

D.V.K.D

DENHAM

BLDG

MOVE-IN-READY OFFICE FOR LEASE

1143 1ST AVE S

BIRMINGHAM, AL 35233



Easy access.

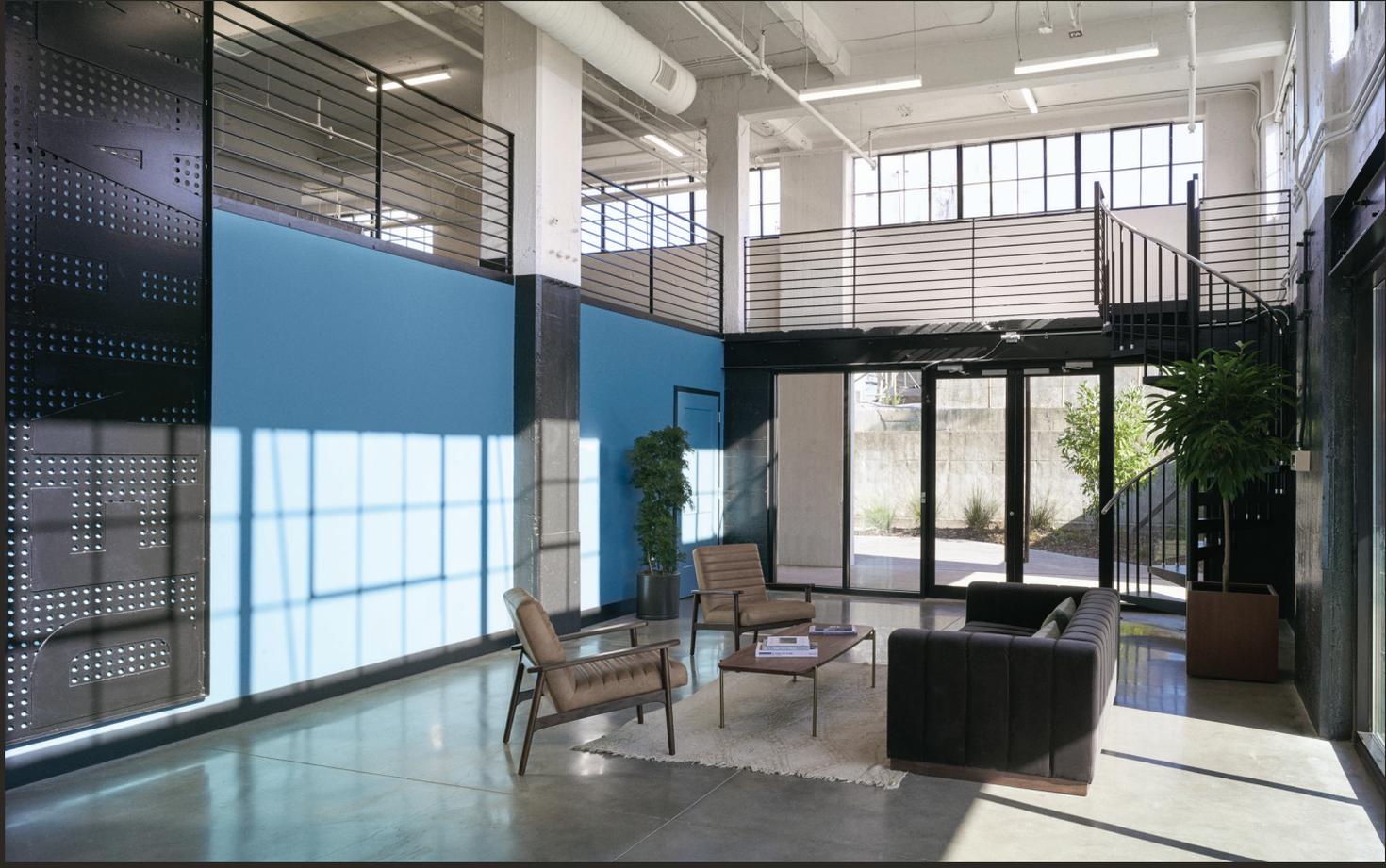
Exceptional location.

Modern space.

Welcome to The Denham Building, a premier mixed-use building only a few blocks from two of the city's biggest destinations - Regions Field and Railroad Park - which attract over 1 million visitors annually. We're neighbors to 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. This rare opportunity to lease a ground-floor office or retail suite puts your company just steps away from Urban Supply, Birmingham's urban connector.







1st Avenue South

← Railroad Park & Regions Field

12th Street South

Downtown Skyline



- Available Office
- Leased (Not Available)

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

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

Ground floor restaurant spaces line 12th Ave South, suiting the needs of both residents and employees of the Denham Building.

Denham offers ample parking with over 200 spaces 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



**SOARING 20FT CEILINGS WITH
MEZZANINE ACCESS**



**AMPLE WINDOWS
FOR ABUNDANT LIGHT**



**#givefirst
ORIGINAL 1927 POLISHED
CONCRETE FLOORS**

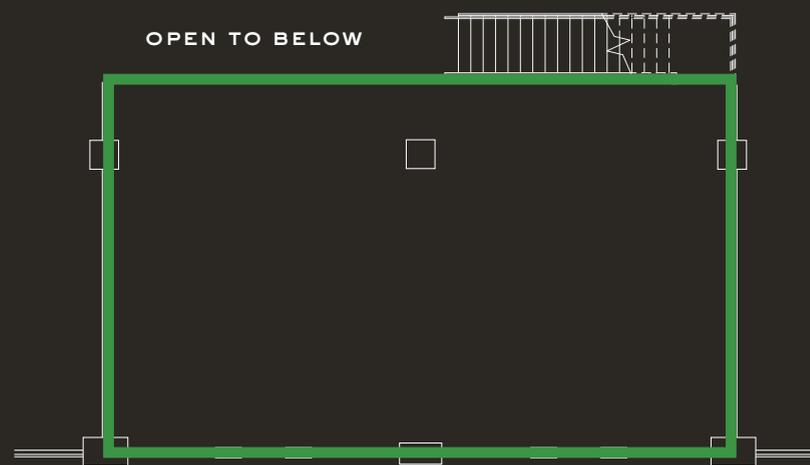
AVAILABLE SPACE

SUITE 113

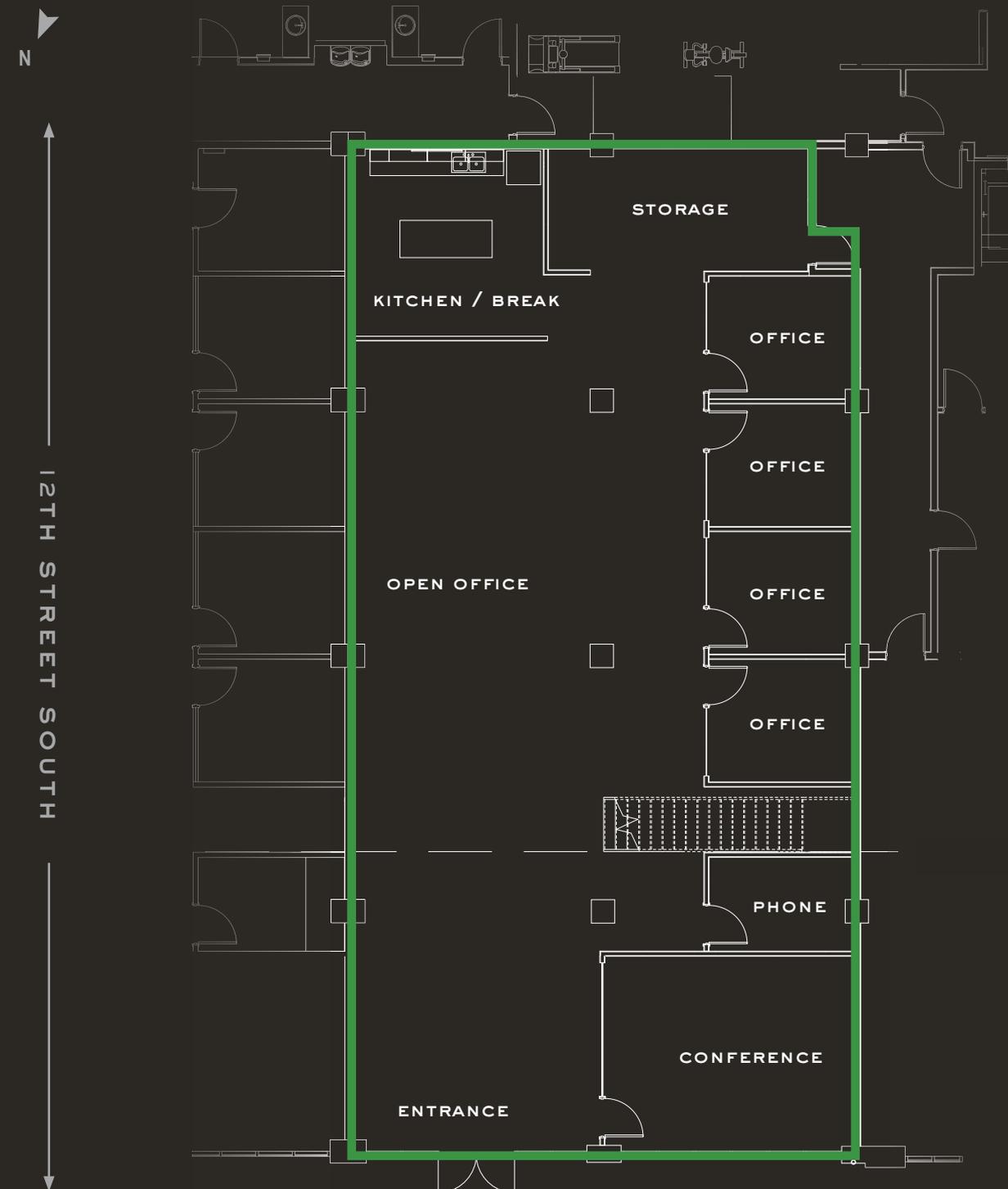
Last remaining availability at Denham
4,737 Square Feet
Prime Parkside location
Spec Suite Available by July 2024

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

MEZZANINE



FIRST FLOOR



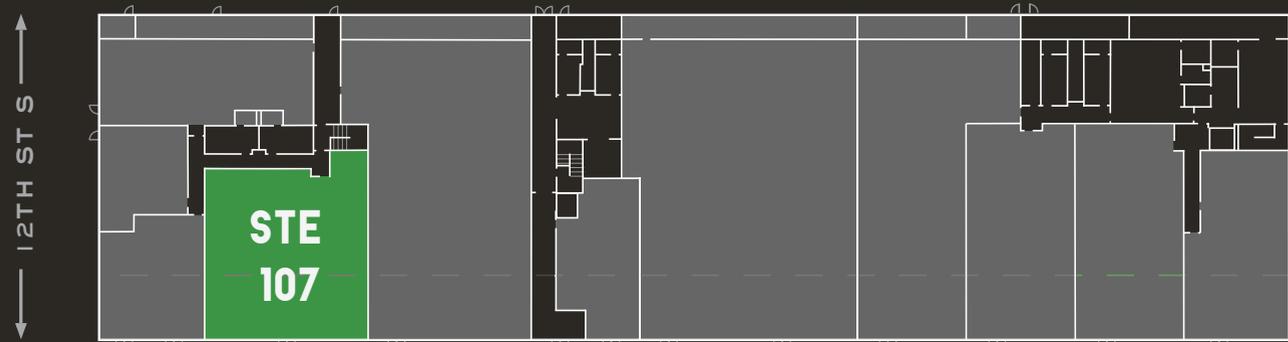
AVAILABLE SPACE

SUITE 107

6,233 Square Feet
Prime Parkside location
Move-In Ready by January 2027

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

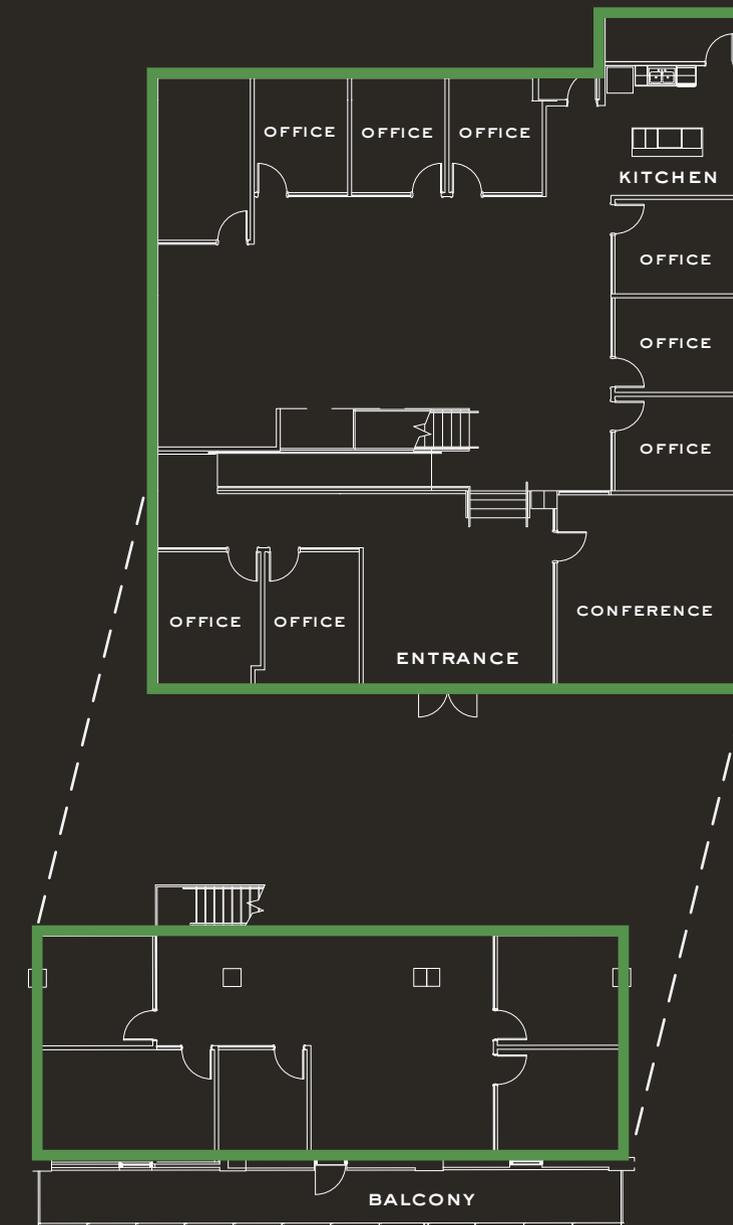
SITE PLAN



FIRST FLOOR



12TH STREET SOUTH



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.



TUCANA COCKTAIL LOUNGE



WHAMMY COFFEE



MONDAY NIGHT BREWING

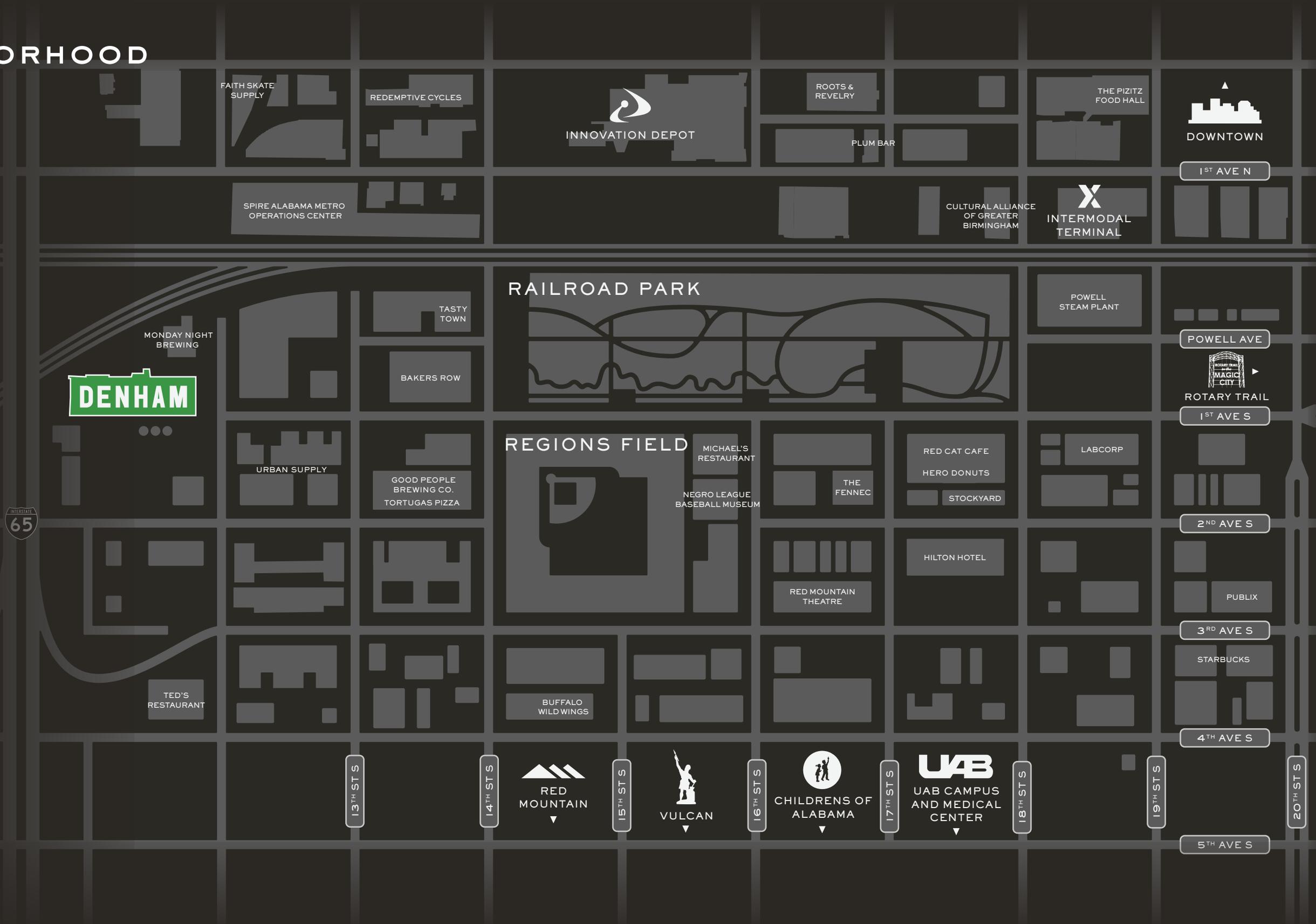


THE NEIGHBORHOOD

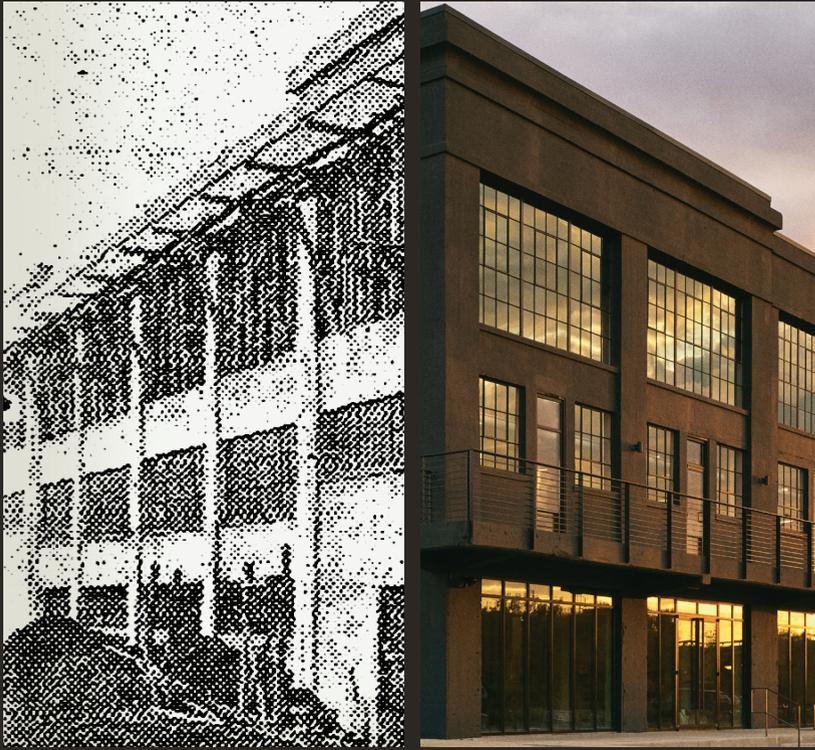
Denham's Parkside location is just minutes from Region's Field, the award-winning Railroad Park and dozens of restaurants and bars.

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

Denham is across the street from Urban Supply, which hosts multiple amenities like a coworking space, doggie daycare, and a full-service restaurant, bar, and entertainment venue.



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

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