



**SLOSS**

REAL ESTATE

Property Summary

FOR LEASE | OFFICE

RIDGE PARK | 1130 22ND STREET SOUTH, SUITE 3100 BIRMINGHAM, AL 35205



### OFFERING SUMMARY

Available SF: 523 - 4,205 SF

Lease Rate: \$25.00 SF/yr (Gross)

Tenant Allowance: Negotiable.

Building Size: 116,493 SF

### PROPERTY OVERVIEW

The Ridge Park building is a sleek office building located just off Highland Avenue with breathtaking views of Downtown Birmingham. Tenants and guests enjoy free onsite parking in the spacious parking lot and in the parking deck. Some of Birmingham's finest restaurants are within walking distance of Ridge Park. There are three contiguous spaces available that can be leased individually or combined for one 4,205 SF office. The spaces have a combination of private offices and an open floor plan for a large conference room.

### LOCATION OVERVIEW

Located atop Red Mountain, Ridge Park enjoys views of the Birmingham skyline and the surrounding Highland Park neighborhood. Ridge Park has easy access to the US Hwy 280/Red Mountain Expressway and is minutes away from the Central Business District.

### AVAILABLE SPACES

| SPACE                              | TENANT ALLOWANCE | LEASE RATE    | SIZE (SF) |
|------------------------------------|------------------|---------------|-----------|
| 1130 22nd Street South, Suite 3300 | Negotiable       | \$25.00 SF/yr | 2,140 SF  |
| 1130 22nd Street South, Suite 3325 | Negotiable       | \$25.00 SF/yr | 1,542 SF  |
| 1130 22nd Street South, Suite 3350 | Negotiable       | \$25.00 SF/yr | 523 SF    |

### LOCHRANE SMITH

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Available Spaces

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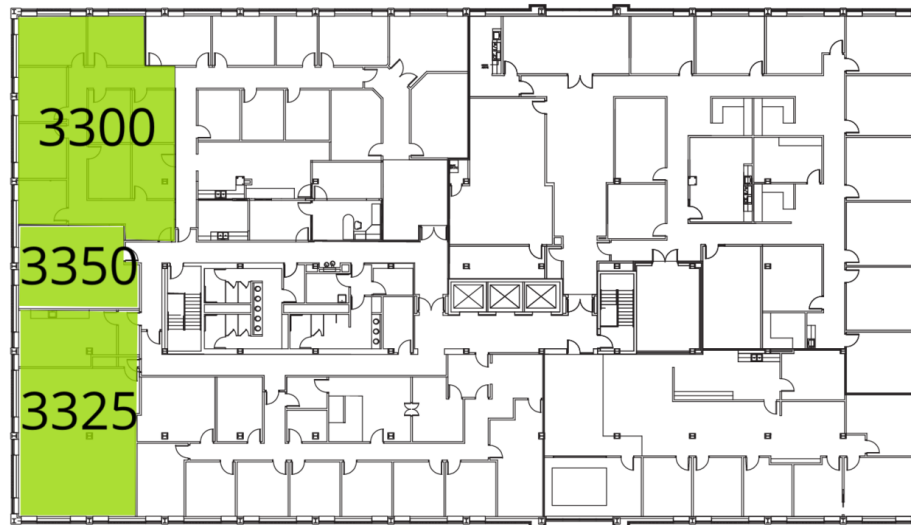
RIDGE PARK | 1130 22ND STREET SOUTH, SUITE 3100 BIRMINGHAM, AL 35205

LEASE TYPE | Gross

TOTAL SPACE | 523 - 2,140 SF

LEASE TERM | Negotiable

LEASE RATE | \$25.00 SF/yr



P

22nd St S

AVAILABLE

| SUITE                              | TENANT    | SIZE     | TYPE  | RATE          | DESCRIPTION                                  |
|------------------------------------|-----------|----------|-------|---------------|----------------------------------------------|
| 1130 22nd Street South, Suite 3300 | Available | 2,140 SF | Gross | \$25.00 SF/yr | Class A office space. Incredible city views. |
| 1130 22nd Street South, Suite 3325 | Available | 1,542 SF | Gross | \$25.00 SF/yr | Class A office space. Incredible city views. |
| 1130 22nd Street South, Suite 3350 | Available | 523 SF   | Gross | \$25.00 SF/yr | Class A office space. Incredible city views. |

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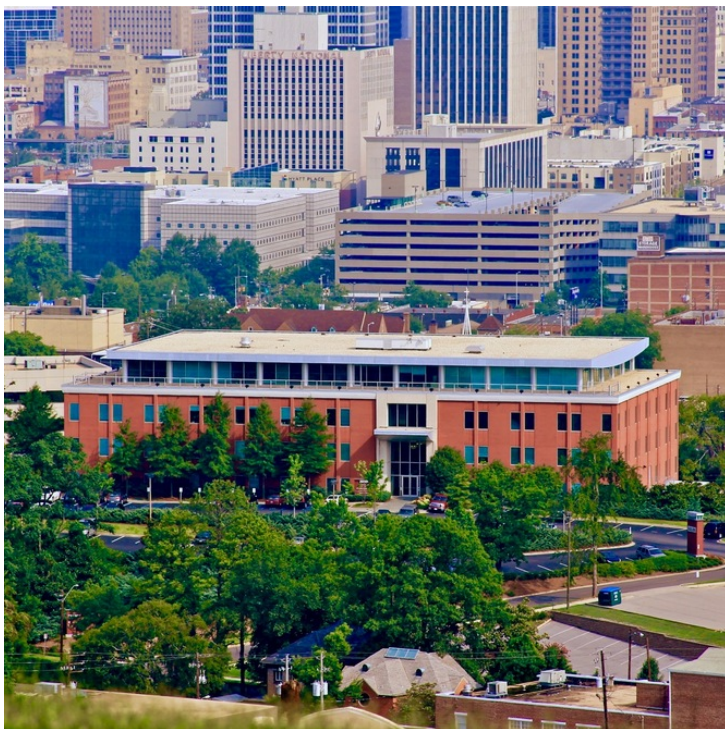
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Additional Photos

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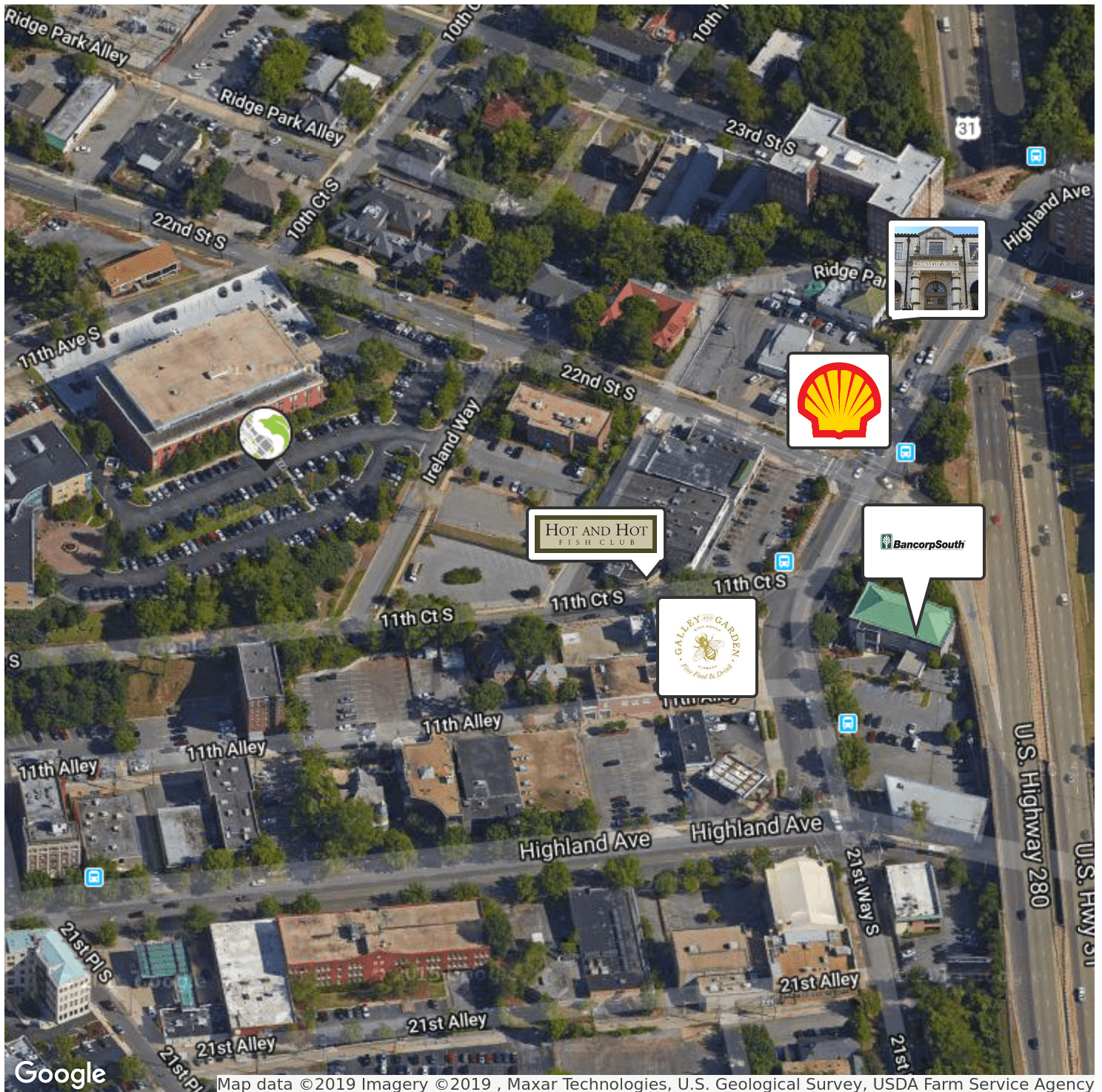
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Retailer Map

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**RIDGE PARK | 1130 22ND STREET SOUTH, SUITE 3100 BIRMINGHAM, AL 35205**

**POPULATION**
**1 MILE**
**3 MILES**
**5 MILES**

|                     |        |        |         |
|---------------------|--------|--------|---------|
| Total population    | 12,250 | 81,204 | 180,782 |
| Median age          | 33.7   | 35.2   | 36.2    |
| Median age (Male)   | 34.3   | 35.3   | 35.5    |
| Median age (Female) | 33.4   | 34.9   | 36.8    |

**HOUSEHOLDS & INCOME**
**1 MILE**
**3 MILES**
**5 MILES**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total households    | 7,130     | 35,799    | 77,273    |
| # of persons per HH | 1.7       | 2.3       | 2.3       |
| Average HH income   | \$57,960  | \$75,475  | \$70,320  |
| Average house value | \$807,956 | \$455,273 | \$348,751 |

*\* Demographic data derived from 2010 US Census*
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