

# THE HARDWICK

2308 1st Ave S Birmingham, AL 35233

CLASS A OFFICE REDEVELOPMENT AVAILABLE FOR LEASE



Commercial Real Estate

Philip Currie, SIOR, CCIM  
205.313.4369  
pcurrie@jhberry.com

Jake Taylor  
205.313.4377  
jtaylor@jhberry.com



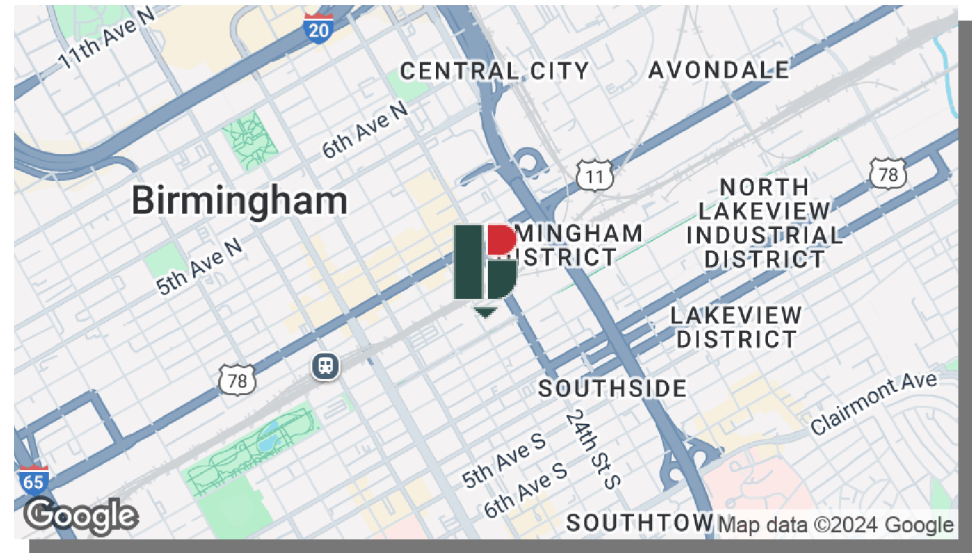
## THE HARDWICK

2308 1ST AVE S, BIRMINGHAM, AL 35233

### PROPERTY FEATURES

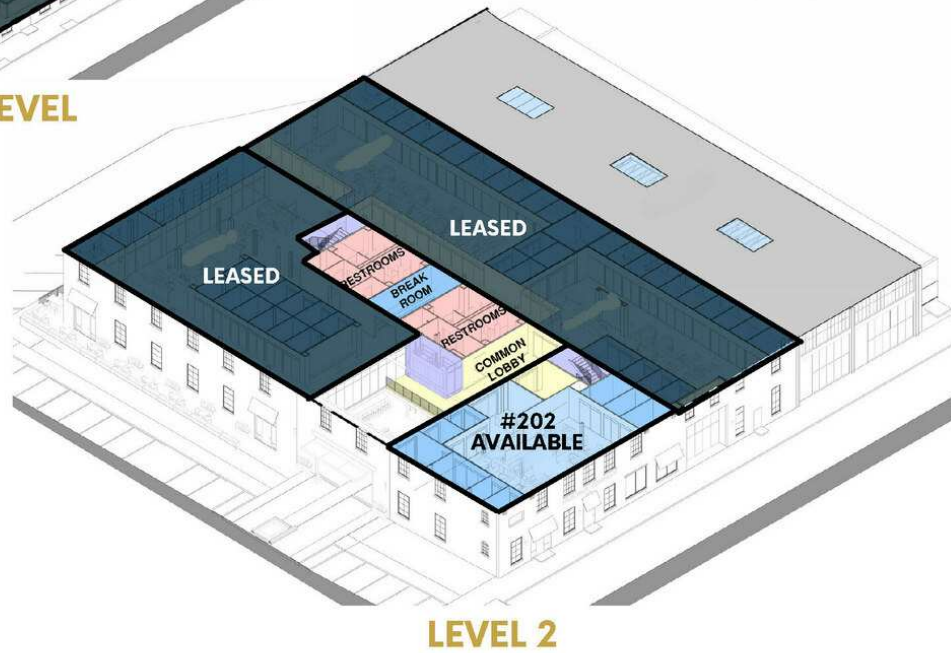
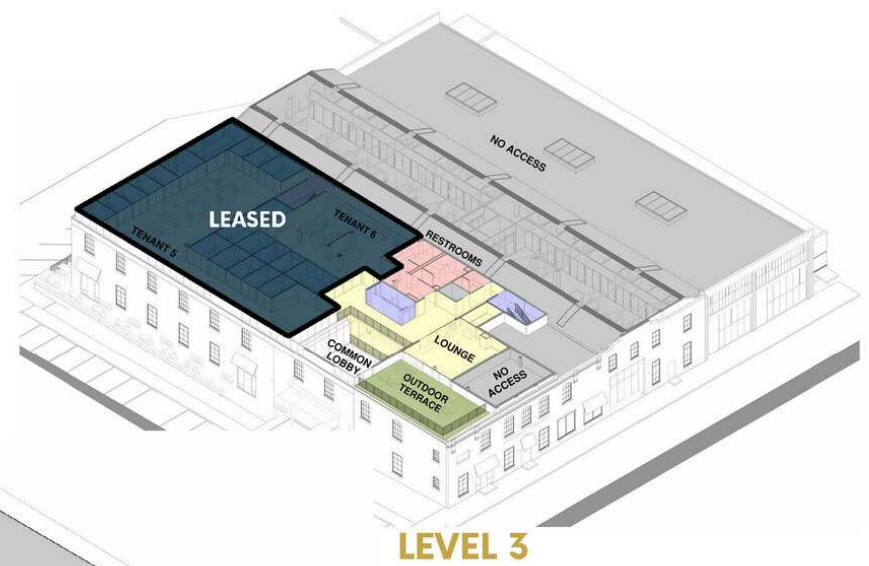
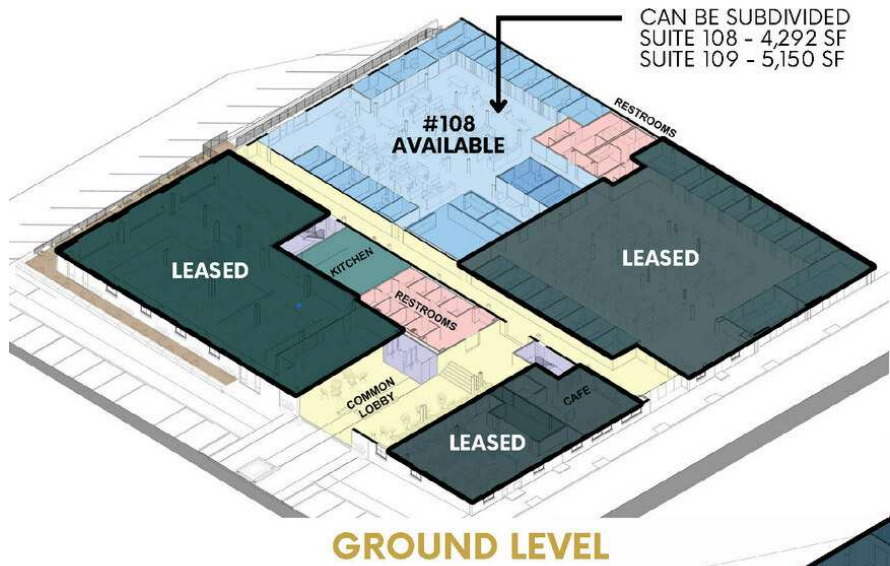
- Three stories - 63,000 SF of Class-A office space and ground floor restaurants, retail and cafe
- Build-to-suit opportunities available for offices
- Signage opportunities available
- Close proximity and easy access to Red Mountain Expressway, US Highway 280 and Interstate 65
- Fronts Rotary Trail. Walkable to Parkside, Railroad Park, 2nd Avenue North, Morris Avenue, and Pepper Place
- Convenient on-site parking and street parking

LEASE RATE: CALL FOR PRICING



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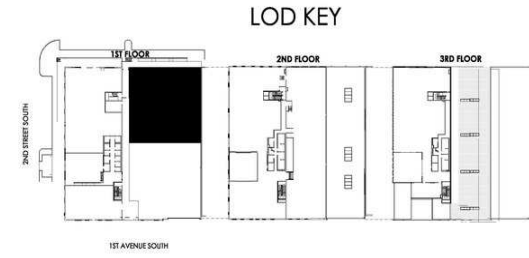
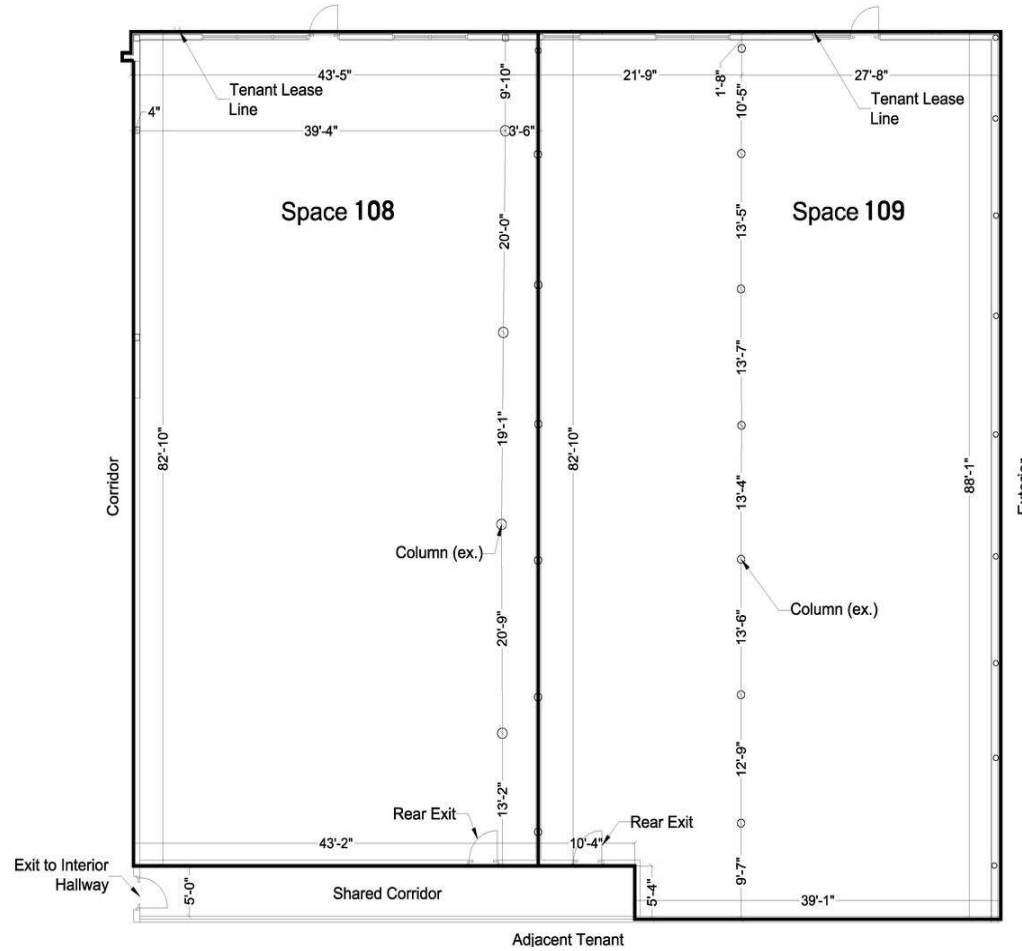


**AVAILABLE SPACE:**  
SUITE 108: 9,977 SF  
SUITE 202: 3,544 SF

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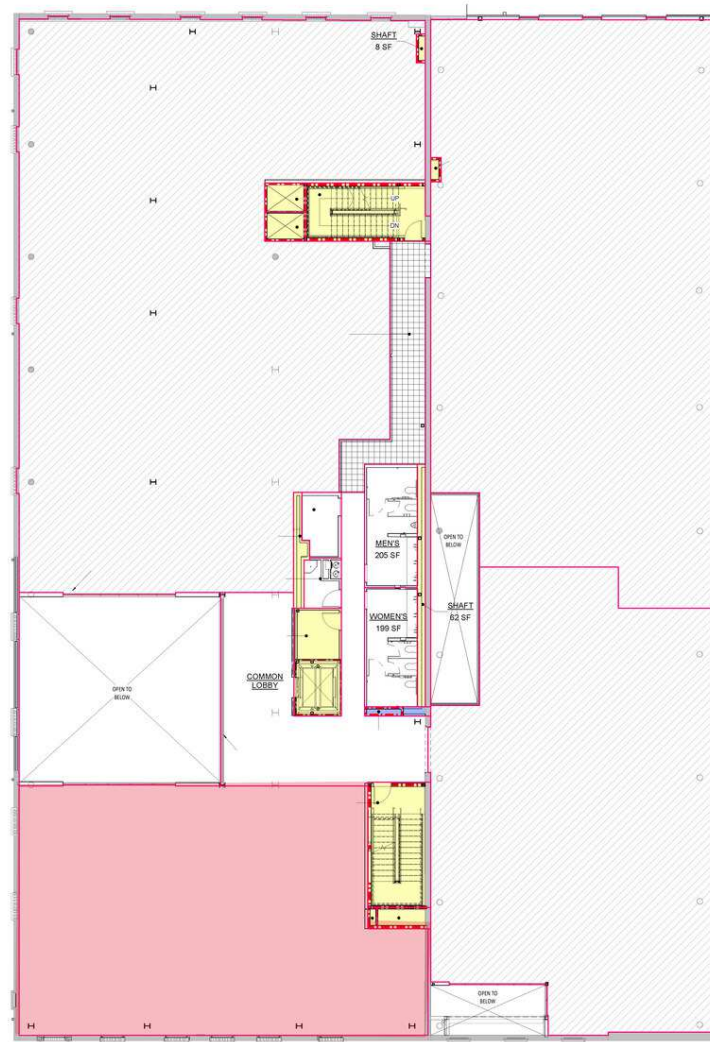
**Jake Taylor**  
205.313.4377  
jtaylor@jhberry.com

First Floor:  
**Suite 108 & 109: 9,977 SF**  
**Suite 108: 4,292 SF**  
**Suite 109: 5,150 SF**



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**Jake Taylor**  
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 jtaylor@jhberry.com



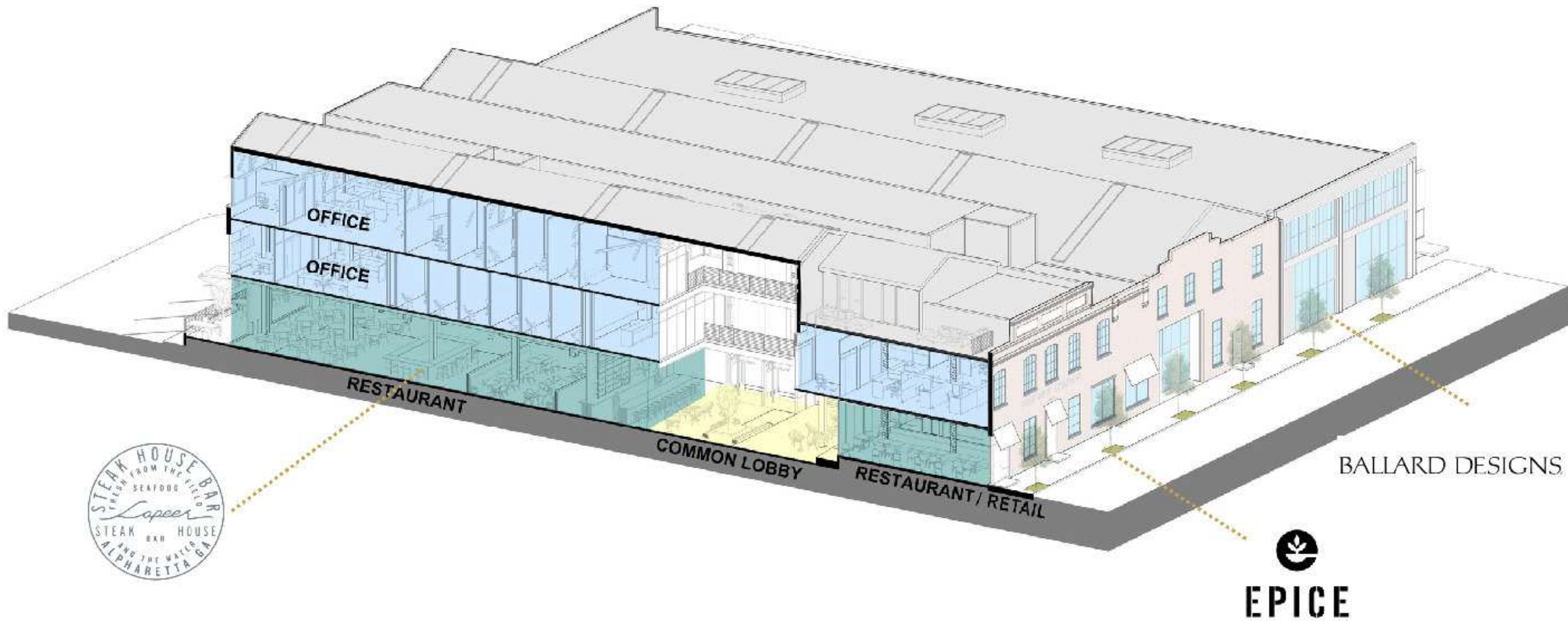
Available: 3,544 SF

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## THE HARDWICK BUILDING OVERVIEW

**Philip Currie, SIOR, CCIM**

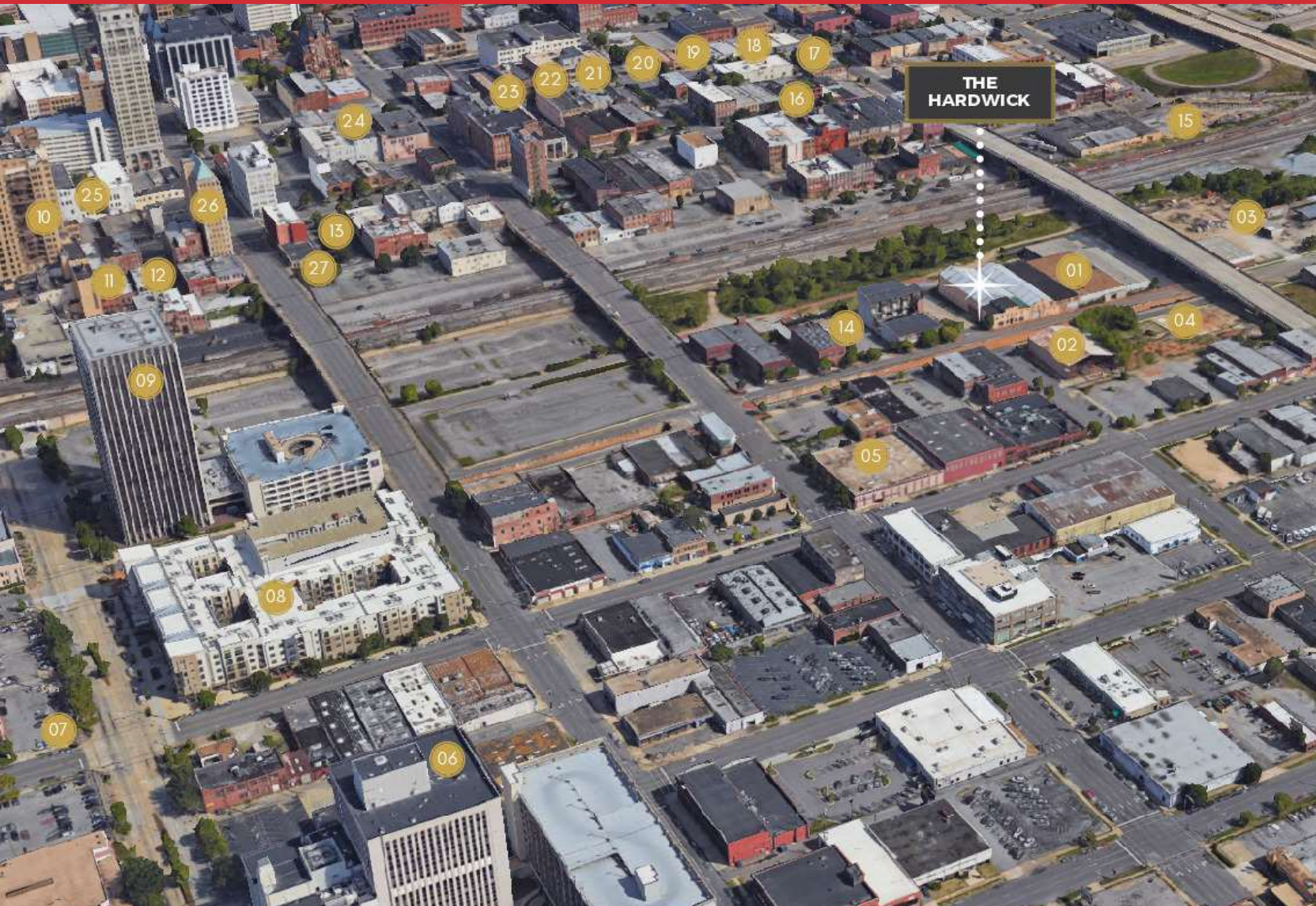
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**HARDWICK NEIGHBORS**

- 01. BIRMINGHAM ANIMAL HOSPITAL + RESORT
- 02. GOOD DOG BAR AND PARK
- 03. THE TRACKS APARTMENTS
- 04. AVENUE A LUXURY TOWNHOMES
- 05. THE BATTERY PHASE 1 & 2
- 06. 20 MIDTOWN PHASE 3
- 07. 20 MIDTOWN PHASE 1 & 2
- 08. STATION 121 APARTMENTS
- 09. PNC BANK
- 10. LANDING HQ & SHIPT OFFICE/ THE FRANK
- 11. THE ESSENTIAL
- 12. FOUNDERS STATION
- 13. MERCANTILE ON MORRIS
- 14. WILLIAMS BLACKSTOCK ARCHITECTS  
CREATURE  
FIFTH DIMENSION ARCHITECTS  
SCOUT BRANDING
- 15. CARRIGAN'S PUBLIC HOUSE
- 16. PAPER DOLL BAR  
CASSANOVA BAR & LOUNGE
- 17. QUEEN'S PARK
- 18. NEON MOON
- 19. EAST WEST
- 20. LA FRESCA
- 21. AVINE WINE BAR
- 22. EL BARRIO
- 23. BAMBOO ON 2ND
- 24. THE COLLINS BAR
- 25. HELEN  
PARAMOUNT BAR  
TRATTORIA ZAZA  
BRICK & TIN  
BISTRO 218
- 26. THE KELLY HOTEL
- 27. THE MARGARET BAR

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