

OFFICE CONDOMINIUM FOR SALE

2301 1ST AVE N, SUITES 101 AND 102, BIRMINGHAM, AL 35203



BUILDING SIZE

7,100 SF

SALE PRICE

\$1,950,000 (\$275 PSF)

LEASE RATE

Suite 101: \$20.00 PSF NNN

BUILDING FEATURES

• Suite 101:

- 6,000 sf office includes 6 private offices, 2 conference rooms, break area, private restrooms, and open workspace that can accommodate 15 large cubicles
- Office was fully renovated in 2023, and is still in brand new condition
- Convenient parking is available in the Birmingham City lot directly across Morris avenue from the Liberty House
- Excellent location on 1st Avenue North in the hottest section of Birmingham's fast-growing CBD
- Space is great for any sort of marketing, architecture, or tech firm

• Suite 102

- 1,100 square foot retail space is leased to a commercial Tenant for 3 years
- This suite can be incorporated into Suite 101 or continue as income producing to the asset

Rich Vanchina, SIOR

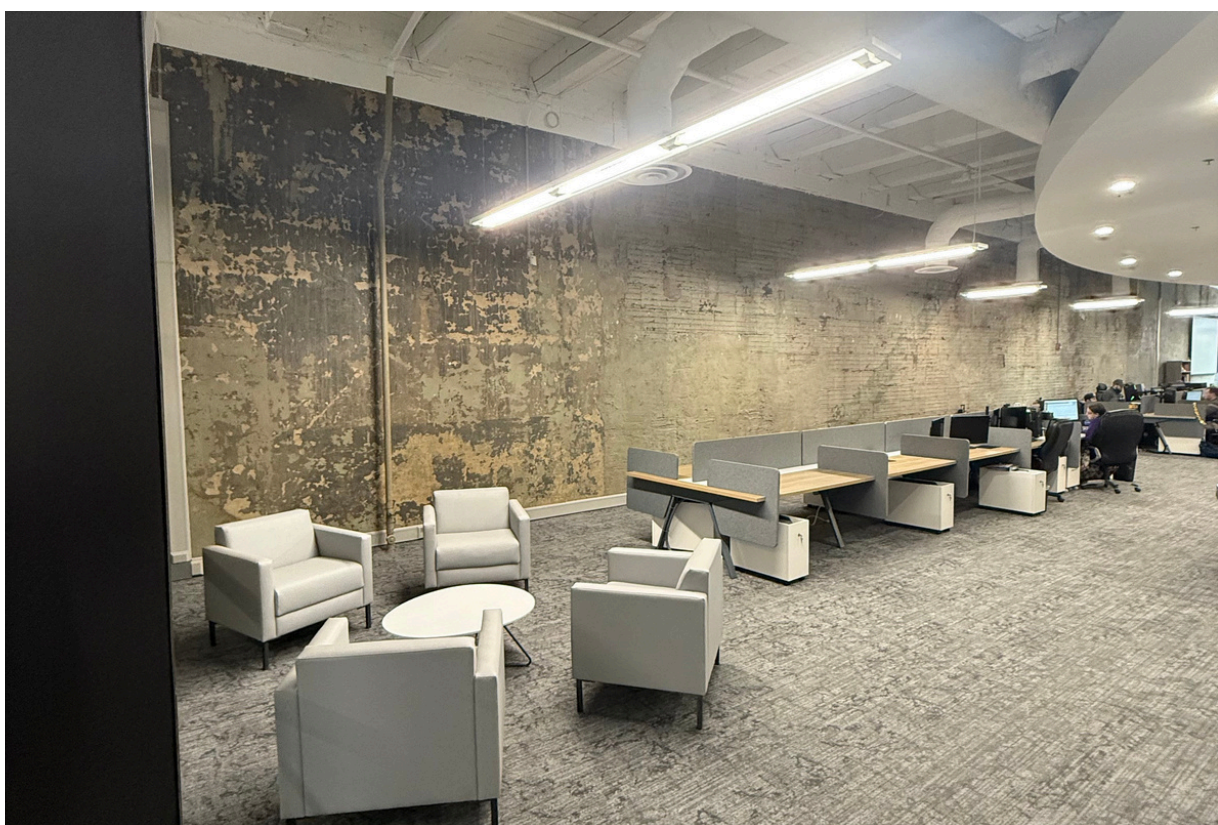
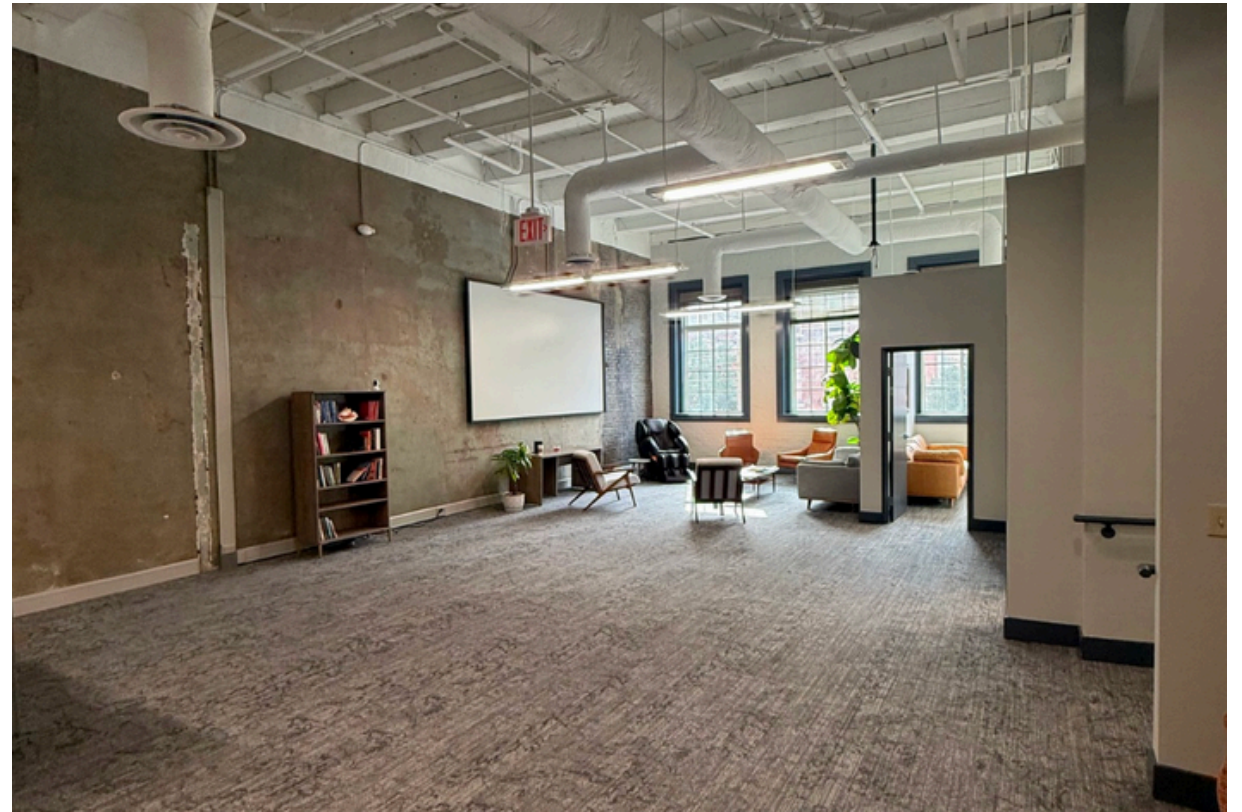
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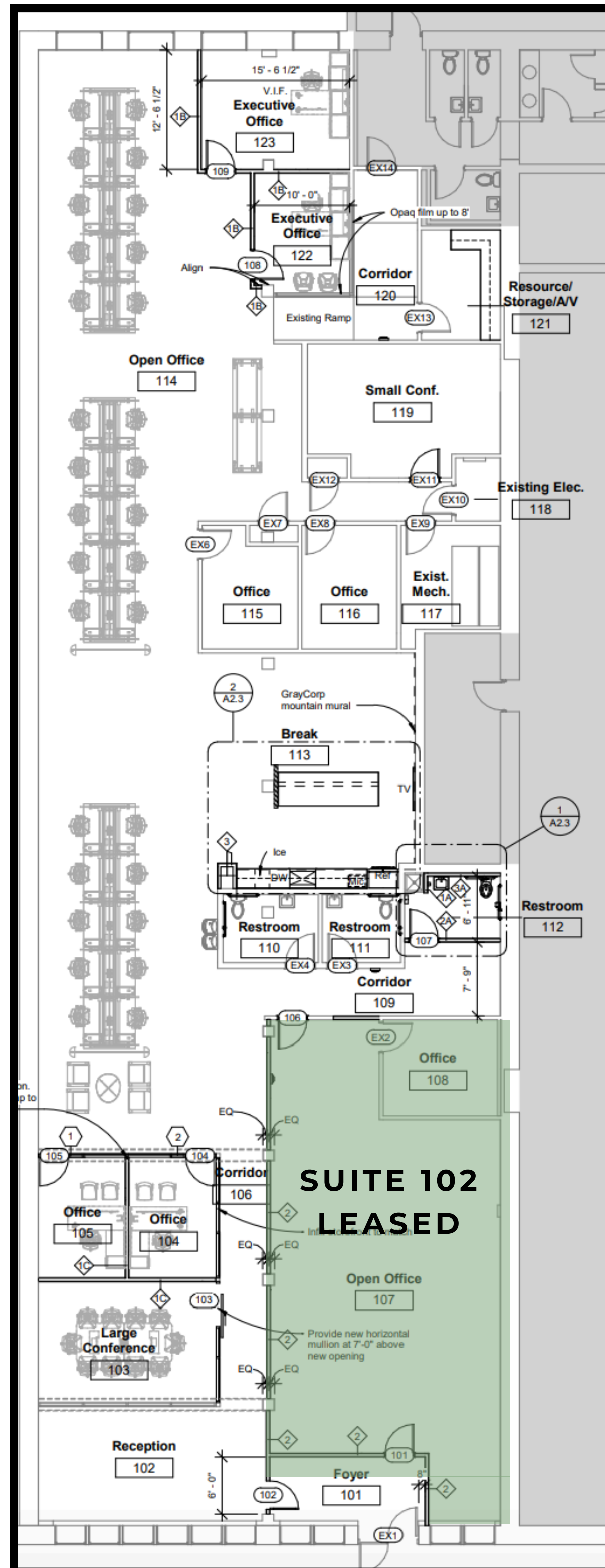


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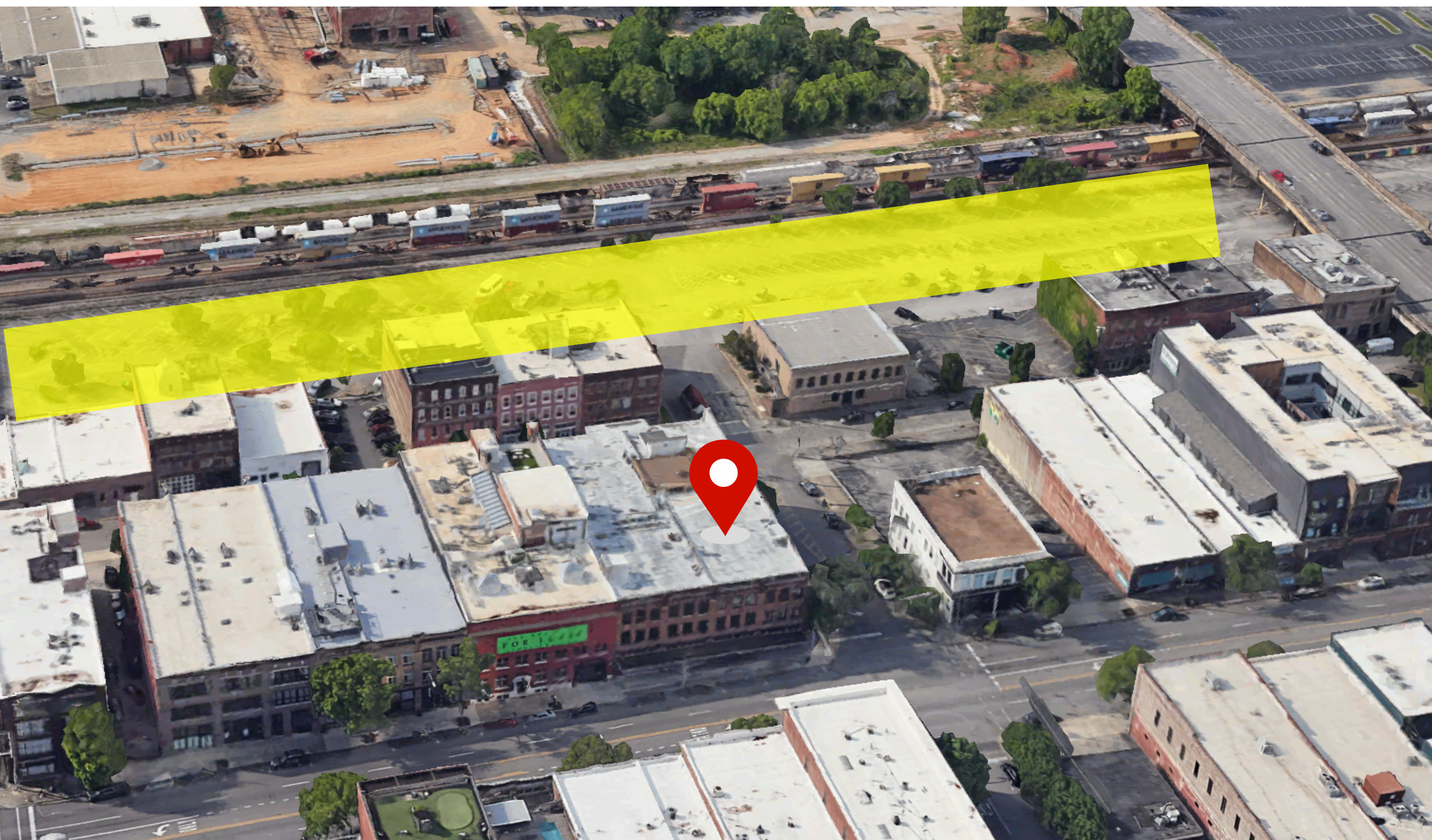
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PARKING LOT FOR THE OFFICE SUITES/CONDO



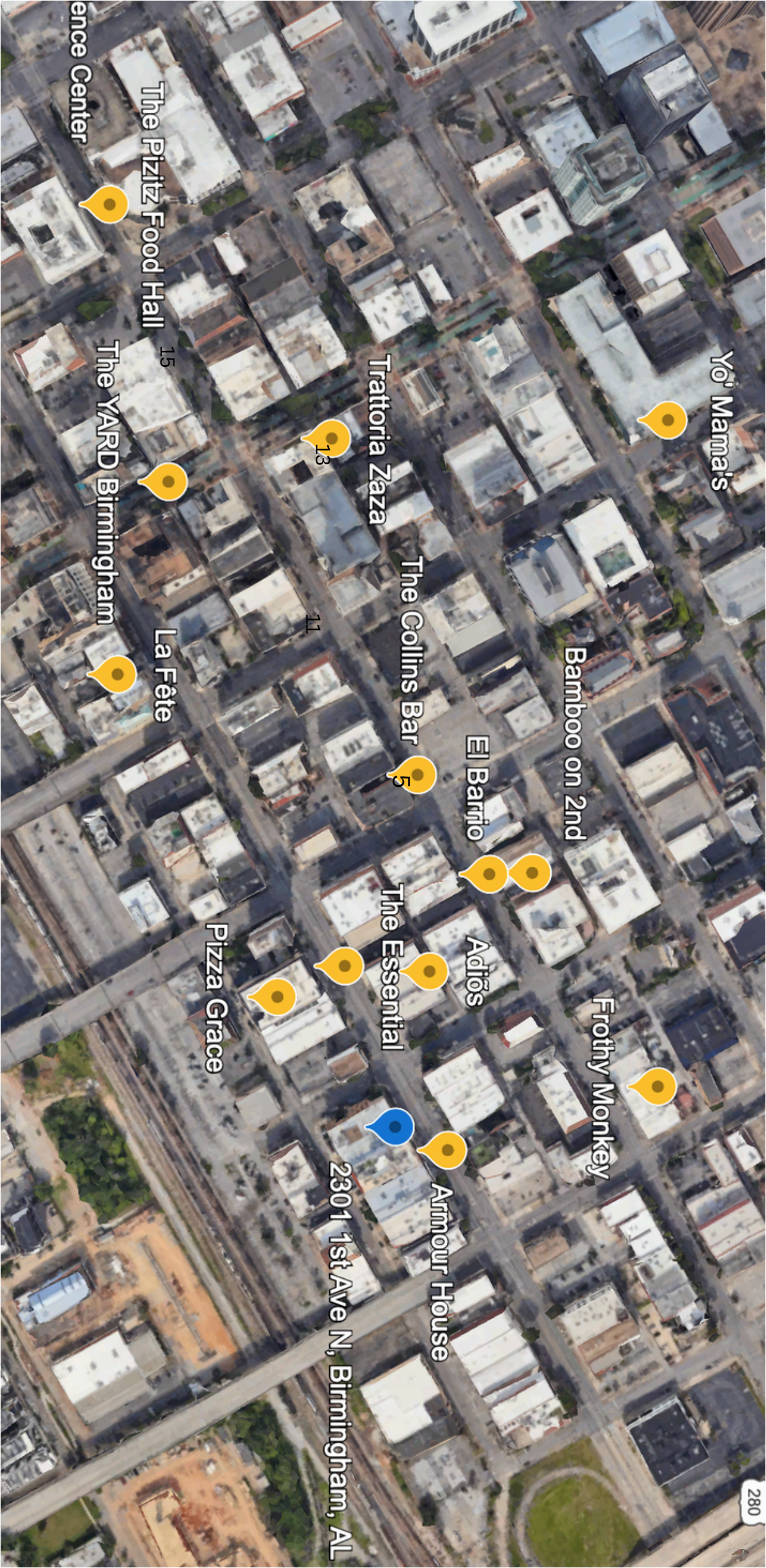
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10 OFFICE CONDOMINIUM FOR SALE!

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SURROUNDING AMENITIES:



Rich Vanchina, SIOR
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