

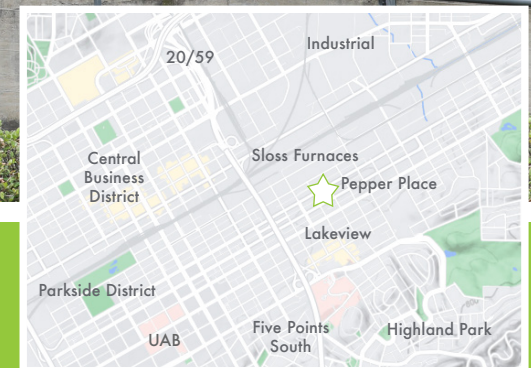


SLOSS
REAL ESTATE

FOR LEASE

THE STUDIOS BUILDING

2821 2ND AVENUE S - SUITE A, BIRMINGHAM, AL 35233



Lochrane Chase

Director of Leasing and Business Development
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PROPERTY SUMMARY

FOR LEASE: PEPPER PLACE RETAIL

2821 2ND AVENUE SOUTH - SUITE A, BIRMINGHAM, AL 35233



PROPERTY DESCRIPTION

Rare retail opportunity in the heart of Pepper Place! The Studios Building in the Pepper Place district is centrally located amid Southside restaurants, historic office buildings and new apartment complexes. Minutes from Downtown Birmingham, Crestwood and Avondale, the Pepper Place District is a destination for businesses, restaurant-goers and shoppers. Suite A is the perfect retail space with curbside appeal, convenient onsite parking and large windows that draw in an abundance of natural light.

PROPERTY HIGHLIGHTS

- Centrally located in Pepper Place overlooking the farmers market area.
- Onsite parking.
- Walkable to a variety of restaurants, retail shops and offices.

OFFERING SUMMARY

Lease Rate:	\$25/SF NNN
Building Size:	27,940 SF
Available SF:	1,464 RSF



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NEIGHBORHOOD AERIAL

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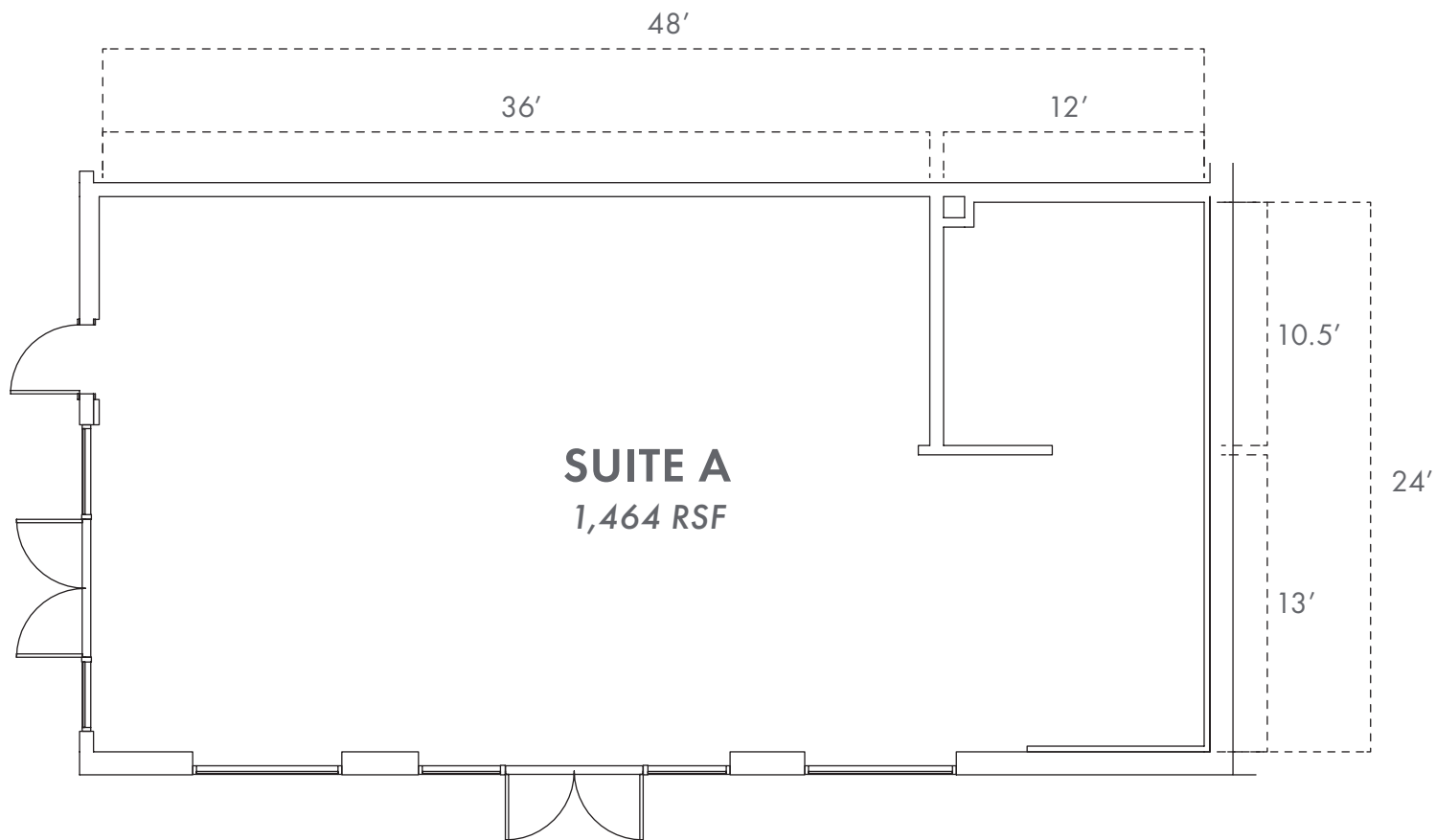
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AVAILABLE SPACE

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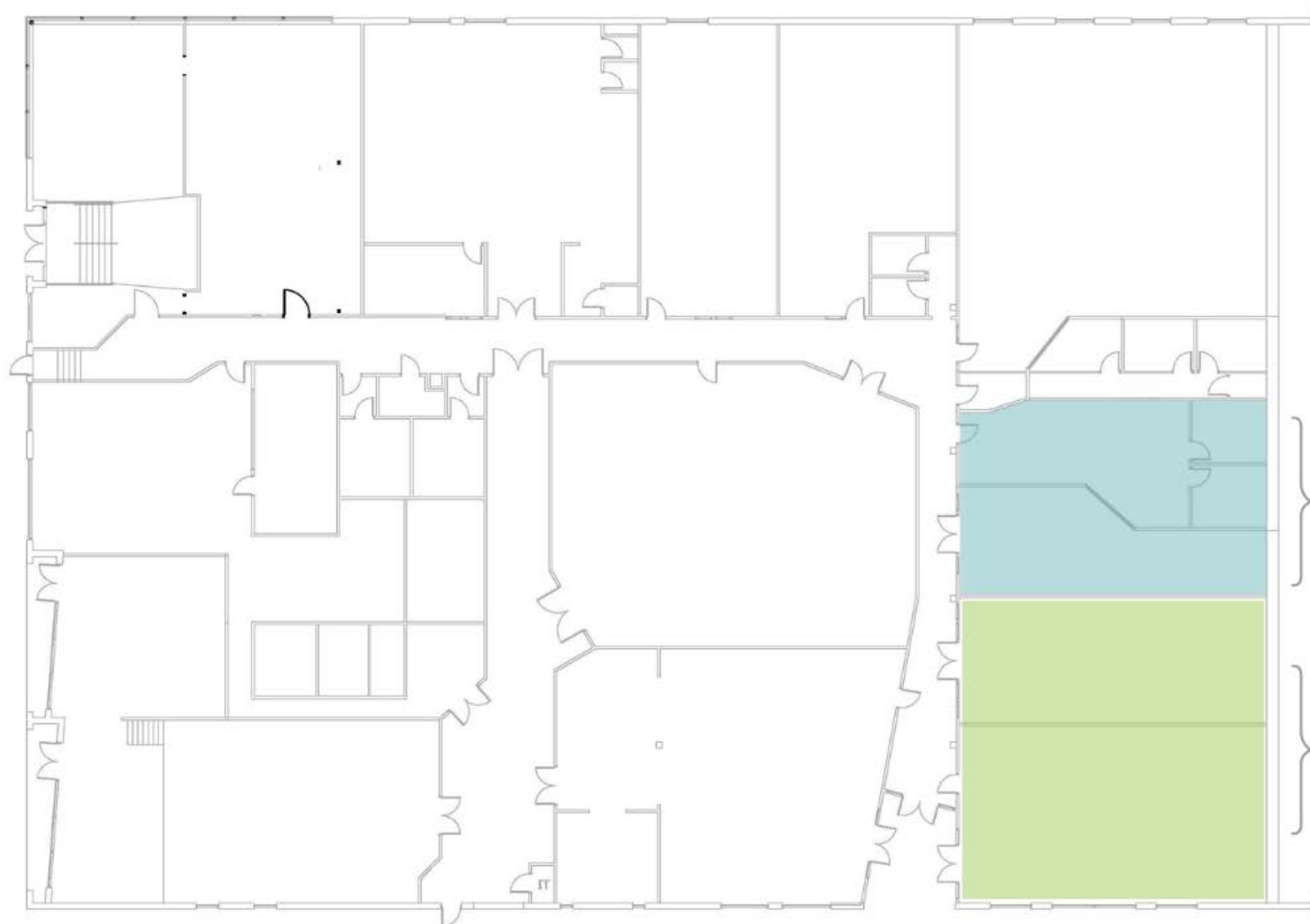
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AVAILABLE SPACE

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STUDIOS BUILDING FLOOR PLAN

AVAILABLE
AUGUST 2026

SUITE B
1,820 RSF

AVAILABLE NOW

SUITE A & SUITE A1
2,670 RSF

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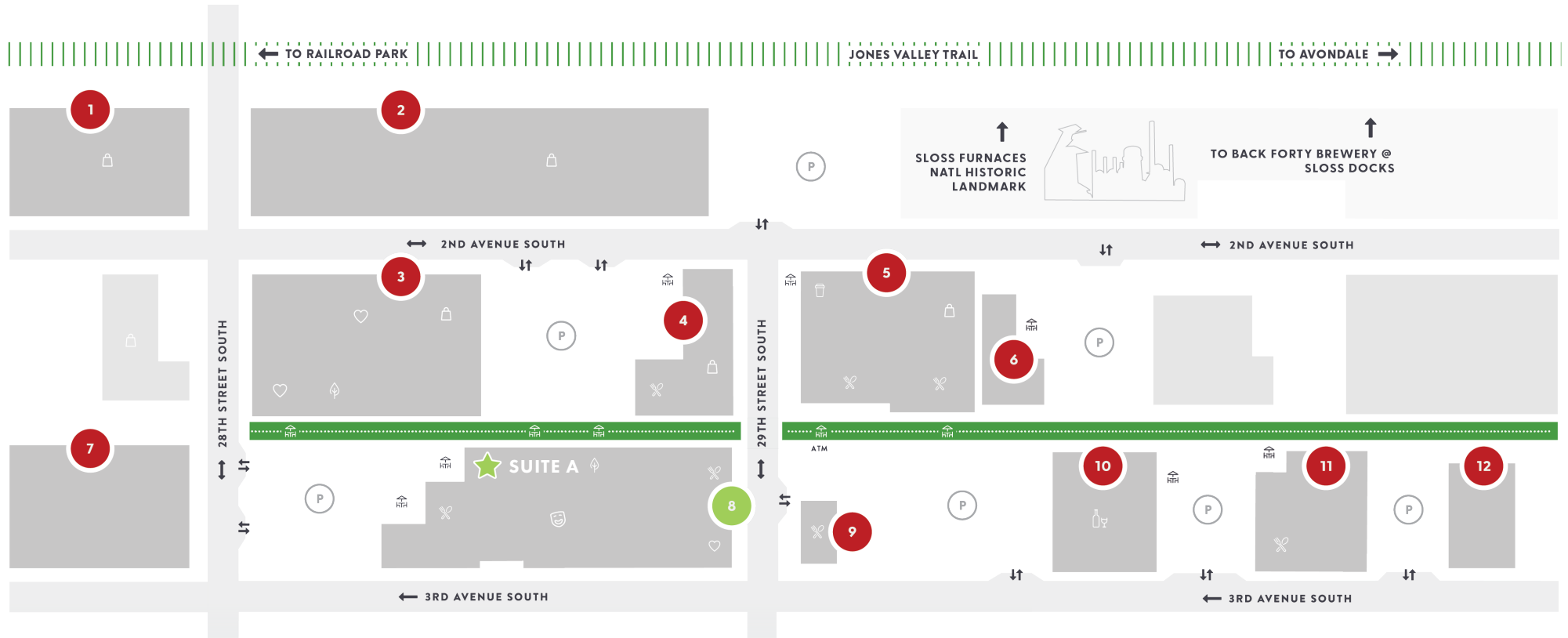
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PEPPER PLACE OVERVIEW

FOR LEASE: PEPPER PLACE RETAIL

2821 2ND AVENUE SOUTH - SUITE A, BIRMINGHAM, AL 35233



FREE PARKING FOOD & DRINK HEALTH & WELLNESS THEATRE COFFEE SHOPS & SERVICES HOME & GARDEN WINE & SPIRITS PEDESTRIAN ALLEY-WAY

- | | | | | | |
|-------------|-------------------------------|--------------------|------------------|-----------------------|------------------------|
| 1 2700 BLDG | 2 FERGUSON SHOWROOMS | 3 SENSABAUGH BLDG | 4 DR PEPPER BLDG | 5 MARTIN BISCUIT BLDG | 6 MARTIN BISCUIT ANNEX |
| 7 EPIC BLDG | 8 THE STUDIOS AT PEPPER PLACE | 9 JENI'S ICE CREAM | 10 HOP CITY BLDG | 11 BLUEPRINT ON 3RD | 12 3022 BLDG |

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CURRENT CONDITIONS

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