

# CORPORATE OFFICE CAMPUS | FOR SALE

## THE BROCK CENTER



**The Brock Center**  
701 32nd Street South  
Birmingham, AL 35233

 **Graham&Co**

*Sam Carroll, SIOR*  
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# The Brock Center

Call for Offers – 9/26/2025

Introducing a prime investment opportunity; a corporate campus consisting of a 311,959 SF office building, an additional 15,000 SF flex building, and 3 additional off-campus parking lots that collectively sit on 20 acres of land in the heart of Birmingham, Alabama. The Brock Center offers a fully integrated auditorium, full-service cafeteria with daily breakfasts and lunches served, ample meeting areas, and more than 1,365 parking spaces. The Brock Center also offers a modern work environment with ample meeting rooms, open cubicle spaces, and recreational spaces for all employees to enjoy. The entire campus is fully secured with controlled access and privacy fencing, including the three fully lit off-site parking lots. The Brock Center is truly a unique property.

- 311,959 SF Corporate office building
- Consists of three (3) stories and basement
- Originally built in 1987
- Contains a total of 1,365 secured parking spaces
  - On-campus: 855 spaces
  - Off-campus: 510 spaces
- Located in the City of Birmingham
  - The entire purchase includes five (5) parcels totaling approximately 20 acres
  - On-site building cafeteria including a full commercial kitchen
  - 24/7 On-site security



## OFFERING SUMMARY

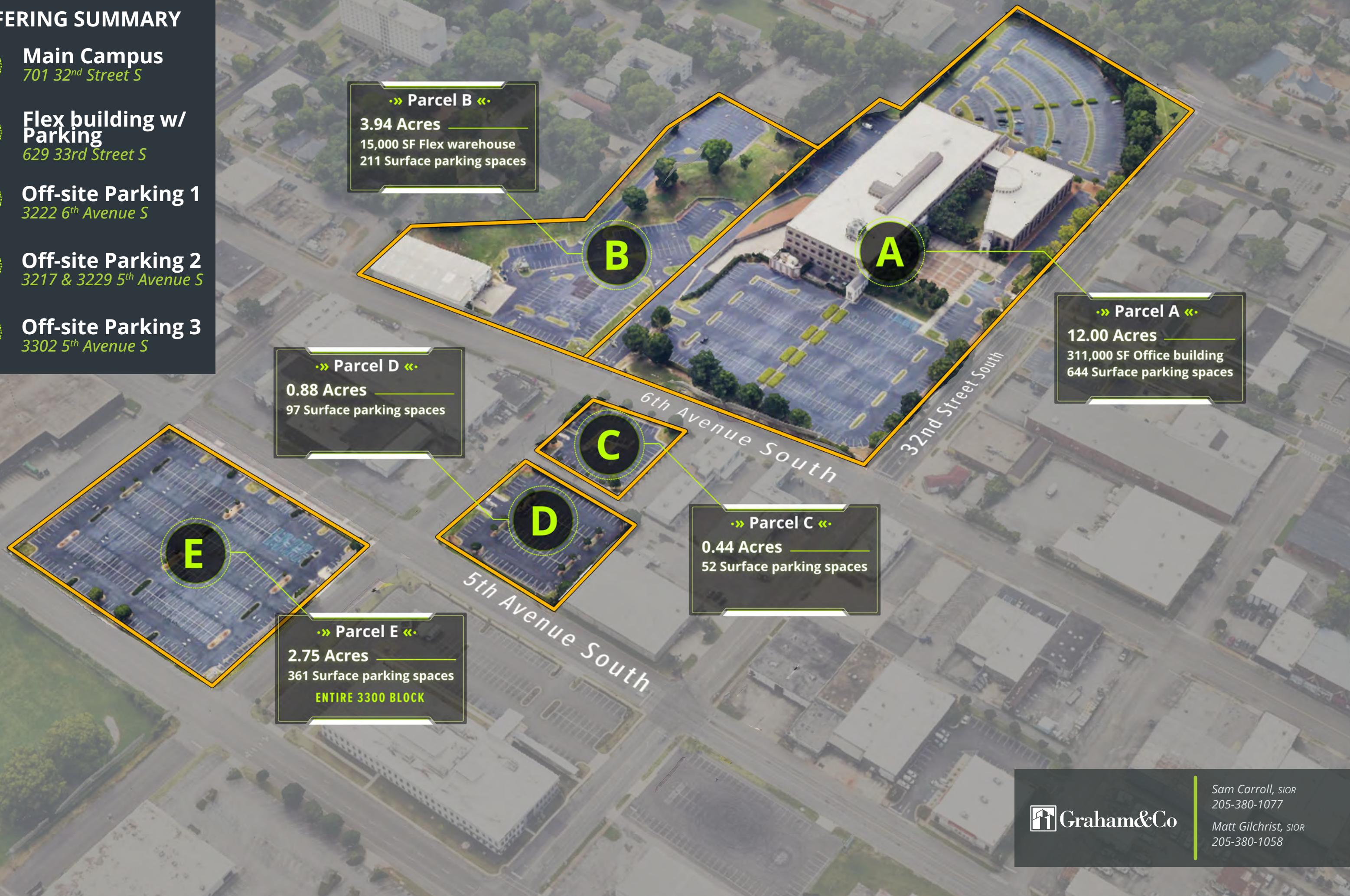
**A** Main Campus  
701 32nd Street S

**B** Flex building w/  
Parking  
629 33rd Street S

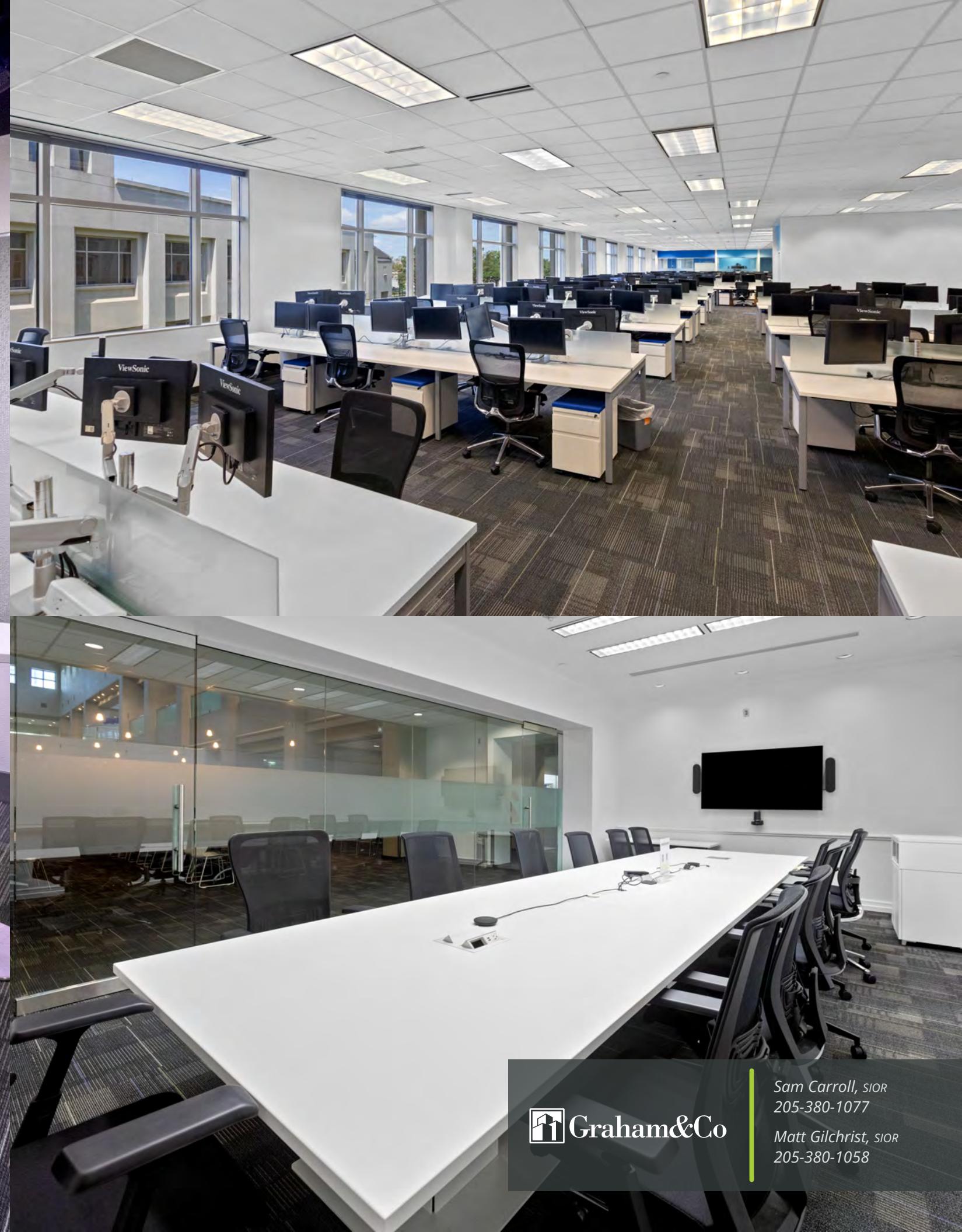
**C** Off-site Parking 1  
3222 6th Avenue S

**D** Off-site Parking 2  
3217 & 3229 5th Avenue S

**E** Off-site Parking 3  
3302 5th Avenue S







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## BUILDING SPECS

701 32<sup>nd</sup> Street North  
Birmingham, AL 35233

**Year Built** 1987

**Stories** Three stories plus basement

**Rentable Area** 311,959 SF

**Floor Plate Sizes**  
1st Floor: 80,325 SF  
2nd Floor: 87,265 SF  
3rd Floor: 67,178 SF  
Basement: 77,190 SF (48,121 USF)

**Elevators** 3 Passenger elevators  
3 Freight elevators

**Electricity** 2 Redundant power feeds plus 4 backup generators

**Loading Dock** 3 Drive-in doors

**Roof** Type: TPO; installed 2015

**Chillers**  
Chiller 1 – Trane, 2007 – 280 ton  
Chiller 2 – Trane, 2007 – 280 ton  
Chiller 3 – Trane, 2007 – 280 ton

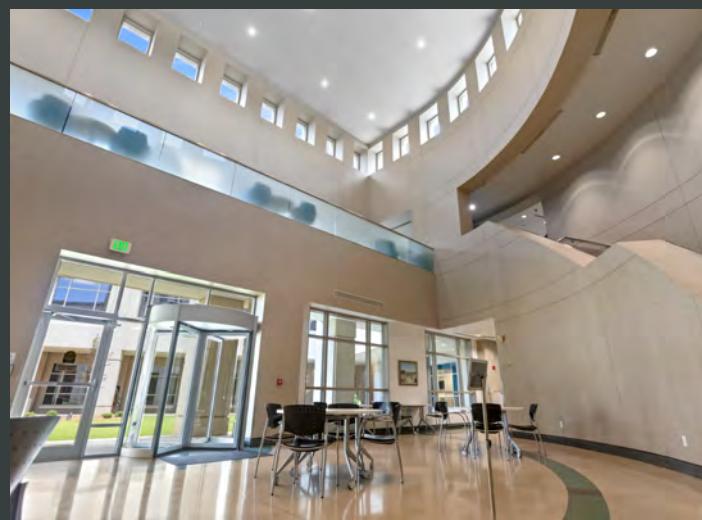
**Location**  
Located in Jefferson County, the Brock Center offers investors direct access to one of the city's most dynamic commercial corridors. The area is positioned near UAB St. Vincent's Medical Center, as well as UAB's expansive medical and research district, and the innovation-driven establishments within Birmingham's CBD. Just minutes from I-65, I-20/59, US-31, and the Birmingham Shuttlesworth International Airport, the location provides exceptional connectivity. The Birmingham MSA continues to experience strong momentum in healthcare, education, and technology sectors, supported by a growing population and sustained investment in infrastructure. This strategic setting makes the The Brock Center well-positioned within a high-demand, high-growth environment.

## Parking

The campus contains a total of 1,365 parking spaces

- On-campus: 855
- Off-campus: 510

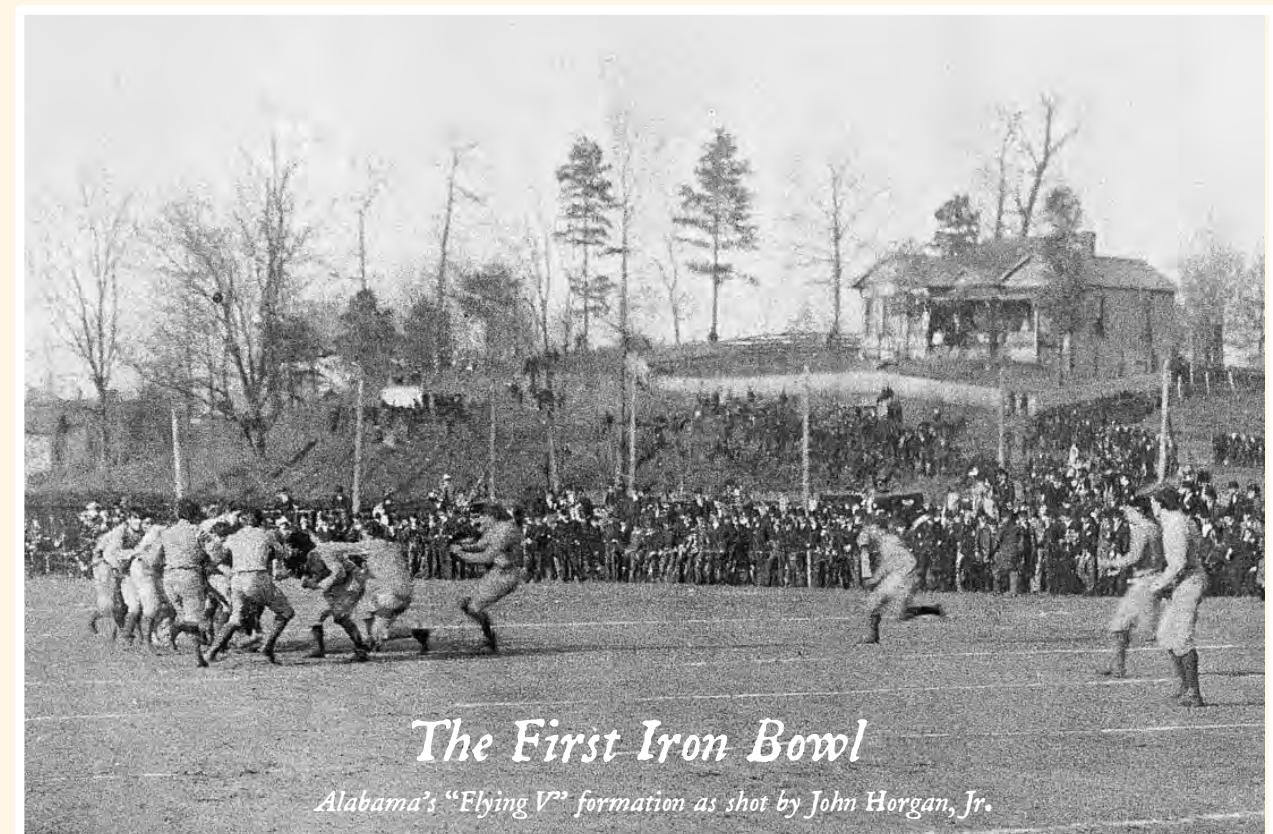
All parking lots are completely secured with gates and lighting.



## THE BROCK CENTER'S PAST THE STATE'S GREATEST SPORTS RIVALRY BEGAN HERE

The Brock Center stands on the site of the playing field of the very first "IRON BOWL".

The rivalry was born on February 22<sup>nd</sup> 1893 when The University of Alabama played against Alabama Polytechnic (later, Auburn University) in Lakeview Park which is now home to the Brock Center.



*The First Iron Bowl*

Alabama's "Flying V" formation as shot by John Horgan, Jr.



Auburn won that day, 32–22. Though taking to the field 88 times since then, Alabama leads the series 51–37–1.

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