

OFFICE BUILDING FOR LEASE  
**CAHABA PARK**

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242



### PROPERTY DESCRIPTION

Discover the right space for your business at Cahaba Office Park, a conveniently located two-story complex on Highway 280 in Birmingham's thriving suburban corridor. Designed with small businesses in mind, the park offers a wide range of move-in-ready office suites from under 1,000 square feet up to over 6,000 square feet, giving your business the flexibility to start small or expand as you grow.

Each suite has been thoughtfully updated with modern finishes, including luxury vinyl plank flooring, fresh paint, and efficient LED lighting, creating a clean and professional workspace from day one. With market rates starting around \$1,120 per month, Cahaba Office Park delivers exceptional value for quality office space in a highly visible location.

On-site parking provides easy access for you and your clients, while the property's prime location—just off Highway 280, behind McDonald's and Dunkin' Donuts, and across from Chick-fil-A—keeps you close to convenient dining and retail options throughout the day.



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross; Full Service; MG)
Number of Units:	13
Available SF:	896 - 6,221 SF
Building Size:	41,728 SF

**RICHARD HENRY**

205.236.5396

info@rightspacecre.com



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## LEASE INFORMATION

Lease Type:	Gross; Full Service; MG	Lease Term:	Negotiable
Total Space:	896 - 6,221 SF	Lease Rate:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2100	Available	3,588 SF	Gross	\$15.00 SF/yr	This spacious, move-in-ready office suite at Cahaba Office Park features seven large offices, each filled with natural light from numerous windows. The suite includes wood flooring throughout the common areas, and a full kitchen with ample counter space, ideal for a break room. The offices are generously sized, creating a comfortable and productive environment for your team. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace with plenty of natural light.
Cahaba Office Park 2121	Available	2,014 SF	Gross	\$15.00 SF/yr	Come explore Cahaba Office Park Suite 2121. Offering 2,016 square feet in an open configuration, this space will fit a variety of uses. With an en suite sink and multiple cabinets, not found in other units. Two private offices and a large open work space invite many different uses. Custom buildout is available, along with flexible lease terms. Check out Suite 2121 today.
Cahaba Office Park 2125	Available	4,757 SF	Full Service	\$15.00 SF/yr	Welcome to Suite 2125. With it's over 4,700 square foot floor plan, the space offers ample room to fit your needs. Featuring four private offices, three large offices/conference rooms, and a large open work space. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2210	Available	1,950 SF	Modified Gross	\$15.00 SF/yr	Cahaba 2210 features just under 2000 SF with a welcoming front office, data closet, and multiple private offices, perfect for a growing team. You'll find three full private offices, a spacious conference room, and a large open area at the rear for collaborative work. Ideal for companies looking to expand.
Cahaba Office Park 2227	Available	896 SF	Gross	\$15.00 SF/yr	Welcome to Suite 2227. Featuring 896 square feet, with two offices and reception area. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2228	Available	1,040 SF	Gross	\$15.00 SF/yr	Welcome to Suite 2228. Featuring 1040 square feet, with two offices and reception area. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2229	Available	1,123 SF	Gross	\$15.00 SF/yr	Welcome to Suite 2229. Featuring 1123 square feet, with two offices and reception area. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2250	Available	1,375 SF	Gross	\$15.00 SF/yr	-
Cahaba Office Park 2260	Available	2,946 SF	Full Service	\$15.00 SF/yr	Elevate your business in this spacious second-floor office suite, offering approximately 3,000 SF of customizable space. Conveniently located near the stairs, this suite features ample parking right outside, ensuring easy access for both you and your clients. With two entry doors leading into a wide-open lobby area, the space is perfectly suited for a variety of business needs. Whether you require an open workspace or more defined areas, our in-house construction team is ready to customize the layout according to your specifications. Inside, you'll find four private offices, a small IT room/closet, and a generously sized break room complete with cabinets, a sink, and space for a refrigerator—ideal for creating a comfortable work environment. The suite is bathed in natural light, thanks to the large windows throughout, which not only enhance the ambiance but also boost productivity. This suite combines flexibility, convenience, and a prime location to offer the perfect setting for your business to thrive.
Cahaba Office Park 3101	Available	4,296 SF	Full Service	\$15.00 SF/yr	-
Cahaba Office Park 3133	Available	2,212 SF	Full Service	\$15.00 SF/yr	This bright and quiet lower-level suite offers the perfect workspace for a growing business. It features a welcoming lobby and sitting area, and the first office comes with a pass-through window for reception or privacy. The spacious common conference room is ideal for meetings, while the adjacent office is set up with two workstations. With six good-sized offices, a break room with ample storage, and a shared bathroom, this full-service suite includes internet, power, and water. Ready for your business needs—schedule a tour today!
Cahaba Office Park 3204	Available	1,262 SF	Full Service	\$15.00 SF/yr	Are you searching for the perfect office space in a peaceful, quiet location? Look no further! This second-floor unit offers everything you need for a functional and welcoming workspace. As you step in, you'll be greeted by a spacious open area, ideal for a reception or secretary's desk, with plenty of room to customize to your needs. The neutral color scheme throughout makes it easy to add your personal touch, creating the perfect environment for your business. Down the hallway, you'll find two private offices designed for focused work or meetings, along with a large break room equipped with ample storage, a sink, and space for a refrigerator. For your storage needs, there's a dedicated room ready for use. The unit is move-in ready, and if any additional customization is required, in-house construction is available. For added convenience, there's a shared bathroom, as well as both a stairway and a ramp for easy access. Don't miss out on this fantastic opportunity—contact us today to schedule a viewing!

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 3220	Available	6,221 SF	Full Service	\$15.00 SF/yr	Welcome to Suite 3220. Boasting over 6200 square feet, the space offers many different configurations suit your needs.

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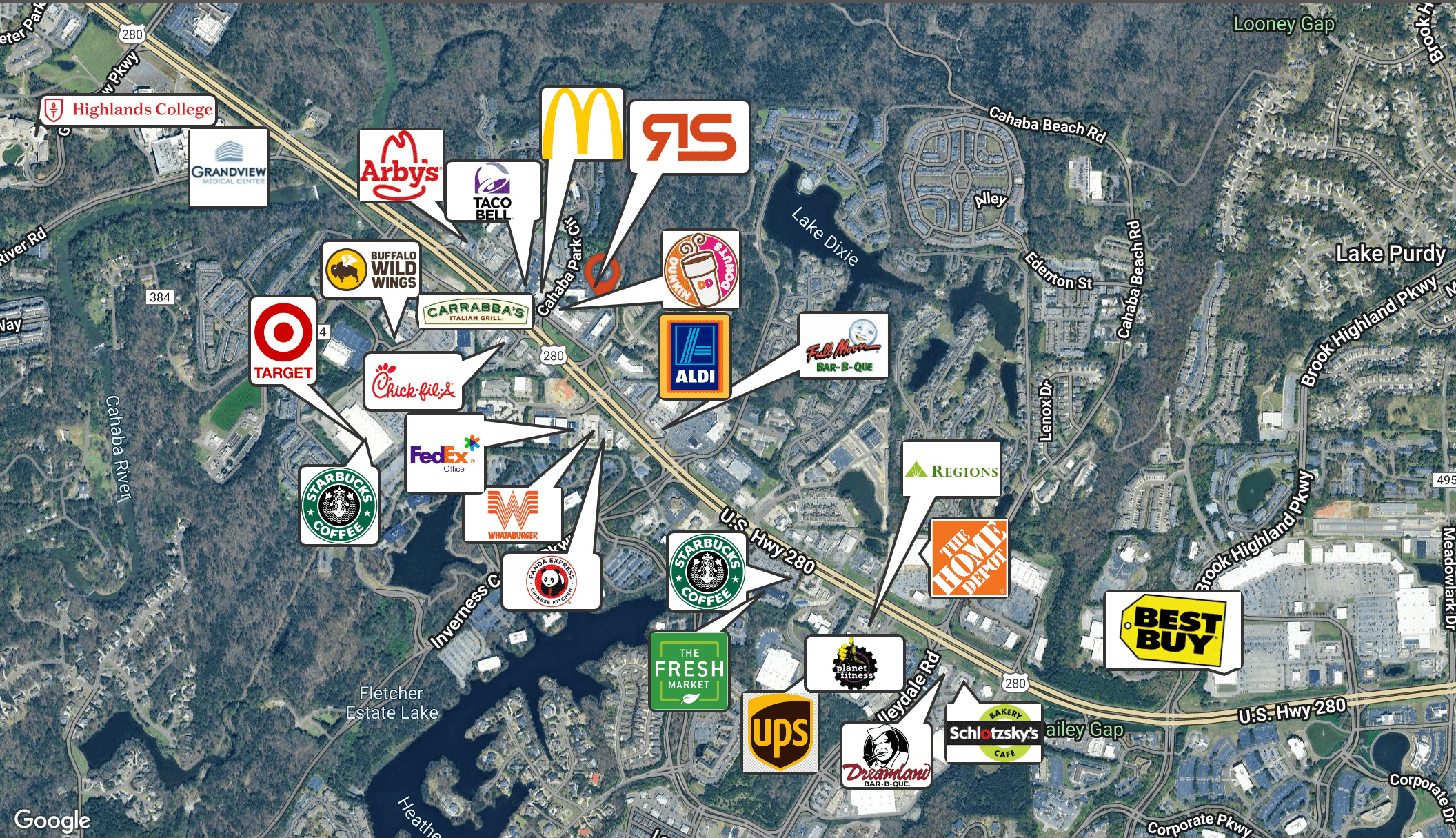
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