

D.V.K.D

# DENHAM

BLDG

MOVE-IN-READY OFFICE FOR LEASE

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1143 1<sup>ST</sup> AVE S

BIRMINGHAM, AL 35233



# Easy access. Exceptional location. Modern space.

Welcome to The Denham Building, the premier mixed-use building on the western end of 1st Avenue South, only a few blocks from two of the city's biggest destinations - Regions Field and Railroad Park - which attract over 1 million visitors annually. Within close proximity are thousands of lofts and apartments, innovative businesses and UAB's 22,000 strong student population.

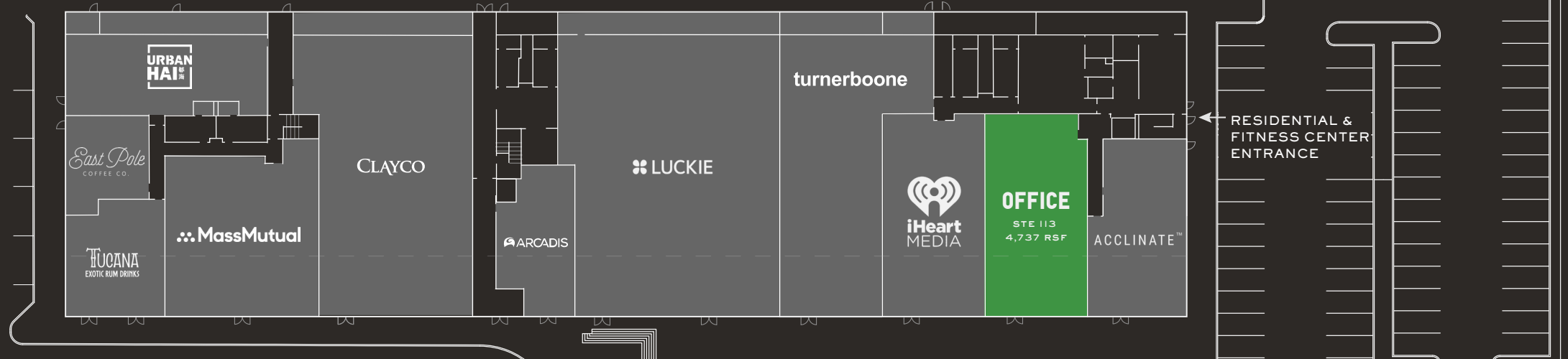
The Denham Building boasts 59 loft apartment units, 64,000 square feet of creative office space, and 18,000 square feet of restaurant retail, including a brewery, cocktail lounge, and coffee shop. The last remaining office space, Suite 113, is a prime location for an office user looking to join the bustling Parkside community.



Vulcan / Red Mountain

**GROUND LEVEL**

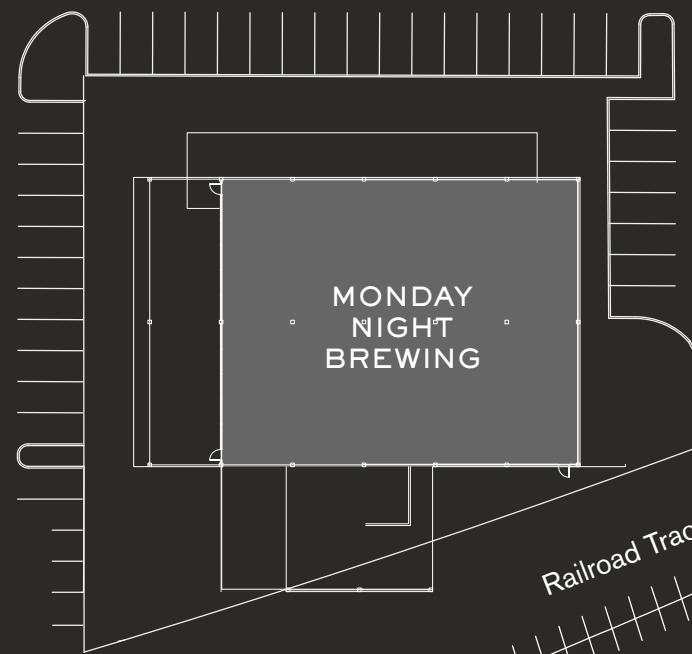
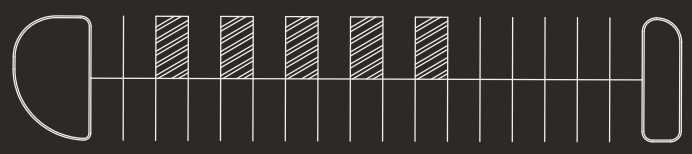
- Available Office
- Leased (Not Available)



1st Avenue South

Railroad Park

12th Street South



MONDAY NIGHT BREWING

Railroad Tracks

Downtown Skyline

**More than 82,000 square feet of dynamic office and retail space.**

Custom build-to-suit and pre-designed spaces all positioned underneath 59 second floor and rooftop urban loft apartments with skyline views.

Three ground floor restaurant spaces will line 12th Ave South, suiting the needs of both residents and employees who spend their time at the Denham Building.

With 200 spaces, all of Denham offers ample parking for residents, restaurants, and offices.

## WORK AT DENHAM

The Denham Building offers businesses industrial chic details and historic character reimagined into a thoroughly modern work environment. Locate your business among the city's creative circle in close proximity to innovative startups, UAB's thriving campus and the city's renowned arts, culture, and food scenes. Easy access to area expressways, the central business district, and the Birmingham Shuttlesworth International Airport.

### World-class Amenities

- On-site Restaurants
- Free, Secured On-site Parking
- High-Speed Fiber Optic Internet
- On-site Property Management
- Pet-friendly Environment with Dog Walk
- On-site Brewpub - Monday Night Brewing
- 24-hour On-site Fitness Center



AVAILABLE SPACE

# SUITE 113

Last remaining availability at Denham

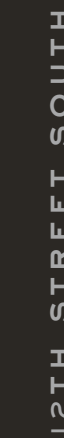
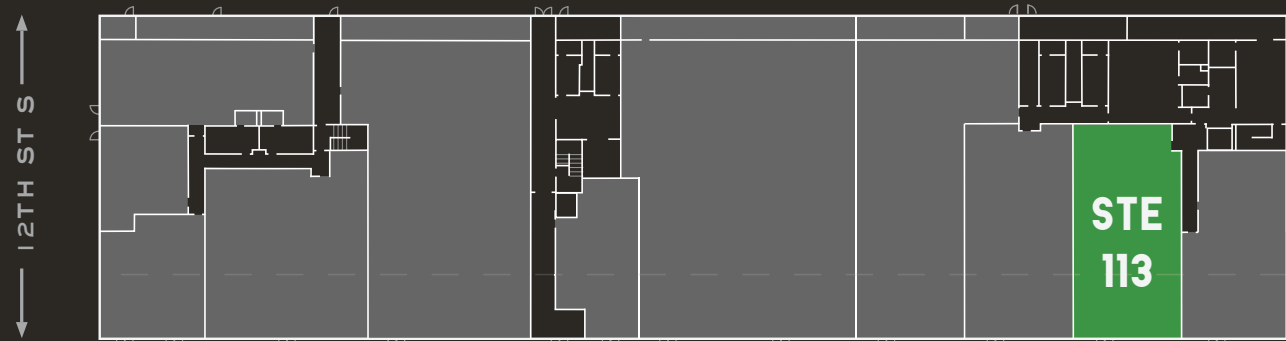
4,737 Square Feet

Prime Parkside location

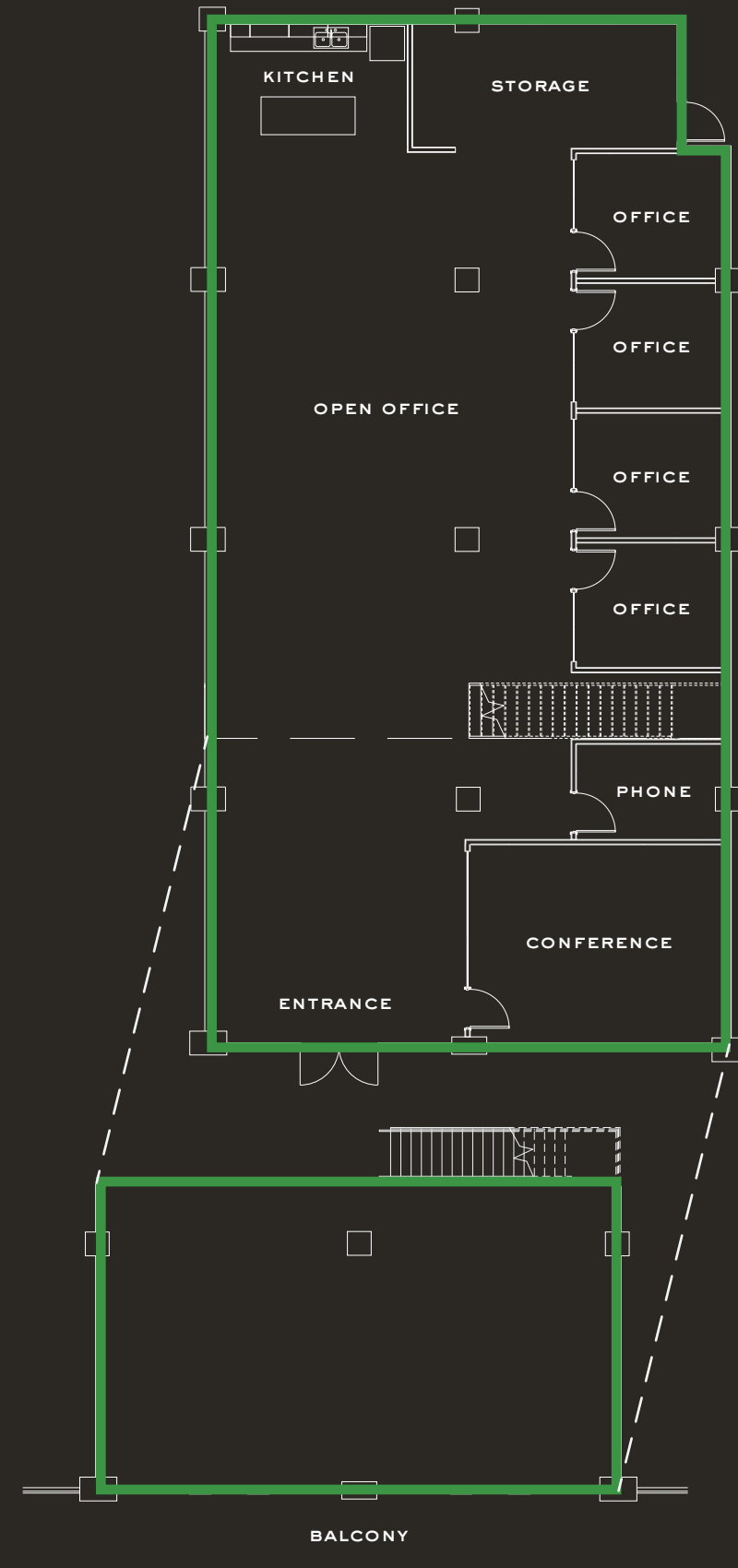
Move-In Ready by July 2024

[View our video walk-through of a similar unit!](#)

## SITE PLAN



## FIRST FLOOR



## MEZZANINE

BALCONY

Don't miss the chance to locate your business next to some of the best brands and restaurants Birmingham has to offer, all within the walkable Parkside District.



LUCKIE

CLAYCO

MassMutual

turnerboone



TUCANA COCKTAIL LOUNGE



EAST POLE COFFEE



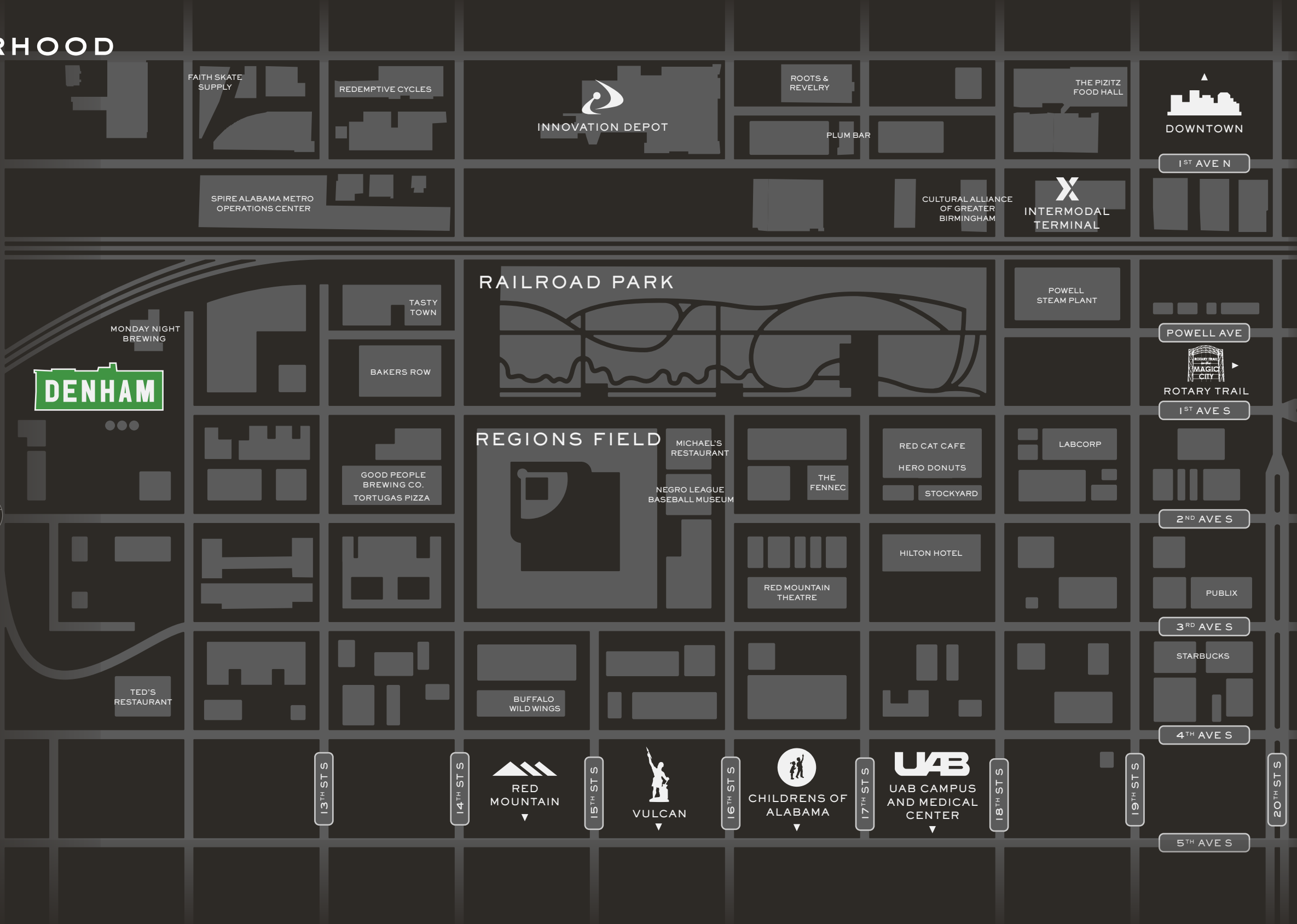
MONDAY NIGHT BREWING



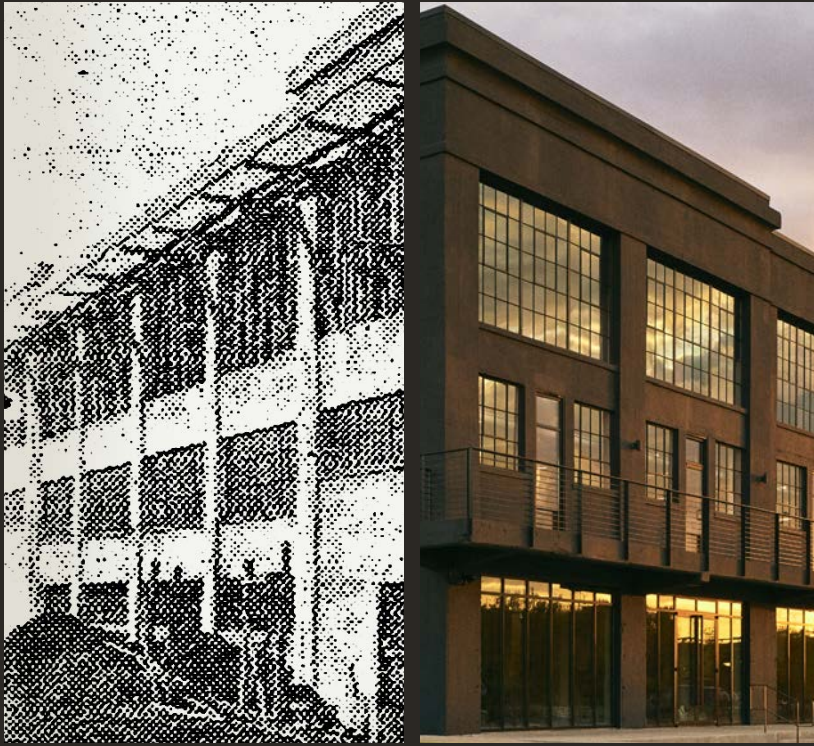
# THE NEIGHBORHOOD

Denham's Parkside location is just minutes from Region's Field, the award-winning Railroad Park and dozens of restaurants and bars.

Easy interstate access with Birmingham Shuttlesworth International Airport only five miles east.



# HISTORY



1927

2023

The Denham Building is named for the architecture firm – Denham Van Keuren Denham. D.VK.D designed the building in 1927 and originally dubbed it the Merchants and Manufacturer’s Terminal Building to address the growing needs of a rapidly expanding city.

It was remarkable then – and is again – as Birmingham’s most distinct business address.

# LEASING

## OFFICE LEASING

### Colliers

John Hennessy

DIRECT  
(205) 949-5982

[JOHN.HENNESSY@COLLIERS.COM](mailto:JOHN.HENNESSY@COLLIERS.COM)

Jamie Justice

DIRECT  
(205) 949-5987

[JAMIE.JUSTICE@COLLIERS.COM](mailto:JAMIE.JUSTICE@COLLIERS.COM)

## RETAIL & RESTAURANT LEASING



Lochrane Chase

DIRECT  
(205) 218 - 0542

[LCHASE@SLOSSREALESTATE.COM](mailto:LCHASE@SLOSSREALESTATE.COM)

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