



Discover 4120 2nd Ave S, a vibrant commercial space nestled in the heart of Birmingham's Avondale district, 2 blocks from Avondale Park.

Lease Rate:
Office: \$15 SF
Full Service

- ✔ 4,150 SF of ground floor 2nd generation restaurant space plus 457 SF basement for storage use. 2,120 SF upstairs office (can be leased separately)
- ✔ Excellent location with high visibility directly across Avondale Brewery
- ✔ Convenient employee parking is available in the rear
- ✔ Adjacent neighborhoods are rich in Local Culture, known for charm and heritage. Surrounding community enhances the dining or retail experience.
- ✔ 1,000 gallon grease Interceptor, Vent Hood, 3 compartment sink, and 3 restrooms in restaurant space.
- ✔ Kitchen has the capacity for: capacity for: 2 gas fryers, 1 griddle, 1 oven, dish washer, and more.

☎ (205) 937-1790

✉ libby@tessa-cre.com

☎ (931) 980-3636

✉ tika@tessa-cre.com

www.tessa-cre.com

TESSA

COMMERCIAL REAL ESTATE

OFFICE FOR LEASE



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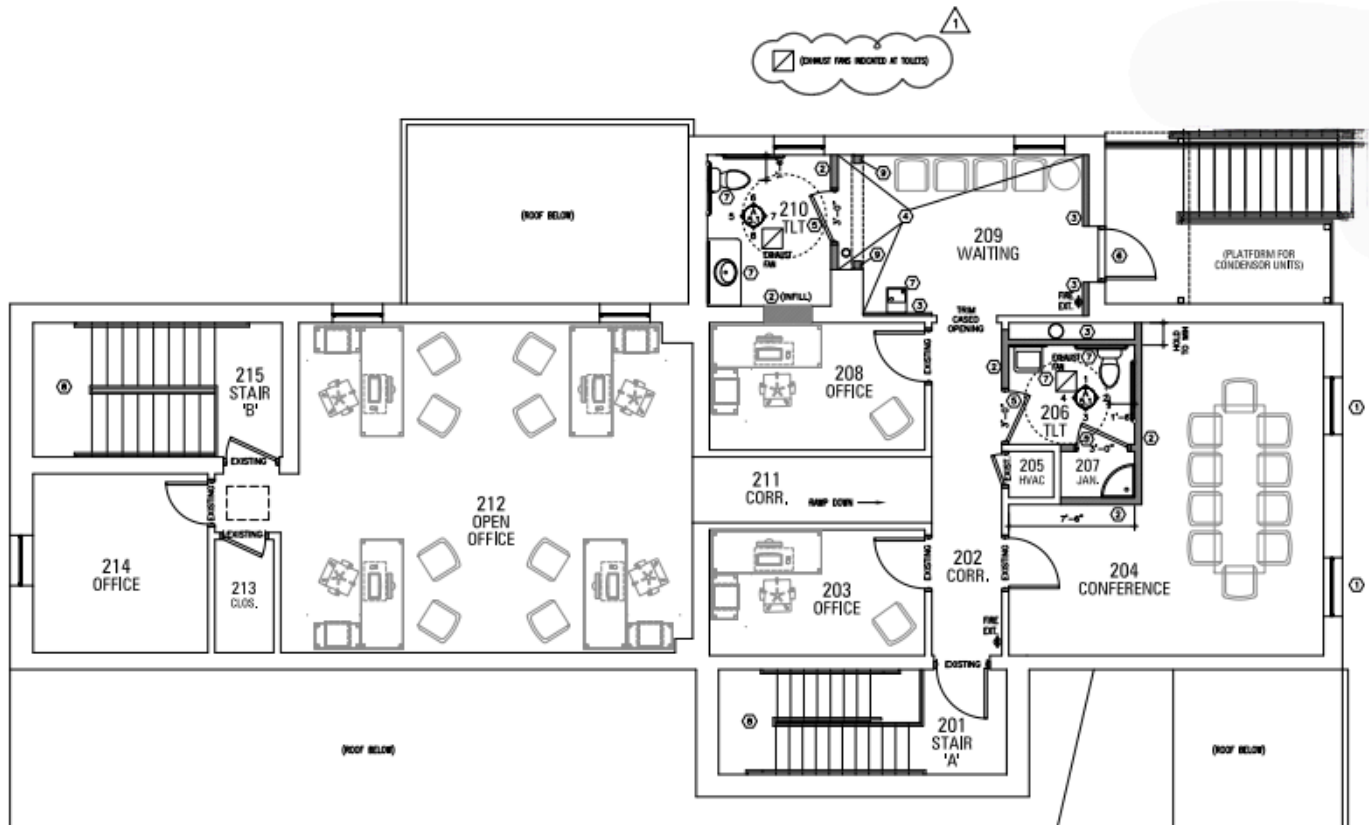
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2ND FLOOR OFFICE

2,120 SF

CAN BE LEASED TOGETHER OR SEPARATELY



2 FLOOR PLAN - UPPER LEVEL

SCALE: 1/4" = 1'-0"

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This neighborhood boasts great amenities and residences within walking distance, offering convenience and abundant street life energy.

- ✓ Avondale Brewery
- ✓ Saturn Bar and Venue
- ✓ Domestique Satellite Coffee Shop
- ✓ Black Market Bar & Grill
- ✓ Taco Morro Loco
- ✓ Parkside Bar
- ✓ The Marble Ring
- ✓ SAW's Soul Kitchen
- ✓ Elysian Gardens
- ✓ Sozo Trading Co.
- ✓ Mom's Basement
- ✓ Cahaba Brewery
- ✓ Lag's Eatery
- ✓ Sparrow Salon
- ✓ Big Spoon Creamery
- ✓ Bruto Italian Eatery
- ✓ The Electric - East Avondale
- ✓ Ampersandwich
- ✓ Miracle Pizza Co.
- ✓ Joyland Restaurant

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