

**WATTS**

NEXT GENERATION REAL ESTATE

OFFICE SPACE FOR LEASE

**3 SUITES AVAILABLE • MOVE-IN READY**

BIRMINGHAM, ALABAMA

1117 Office Building

1117 22nd Street South, Birmingham, AL 35205 · Executive office suites

ASKING RATE

\$20-\$33/SF/yr**FULL SERVICE****1,594**

TOTAL SF AVAILABLE

196-1,594

SF · DIVISIBLE

2

STORIES · MULTI-TENANT

Now

AVAILABLE

AVAILABLE SUITES

Suite 107	196 SF	\$30.00
Suites 109 & 110	1,107 SF	\$20.00
Suite 201	291 SF	\$33.00

TOTAL • 3 SUITES**1,594 SF****FS**

Full-service rate includes utilities, phone and internet, and receptionist support. Terms negotiable; suites may be combined.

HIGHLIGHTS

- Shared conference room.
- Restrooms on each floor.
- Controlled-access entry.
- Building receptionist on site.
- Off-street parking.
- Convenient access to Highway 280.

**EXCLUSIVE LEASING BROKERS****David Watts**

205.318.1116

JC Morris

205.318.1121

Watts Realty Co., Inc., AMO®

1527 3rd Ave S, Suite 102 · Birmingham, AL 35233

Office 205.251.1267 · wattsrealty.com