



3 Points South

2700 Rogers Dr, Birmingham, AL 35209



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3 Points South

Upon Request

Three-story office building in prime, Midtown / Homewood location off Hwy 31 & Hwy 280. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber. Offering traditional and medical office space easily accessible from Downtown, Mountain Brook, Homewood & surrounding areas....

- Easily accessible from Hwy 31 & 280 (Homewood, Mountain Brook & surrounding areas).
- Turnkey office space - professional & medical available.
- Prime Midtown / Homewood location.
- Surface Parking - easy in & out.



| | |
|-------------------------|--------------------|
| Rental Rate: | Upon Request |
| Min. Divisible: | 2,135 SF |
| Property Type: | Office |
| Property Subtype: | Medical |
| Building Class: | A |
| Rentable Building Area: | 25,385 SF |
| Year Built: | 1987 |
| Walk Score ®: | 77 (Very Walkable) |
| Rental Rate Mo: | Upon Request |

1st Floor Ste 102

1

| | |
|-----------------|-------------------|
| Space Available | 3,164 SF |
| Rental Rate | Upon Request |
| Date Available | December 01, 2025 |
| Service Type | Full Service |
| Built Out As | Healthcare |
| Space Type | Relet |
| Space Use | Office/Medical |
| Lease Term | Negotiable |

Turnkey medical office space in excellent condition - plug & play for a medical practice looking for a prime Homewood location along the Hwy 31 corridor. Suite 102 will be available 12/1/25 and features reception area, lab + patient restroom, 5 exam rooms, central nurses station, corner physicians' office, staff restroom, kitchen + breakroom / conference area. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

2nd Floor Ste 200

2

| | |
|-----------------|-----------------------|
| Space Available | 2,794 - 8,531 SF |
| Rental Rate | Upon Request |
| Date Available | Now |
| Service Type | Full Service |
| Built Out As | Professional Services |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Available 7/1/25. Former professional firm space so lays out like a traditional office (reception, conference room, privates offices, copy/printer room, IT room, break room, etc.). Can have new paint, carpet & lighting upon delivery or a TIA package to cover the refresh of the space. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

2nd Floor Ste 205

3

| | |
|-----------------|-----------------------|
| Space Available | 3,602 - 5,737 SF |
| Rental Rate | Upon Request |
| Date Available | Now |
| Service Type | Full Service |
| Built Out As | Professional Services |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Most of the 2nd Floor newly built out as spec space with great lighting, glass inserts & finishes. This suite is the back half of the floor plate and is a mix of open floorplan and individual zoom rooms (9), with kitchenette/break room + private in-suite restrooms. Can be expanded from 3,602 RSF to 5,737 RSF (or option to take the whole floor). Great natural light & views of Hollywood neighborhood. Move-in ready - available now. Call for pricing - 205.443.4559. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

2nd Floor Ste 210

4

| | |
|-----------------|------------------|
| Space Available | 2,135 - 4,929 SF |
| Rental Rate | Upon Request |
| Date Available | Now |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Most of the 2nd Floor newly built out as spec space with great lighting, glass inserts & finishes. Features nine private offices, but can be expanded from 2,135 RSF to 4,929 RSF. Great natural light & views of downtown Homewood. Move-in ready - available now. Call for pricing - 205.443.4559. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

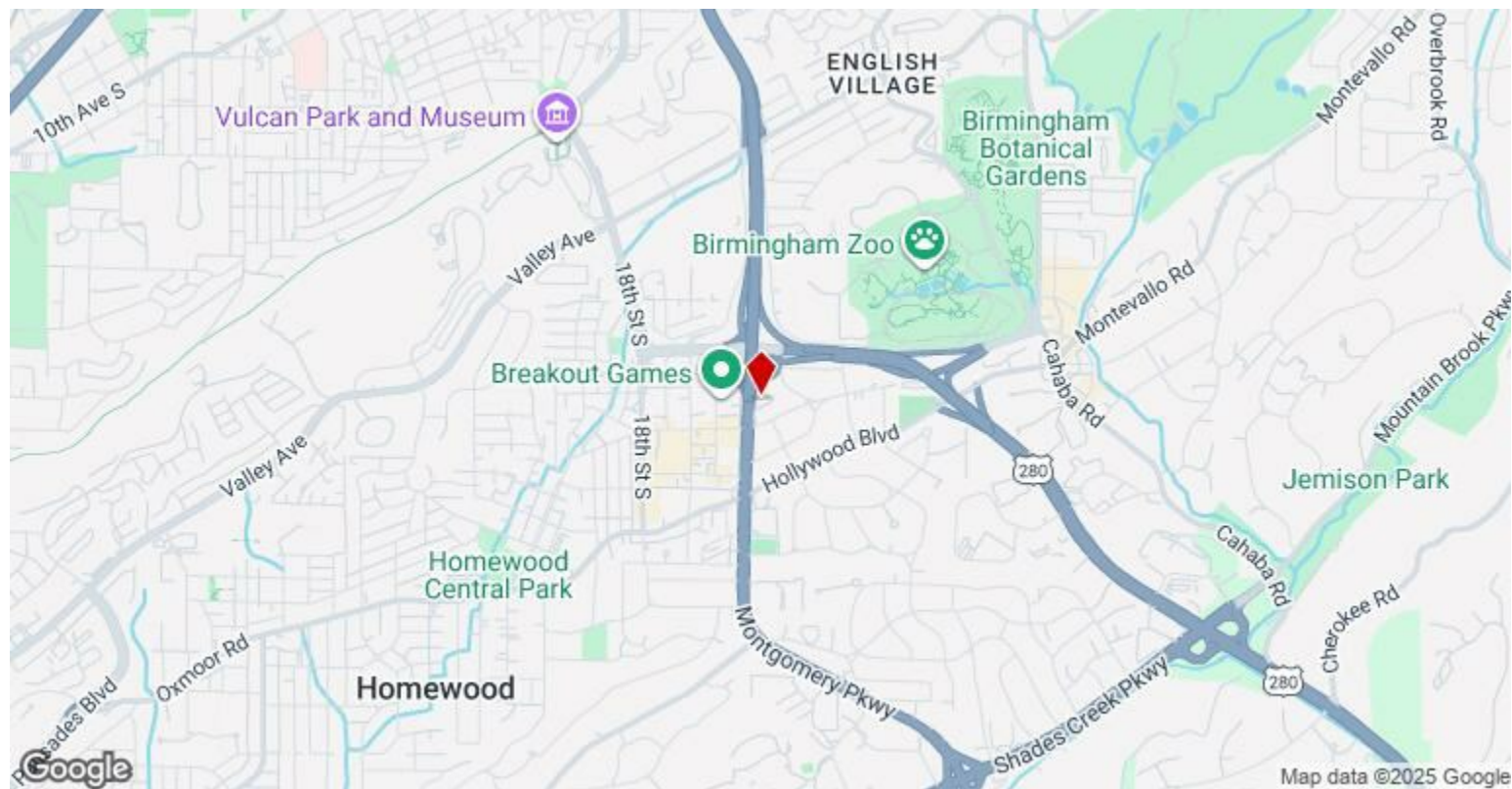
3rd Floor Ste 300

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|-----------------|--------------|
| Space Available | 7,999 SF |
| Rental Rate | Upon Request |
| Date Available | Now |
| Service Type | Full Service |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Entire 3rd Floor newly built out with great lighting, glass inserts & finishes. Features a mix of open floorplan & private offices, with full kitchen, private restrooms & storage space. Great natural light & views of downtown Homewood. Tenant signage is an option for this suite as well. Move-in ready - available now. Call for pricing - 205.443.4559. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-----------------------------|-------------|---------------|
| Nephrology Associates, P.C. | - | |
| Seiler Skin | - | |



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