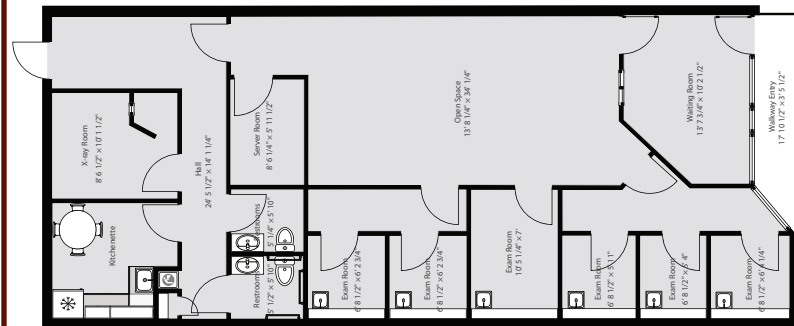


WATTS

REALTY COMPANY

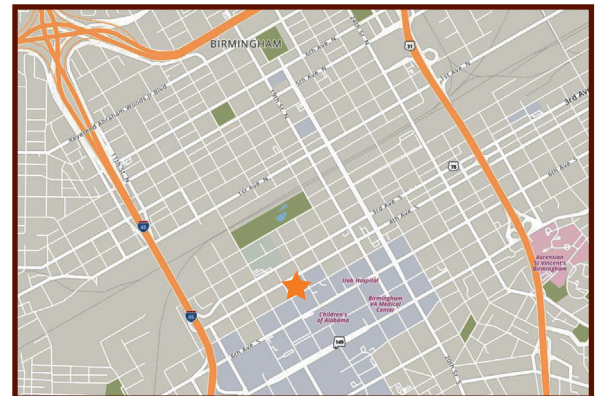
FOR LEASE

ARLINGTON BUSINESS CENTER DOWNTOWN BIRMINGHAM



Rare Vacancy In This Well-Located business park consists of four buildings and is located next to Children's Hospital in the heart of Birmingham's Medical District in Southside within steps of the University of Alabama Birmingham campus, and Railroad Park/Regions Field of the Parkside District. Rent includes CAM. Tenant pays water, power, & telecom. Within 3 blocks of I-65/59/20 and within 9 blocks of Hwy31/280. Easy accessibility with on-site parking.

<i>Property Type</i>	Office Building
<i>Unit Size</i>	±1500 sq. ft.
<i>Class of Space</i>	B
<i>Year Built</i>	1984
<i>Featured Amenities</i>	<ul style="list-style-type: none"> •Excellent Interstate Hwy Access •On-site Parking •Located in Technology Corridor •High Visibility •Centrally located between Medical District, UAB and Parkside District
<i>Unit Rate</i>	\$24.00/ SF / YR
<i>Lease Rate</i>	\$3,000.00/ MO.



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