



# TURN KEY OFFICE FOR LEASE

2701 7th Avenue South, Birmingham, AL 35233

Ideally located office space for lease at lighted intersection.

## PROPERTY HIGHLIGHTS

- **Stand-alone turnkey office with parking lot**
- **Prime Corner Visibility:** Signalized intersection at 7th Ave S & 27th St with 160+ feet of combined frontage.
- **Strategic Access:** Immediate proximity to Hwy 31/280 (Red Mountain Expressway), I-65, and I-59/20.
- **Medical & Innovation Hub:** Less than 1 mile from UAB and St. Vincent's Hospital.
- **Plug-and-Play Professional:** Ideal for creative office, retail, or professional services. Furniture can be included.
- **Dedicated Parking:** Rare on-site surface parking lot in the heart of the Southside.
- **Walkable Amenities:** Steps from Pepper Place, Automatic Seafood, and the Lakeview District's best dining and nightlife.



**LEASE RATE:**  
\$28/SF MG



**SIZE:**  
3,900 SF

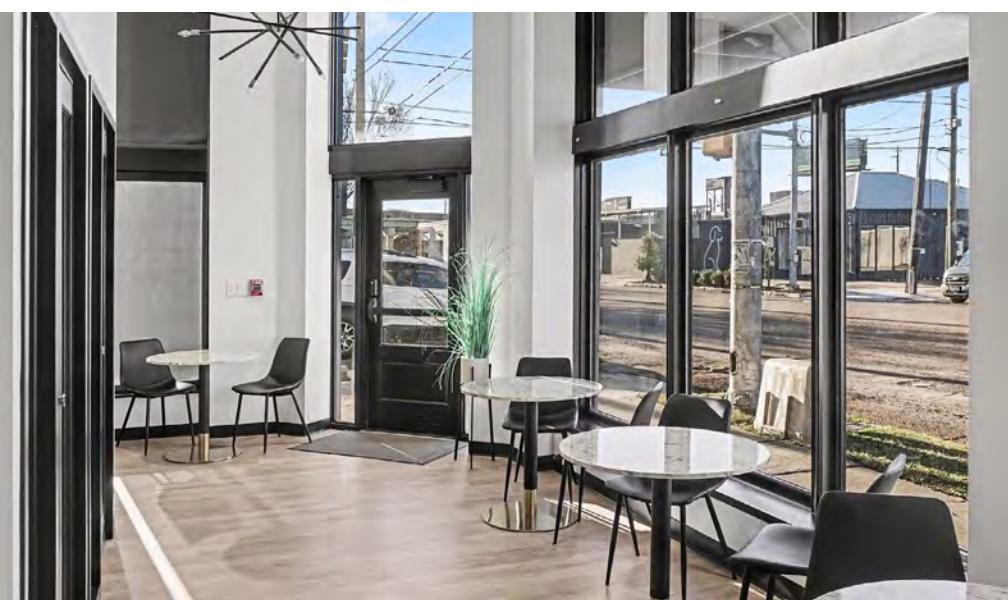


### DETAILS:

- Conference room with sliding glass wall divider
- 4 private offices
- Open area workstations
- 7 phone booths
- Modern kitchen/break area
- Roll-up doors onto 7th Ave South
- Ample natural light



**PARKING SPACES:**  
Includes parking lot with 11 parking spaces + street parking



**HARBERT**  
REALTY SERVICES

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

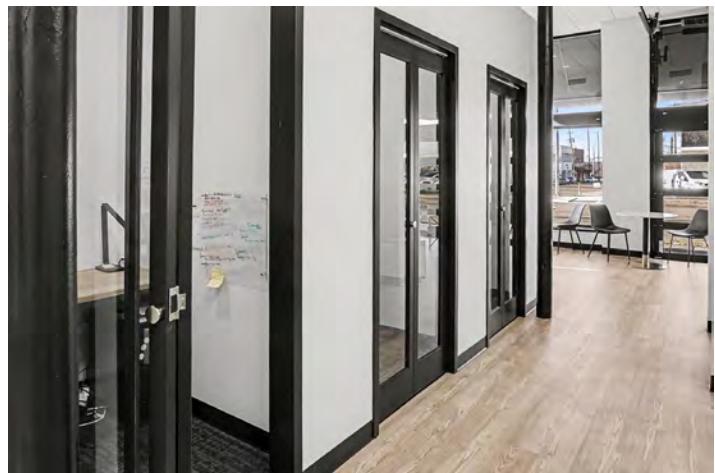
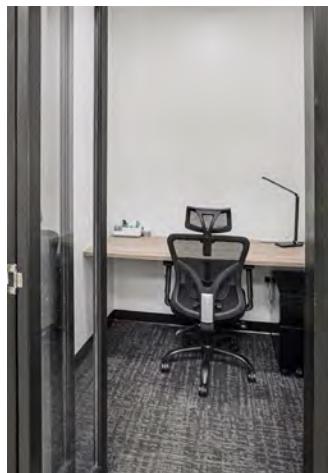
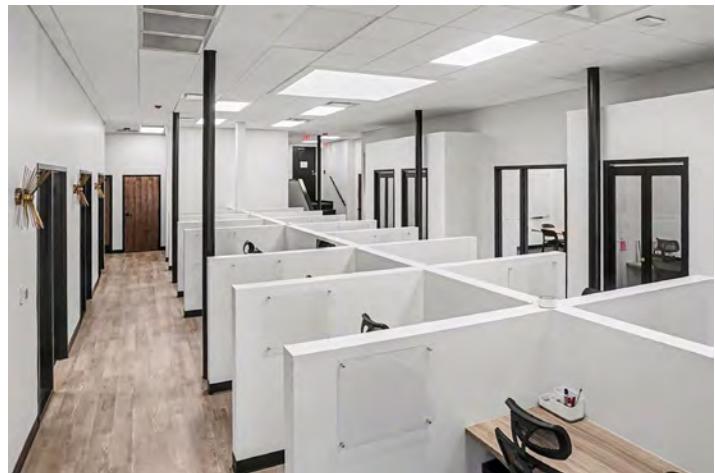
**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

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PHOTOS



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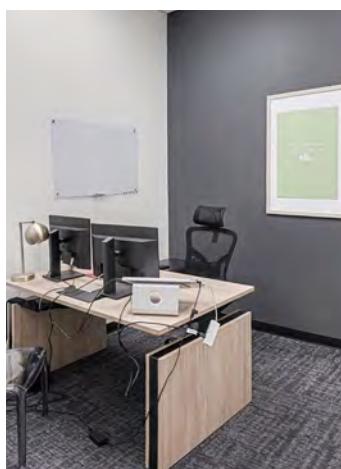
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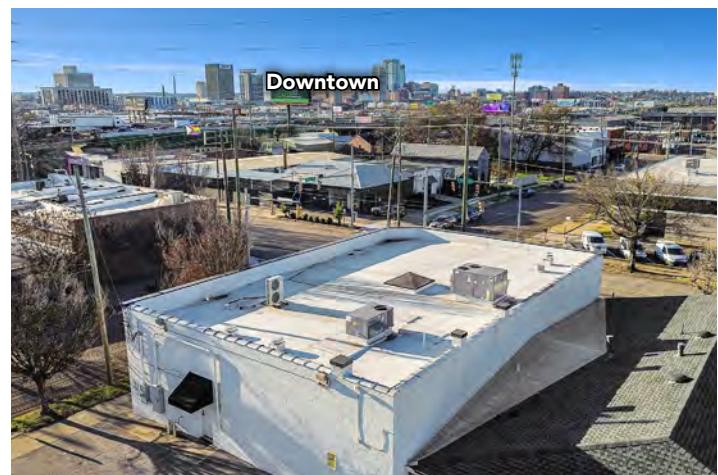
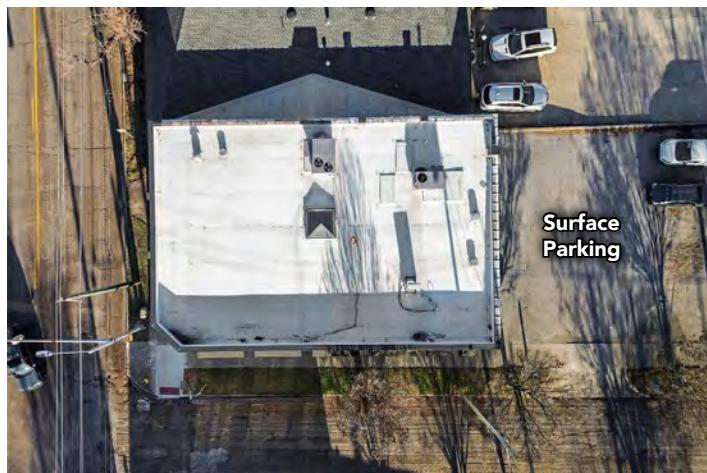
## PHOTOS



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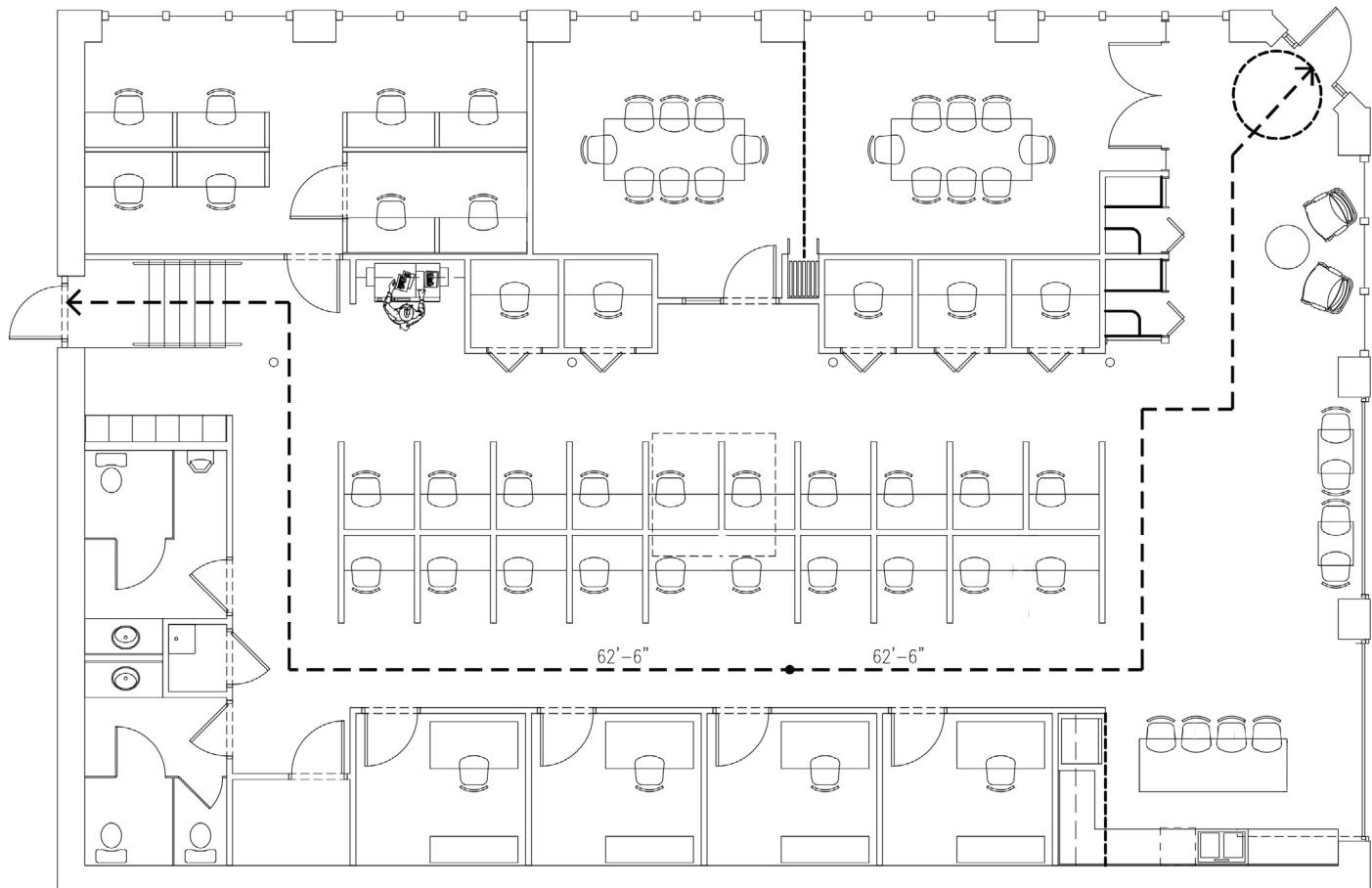
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## FLOOR PLAN



\* Plan subject to inaccuracies



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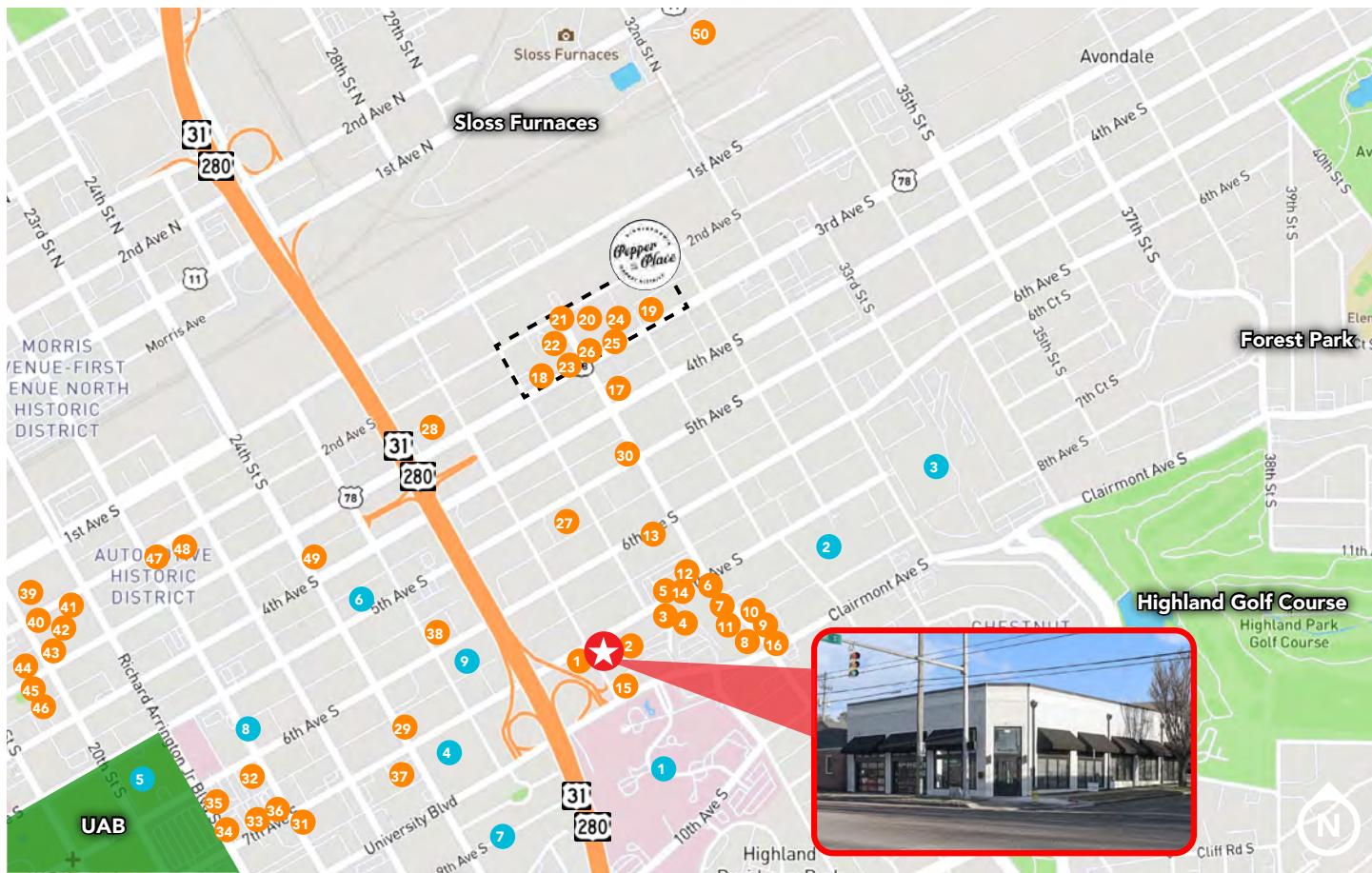
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## AREA OVERVIEW



### FOOD/BARS

1. Al's on 7th
2. Tin Roof
3. Mojo Pub
4. Jack Brown's Beer Garden
5. Hattie B's
6. Los Amigos
7. Innisfree Pub
8. FIVE Birmingham
9. Moe's Original BBQ
10. Slice Pizza & Brew
11. The Refinery
12. Umami
13. Billy's Tavern
14. Denim on 7th
15. Burger King
16. Purple Onion
17. Mayawell
18. OvenBird
19. Blueprint on 3rd
20. Bettola

21. Red Cat Coffee
22. Market at Pepper Place
23. The Lumber
24. Hop City Beer and Wine
25. Hot & Hot Fish Club
26. Jeni's Ice Cream
27. TrimTab Brewing
28. Uproot Brewing
29. Dread River Distilling
30. Automatic Seafood

31. Continental Drift
32. Fish Market
33. MooYah Burgers
34. Arby's
35. Newk's Eatery
36. Taco Bell
37. Wendy's
38. Full Moon BBQ
39. Pies and Pints
40. Panda Express

41. Milo's
42. CAVA
43. Outback Steakhouse
44. Publix
45. Chipotle
46. Starbucks
47. Gus's Chicken
48. Wasabi Juan's
49. Cook Out
50. Back Forty

### POINTS OF INTEREST

1. St. Vincent Hospital - 5,100 jobs
2. Brasfield & Gorrie - 400+ jobs
3. PNC - 2,285 jobs
4. VA Hospital Clinic
5. Kirkland Clinic (UAB)
6. Goodwyn Mills Cawood (GMC)
7. Southtown Mixed Use Development
8. Iron City Birmingham
9. Events at Haven

## LAKEVIEW DISTRICT: UNBEATABLE LOCATION, AMENITIES & ACCESSIBILITY

The Lakeview District is widely considered Birmingham's most dynamic "work-live-play" neighborhood. Known for its eclectic blend of historic industrial charm and modern urban energy, it serves as a central hub where the city's top dining, nightlife, and design shops converge.

Businesses are drawn to the area for its high pedestrian traffic and strategic proximity to the UAB Medical District and Pepper Place, while employees love the walkability to local staples like Automatic Seafood, Back Forty Brewing, and numerous coffee shops. This rare combination of high-visibility commercial corridors and a vibrant community atmosphere makes Lakeview a premier destination for companies looking to attract top talent and maintain a prestigious Birmingham address.



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## DEMOGRAPHICS

### LOCATED IN HIGHLY ACTIVE NEIGHBORHOOD RETAIL/RESTAURANT CORRIDOR



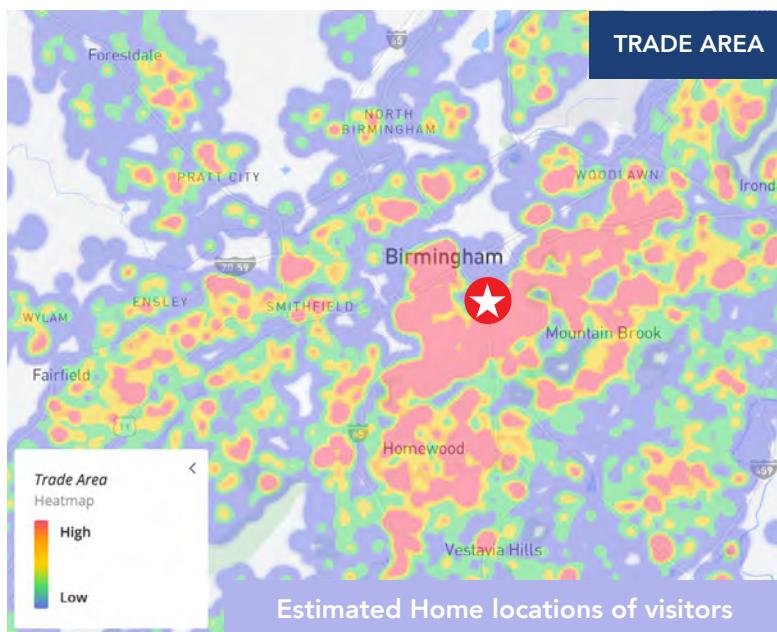
#### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	2.8M
Visitors	798.7K
Visit Frequency	3.52x
Avg Dwell Time	115 minutes

**2.8M**  
VISITS

**28K+**  
EMPLOYEES  
WITHIN 1 MILE

**798.7K**  
VISITORS



#### TRADE AREA

#### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	13,517	80,170	173,506

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	28,558	106,481	159,198

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$104,065	\$126,491	\$123,515