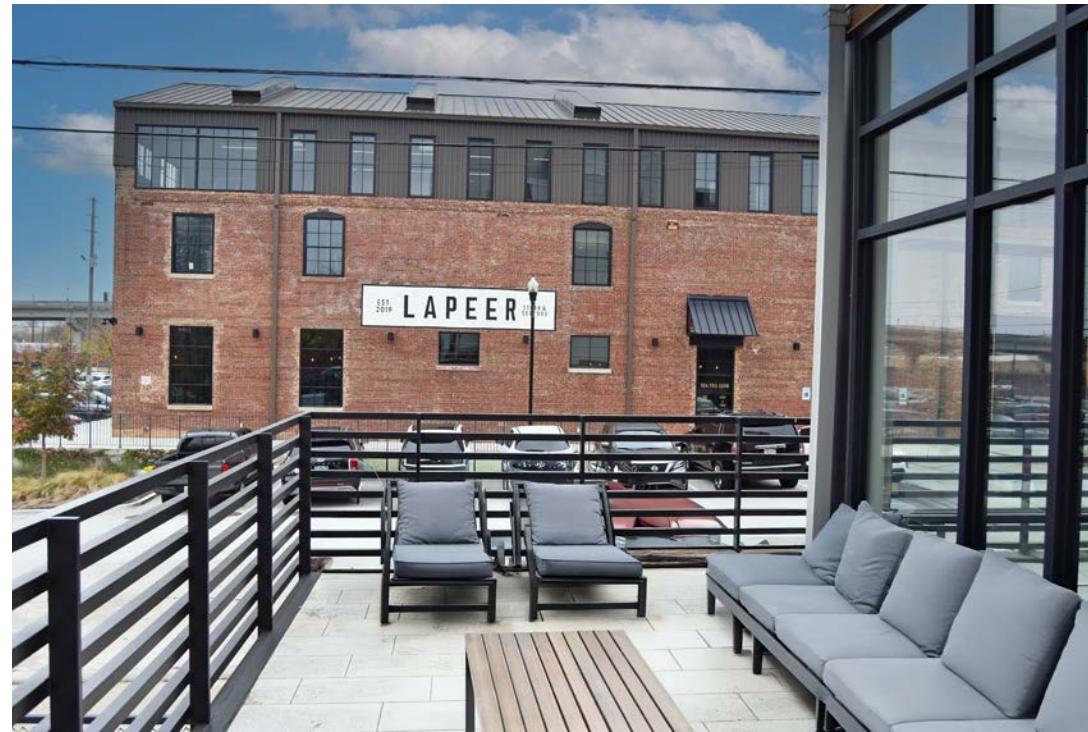
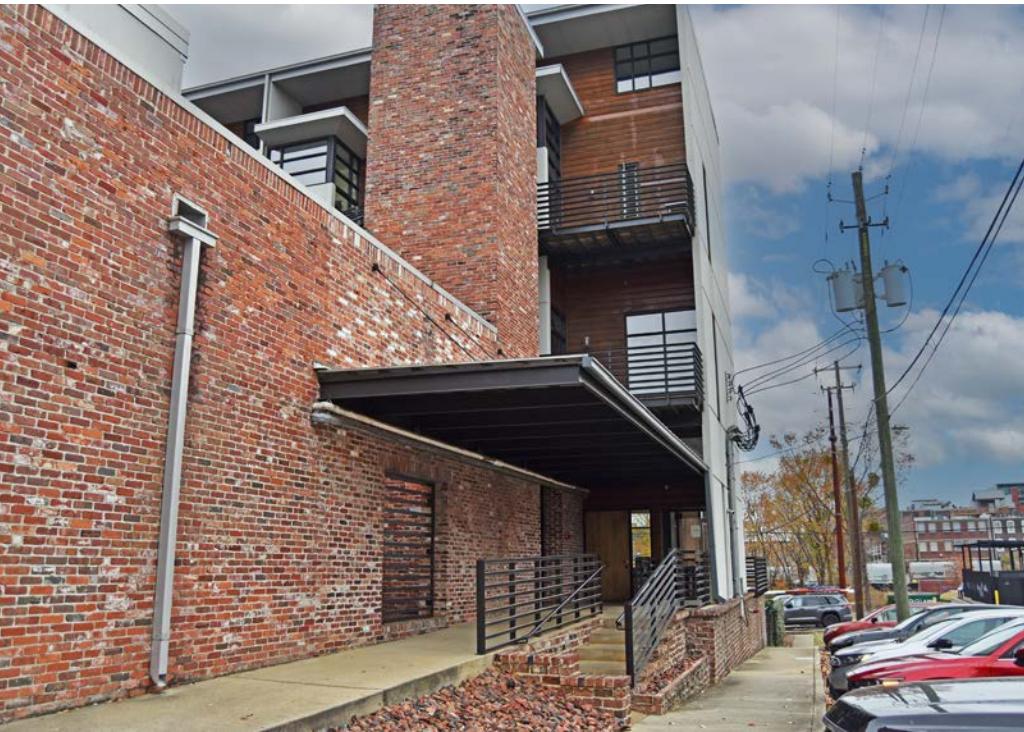
Ground Floor
Office Condo
For Sale on the
Rotary Trail

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Property Overview

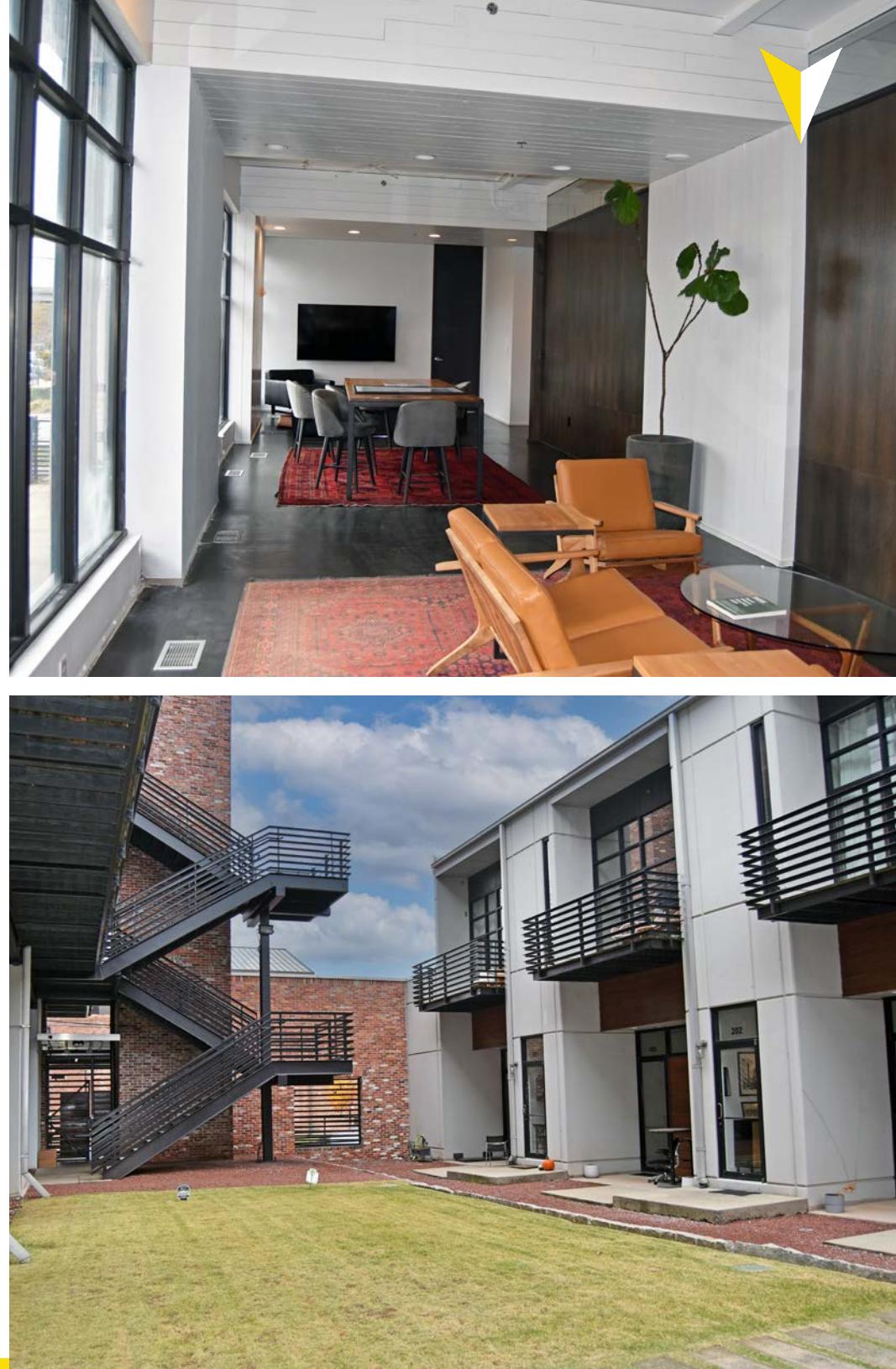
Address	2226 1st Avenue South, Suite 105 Birmingham, AL 35233
Condo Size	±4,200 SF (Plus 350 SF Outdoor Terrace)
Floor	Ground Level
Condition	Move-in-Ready
Offices	Eleven (11)
Year Built	2007
Year Renovated	Within the last 5 Years
Parking	13 Spaces (3 Covered)
Zoning	M-1

List Price: \$1,175,000 (\$279/SF)



Key Considerations

- **Prime Downtown Location:** Positioned along 1st Avenue South with immediate access to the Rotary Trail, Railroad Park, UAB, and key commercial corridors, ideal for visibility and walkability.
- **Surrounded by Successful Retailers:** Located across the street from The Hardwick, a mixed-use redevelopment that includes the new Lapeer Steak and Seafood, Epice, and Ballard Designs.
- **High-Quality Office Build-Out:** Features exposed brick, wood beams, tall ceilings, and modern finishes
- **Functional & Flexible Layout:** Includes private offices, conference rooms, reception, open work areas, kitchen, and multiple restrooms, supporting a wide range of professional uses.
- **Abundant Natural Light:** Large windows provide abundant natural light, contributing to an elevated workspace feel.
- **Private Outdoor Areas:** Access to a deck and courtyard offers valuable space for informal meetings and company events.
- **Secure On-Site Parking:** Three gated garage spaces and ten additional spaces in new adjacent lot.
- **Architecturally Recognized Development:** Pullman Flats was designed with award-winning architectural standards, reinforcing long-term value and aesthetic longevity.

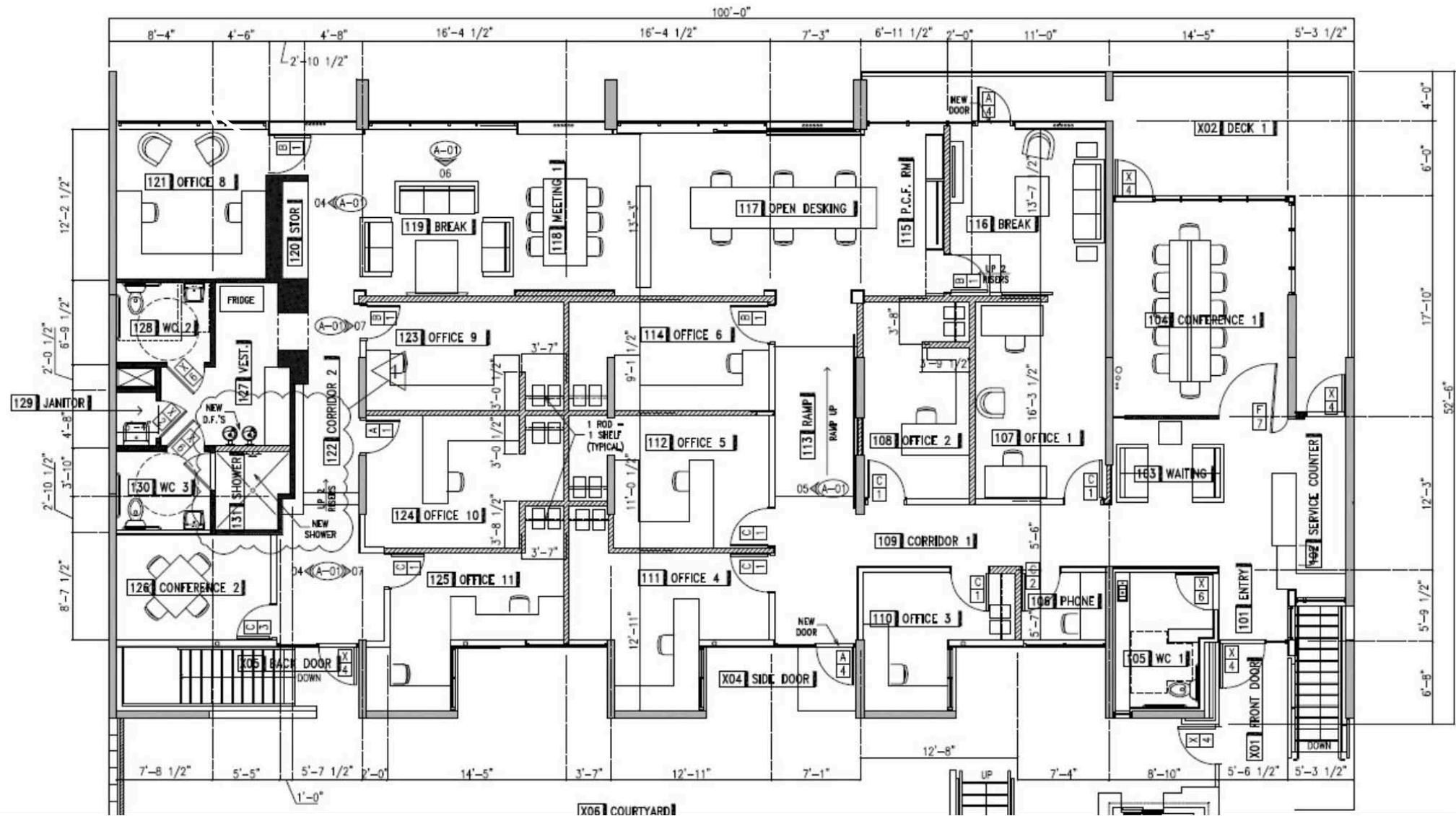


Location Highlights

This office condo offers an exceptional location in one of Birmingham's most active urban corridors. Situated along 1st Avenue South, it sits directly across from the new Hardwick mixed-use redevelopment featuring Ballard Designs, Epice and Lapeer Steakhouse and Seafood . Its position in this rapidly evolving district provides strong visibility, walkability, and connectivity to Birmingham's core commercial, residential, and innovation hubs.



Floor Plan

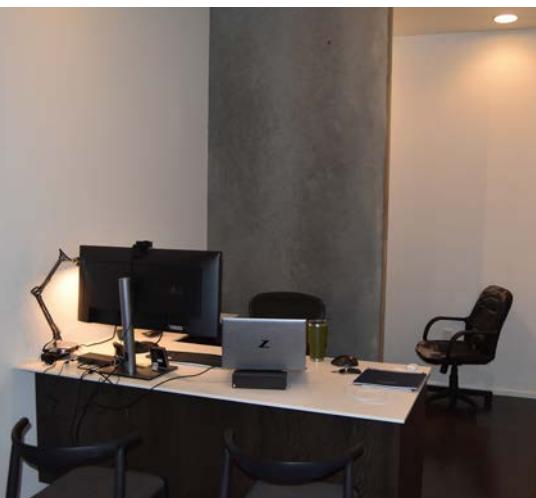
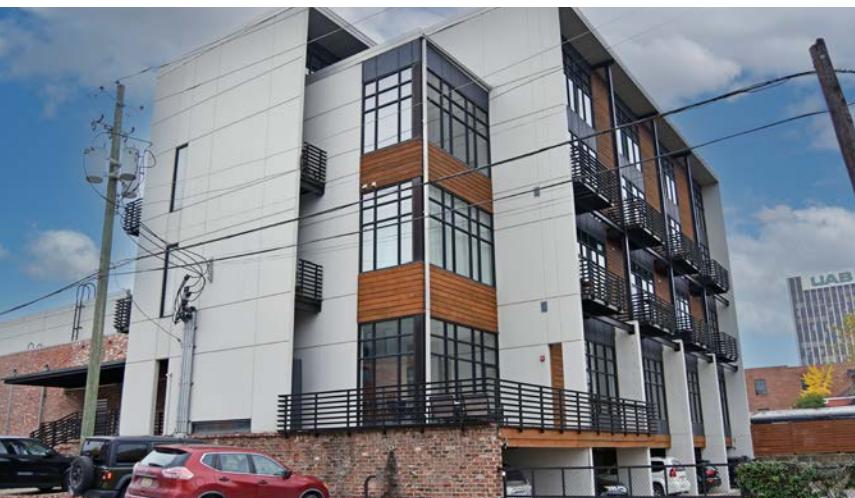




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