

INSPIRE.

CLASS A SPACE IN A NEW LIGHT



Protective Center
2801 Highway 280 South
Birmingham, AL 35223

*Located at the center of Birmingham's
Midtown office submarket*

Colliers

JOE SANDNER, IV
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Protective Center

Welcome to Protective Center, the most iconic and beautiful corporate campus in Birmingham, perfectly located in the heart of Birmingham's most desirable Midtown office submarket. The Protective Center offers class A space with on-site amenities that no other multi-tenant building in Birmingham can provide. Employees enjoy free covered parking, on-site coffee shop and cafeteria offering fresh daily breakfasts and lunches, a fitness center offering group fitness classes and lockers and showers, a walking trail, two picturesque courtyards, and multiple meeting areas – all in one place to provide the best working environment for today's modern office worker.

- + Large floor plates (40,000+ SF) with 10' finished ceiling heights ideal for larger office users
- + Free covered parking (4/1,000 SF)
 - + On-site coffee shop, cafeteria, fitness center, courtyards, walking trails, and meeting rooms
- + 24/7/365 on-site security
 - + Located in Unincorporated Jefferson County (no occupational tax)
- + Redundant power - building served by two (2) power feeds and back-up generator availability
 - + Dedicated visitor and employee entrances
- + Available space up to 45,610 SF
 - + Lease Rate: \$42.50/SF, Full Service



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EMPOWER.

DELIVER A WORK ENVIRONMENT THAT EMPOWERS YOUR WORKFORCE TO ACHIEVE GREATNESS.



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CREATE.

A SPACE WHERE INSPIRATION AND COLLABORATION CAN THRIVE.



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ADDRESS

- + 2801 Highway 280 South, Building, 3, Birmingham, AL 35223

BUILDING 3 INFO

- + Year Built: 2004
- + Stories: 7 stories
- + Rentable Area: 310,000 SF
- + Typical Floor Plates: 45,610 SF
- + Ceiling Heights: 10' to finished ceiling and 13'10" from raised floor to overhead slab
- + Elevators: 5 Dover elevators with 1 freight (4,500 lbs)
- + Electricity: Campus is served by 2 power feeds offering redundant power

LOCATION

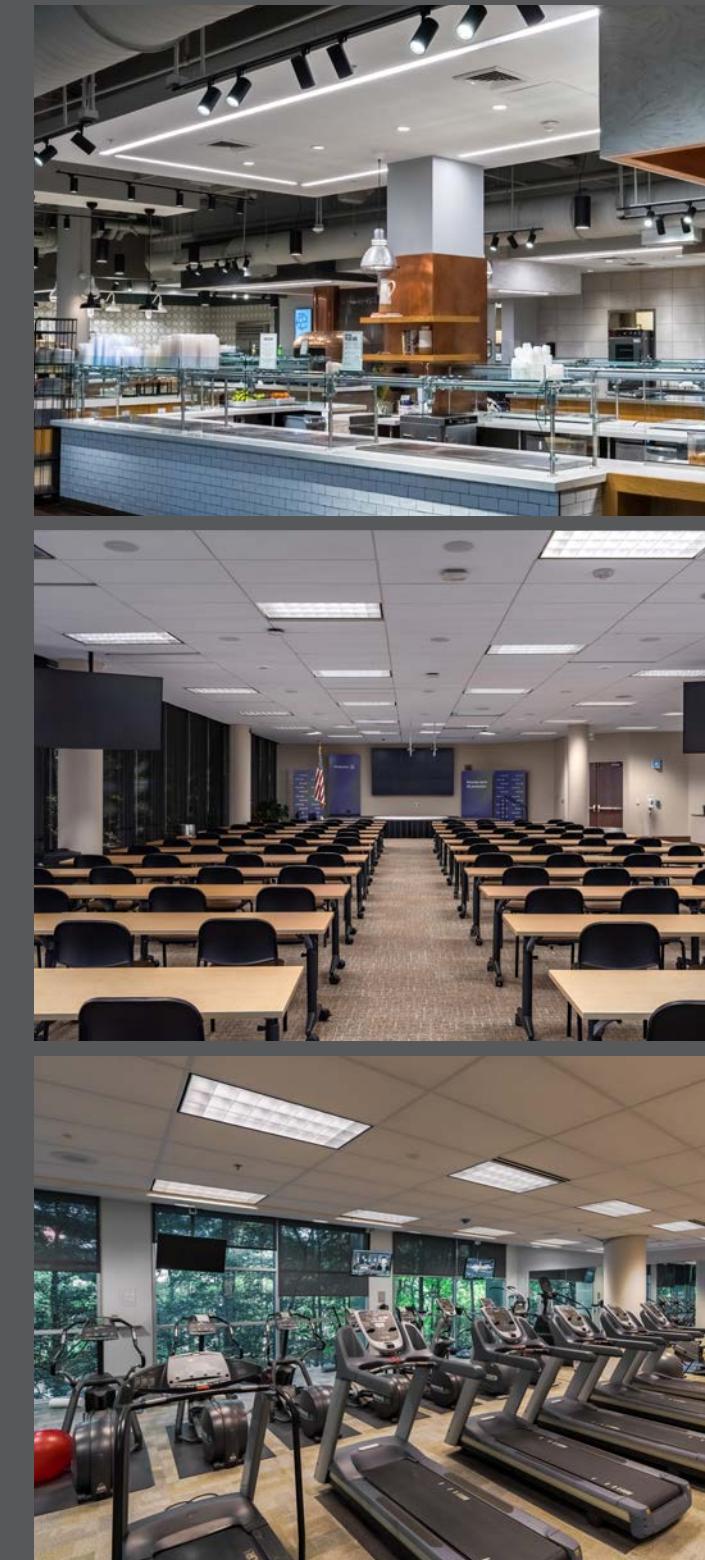
- + Located in Unincorporated Jefferson County (no occupational tax)
- + Central to Birmingham's Midtown office submarket offering unparalleled access to the richly appointed amenities in Mountain Brook, Homewood, and Vestavia
- + Excellent access to Highway 280, Shades Creek Parkway, Lakeshore Parkway, and downtown
- + Short drives to Mountain Brook, Homewood, and Vestavia

PARKING

- + 4/1,000 SF free covered parking
- + Secured, executive parking in Deck 1
- + 40 visitor parking spaces
- + 12 EV charging stations
- + Loading dock access

SECURITY

- + 24-hour security at visitor and employee entrances
- + Visitor entrance offers Envoy visitor sign-in system
- + Employee entrance offers security turnstile gates with campus-wide secured, badge access system
- + "BluePoint" rapid emergency response notification stations
- + CCTV monitoring system



BUILDING FACTS.

BIRMINGHAM'S MOST ICONIC CAMPUS

ENGAGE.

ACCESS TO MULTIPLE DINING OPTIONS AND ENTERTAINMENT STEPS AWAY.

ON-SITE AMENITIES

- + Protective Coffee Bar, proudly serving O'Henry's Coffees
- + Protective Café, managed by Bon Appetit, serving fresh breakfast and lunch (catering available)
- + ProHealth Fitness Center
- + Regions Bank ATM
- + On-site Property Management
- + On-site 24/7 Security
- + Walking Trail connecting to Jemison Trail
- + Auditorium/Meeting Rooms Available
- + Two (2) Picturesque Courtyards
- + Redundant Power
- + Free Covered Parking (4/1,000 SF)
- + Twelve (12) EV Charging Stations
- + Delivery Drop-offs with UPS, FedEx and USPS Boxes

SURROUNDING AREA

- + Brick & Tin
- + Bricktop's
- + Daniel George
- + Olexa's
- + Davenport's Pizza Palace
- + Taziki's Mediterranean Café
- + Moe's Southwest Grill
- + Golden Age Wine
- + MPower Pilates & Cycle Studio
- + Ignite Cycle
- + Santos Coffee
- + Starbucks
- + Abhi Eatery and Bar
- + Gilchrist
- + The Rougaroux
- + Locanda Brasato
- + Market
- + Little Betty Steak Bar
- + CharBar No. 7
- + Maro
- + LadyBird Taco
- + Chop N' Fresh
- + Another Broken Egg Cafe
- + Surf Hound
- + Crumbl
- + Craft's
- + Mexico Lindo
- + Habitat Feed & Social
- + Oulser's Sandwiches
- + Publix Super Market
- + The Fresh Market

HOTELS

- + Grand Bohemian
- + Valley Hotel
- + Embassy Suites
- + Aloft Birmingham
- + Hampton Inn
- + Courtyard Birmingham Homewood

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INNOVATE.

ENDLESS POSSIBILITIES, FOCUSED ON THE WHOLE EXPERIENCE OF TENANTS AND THEIR GUESTS.



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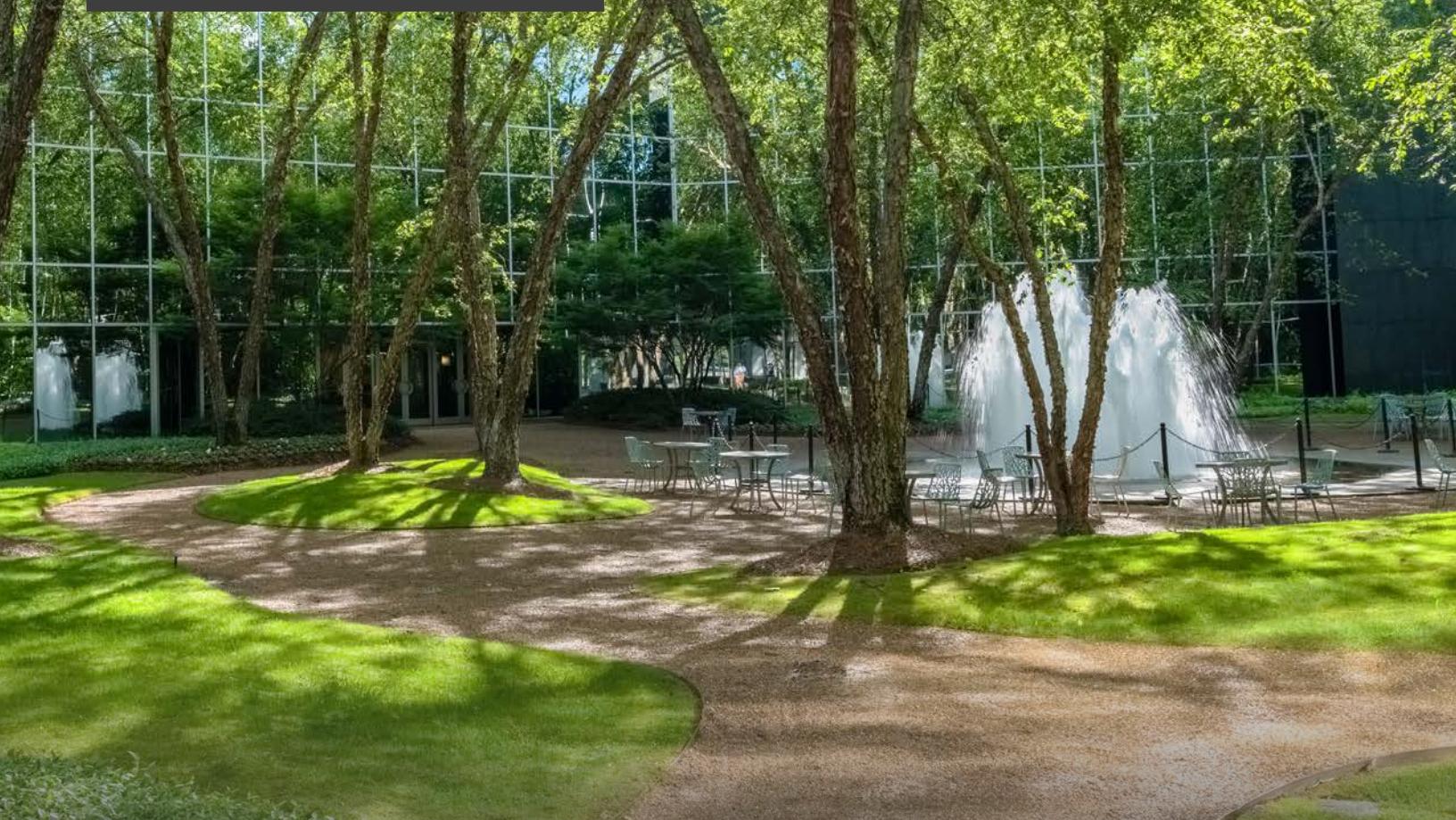
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