

# FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE



## St. Vincent's POB V (North Tower)

10,267 – 15,089 RSF Available 1/1/25

800 Saint Vincent's Drive, Birmingham, AL 35205

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## PROPERTY OVERVIEW

Located on the Ascension St. Vincent's Birmingham campus, this property offers convenient covered skywalk connectors to the rest of the campus facilities. The property also features on-campus property management, a covered patient drop-off area, a parking deck, and a beautiful rotunda lobby. On-site services include neurosurgical services, breast surgery, general surgery, plastic surgery, and OB-GYN care.

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**Campus Setting** On-campus – Ascension St. Vincent's Birmingham

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**Building Details** 77,003 RSF  
Four stories- built on top of parking deck

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**Available** Suite 500: 15,089 RSF Available 1/1/25  
Suite 600: 10, 267 Available 1/1/25  
Additional Storage, Suite 620: 216 RSF

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**Access** Easy access to and from US-31 and US-280  
Direct property access from 10th Ave South  
Covered skywalk access to the hospital campus

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**Parking** Parking deck – on first levels of building

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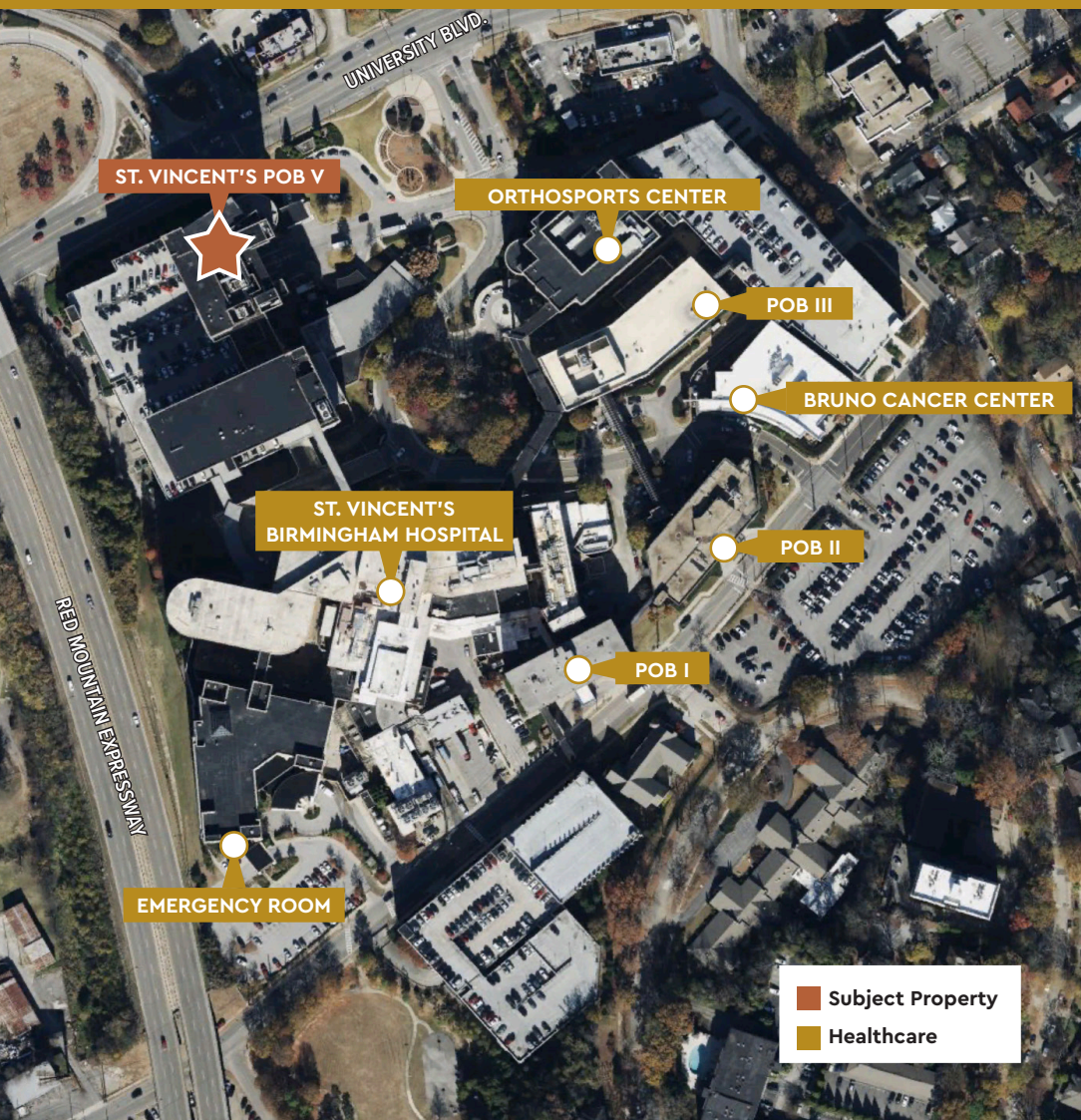
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# ST. VINCENT'S POB V

800 SAINT VINCENT'S DRIVE, BIRMINGHAM, AL 53205



## AFFILIATED HOSPITAL

Ascension St. Vincent's Birmingham is a 409-bed acute care hospital that offers a variety of care specialties, including a state-of-the-art robotics surgery program and the first Heart Valve Clinic in the state. In addition, the hospital provides a 24/7 emergency department, imaging, laboratory, and pharmacy. The hospital specializes in medical services, including oncology, cardiology, women's and children's services, orthopedics/sports medicine, neurology, community/corporate wellness services, and surgical services. Ascension St. Vincent's Birmingham has a long history of recognition, including being named the "Best Hospital to Have a Baby," "Best Birthing Suites," "Favorite Hospital," and is listed on the Most Wired for Hospitals and Health Networks rankings.

## AREA OVERVIEW

Birmingham, Alabama, is known as the "Dinner Table of the South," featuring award-winning barbecue and a blend of international influences. The Birmingham metropolitan area is consistently rated as one of the United States' best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses. Birmingham is home to the University of Alabama at Birmingham, ranking fifteenth in federally-funded research among public universities. It is also home to three private institutions: Samford University, Birmingham-Southern College, and Miles College.

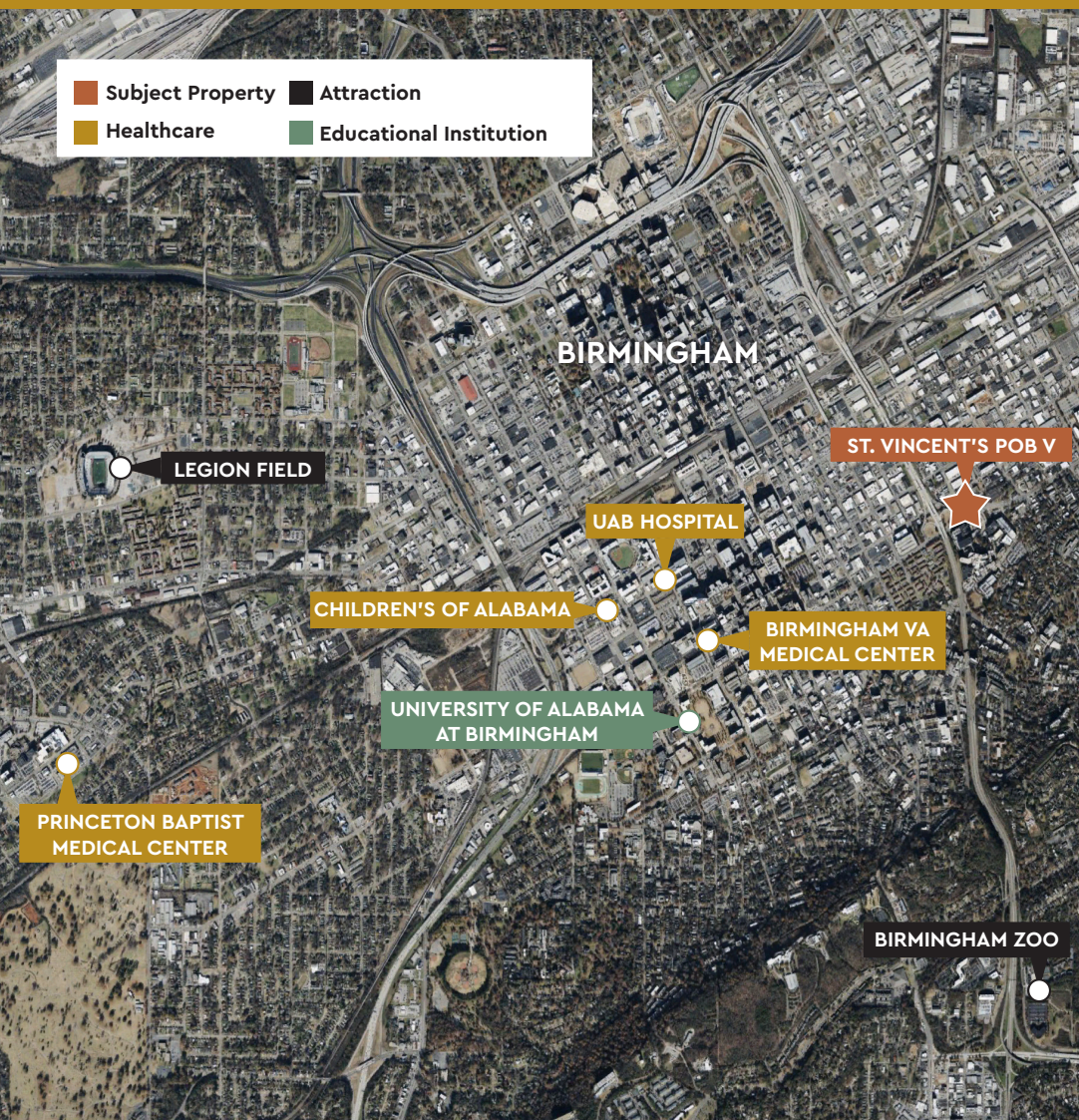
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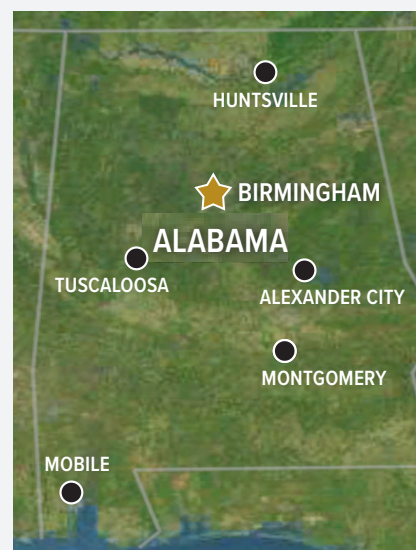
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## DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	14,788	\$53,666
3-Miles	82,150	\$56,640
5-Miles	175,137	\$57,072



### Area Healthcare

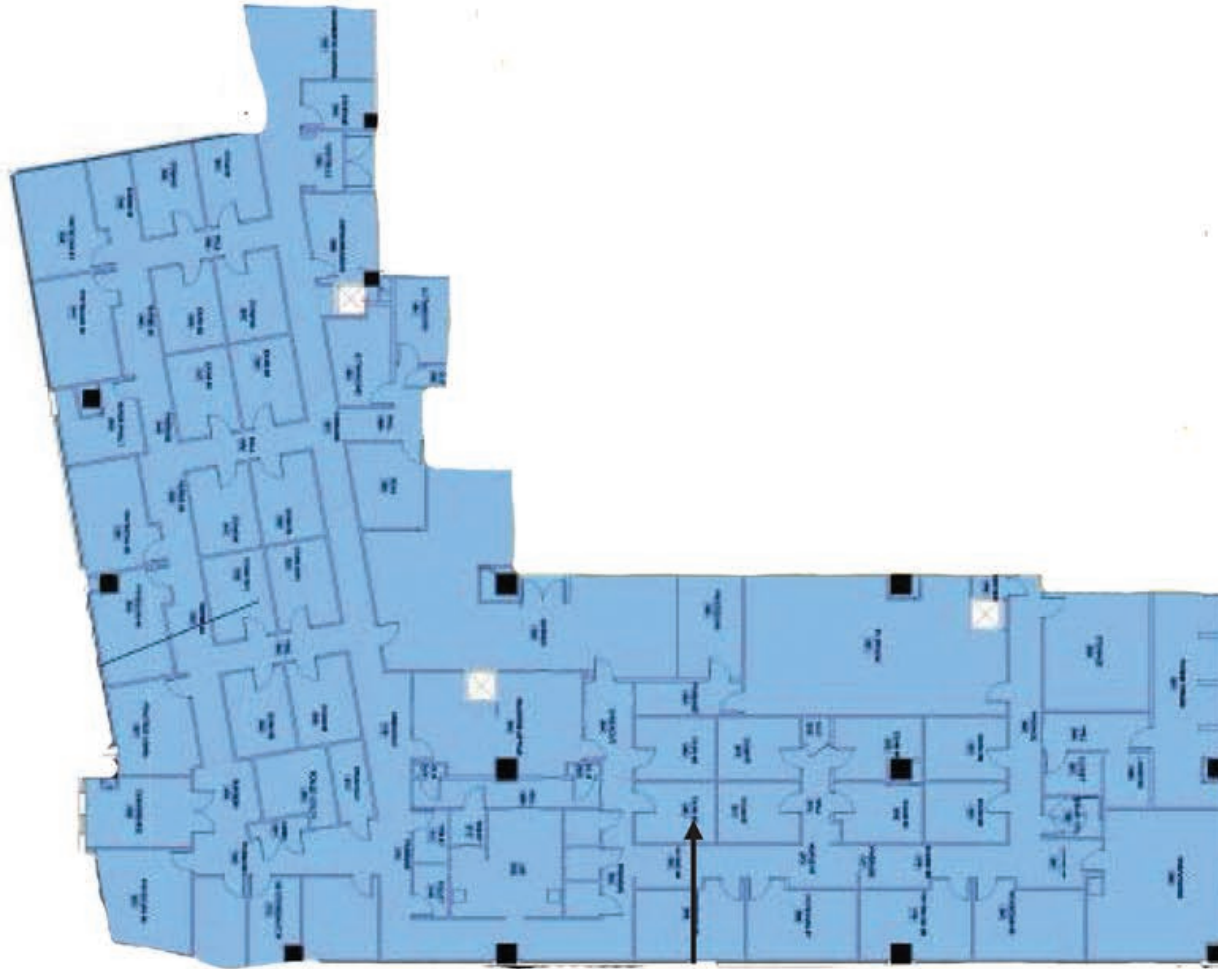
- Alexander City
  - Russell Medical Center
- Huntsville
  - Huntsville Hospital
  - Crestwood Medical Center
- Mobile
  - USA Health Children's & Women's Hospital
  - Infirmary Health
  - Providence Memorial Hospital
  - Springhill Medical Center
- Montgomery
  - Jackson Hospital
  - VA Medical Center
  - Baptist Medical Center South
- Tuscaloosa
  - DCH Regional Medical Center
  - VA Medical Center

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FIFTH FLOOR



**Suite 500**  
**15,089 RSF**

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## SIXTH FLOOR



**Suite 600**  
**10,267 RSF**

Additional storage space  
available on the 6th floor.

Suite 620: 216 RSF

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