



**OFFICE FOR LEASE**  
1 55th Place, Birmingham, AL 35212

Located in the heart of the vibrant Woodlawn Community

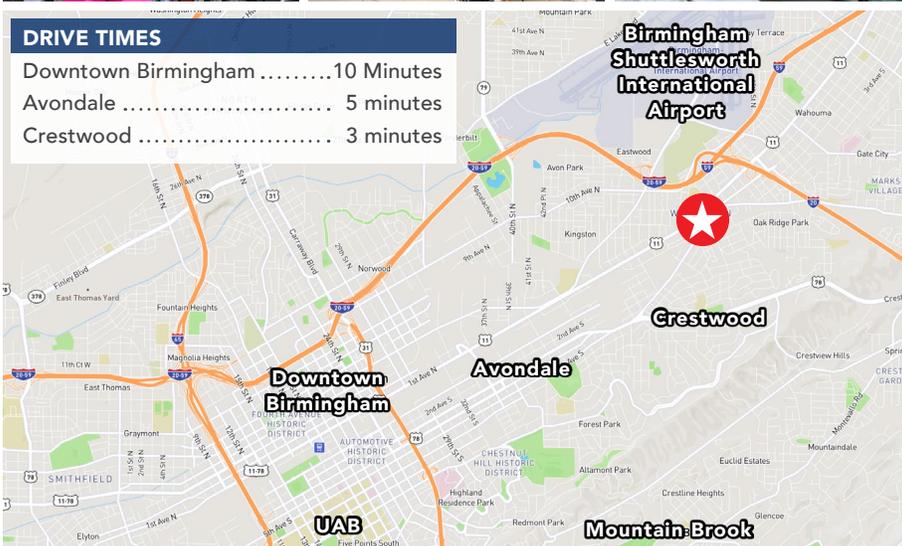
## WOODLAWN

Woodlawn is a historic Birmingham neighborhood undergoing a vibrant, community-led revitalization fueled by local pride and strategic partnerships. Through investments in mixed-income housing, education, and economic growth, the area has transformed into a thriving hub for new businesses and public art. This resurgence is creating a welcoming, interconnected environment where people are increasingly choosing to live and work.



### DRIVE TIMES

Downtown Birmingham ..... 10 Minutes  
Avondale ..... 5 minutes  
Crestwood ..... 3 minutes



### ASKING RATE:

Call For Pricing

### Flexible Leasing Terms



### OFFICE SUITES:

- ±150 / 276 / 132 SF
- Second floor office space with ample natural light
- Shared lobby area
- Rear gated parking area
- Shared restroom



**HARBERT**  
REALTY SERVICES

DEAN NIX

dnix@harbertrealty.com | 205.458.8123

Cell: 205.901.6140

For More Information: [HarbertRealty.com](http://HarbertRealty.com)

2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

# OFFICE FOR LEASE

1 55th Place, Birmingham, AL 35212

Located in the heart of the vibrant Woodlawn Community

## OFFICE FOR LEASE

±150 / 276 / 132 SF



Office Suite



Office suite (furniture rendering)



Shared Bathroom



Lobby Area (furniture rendering)



Steps from the bus station



Rear gated parking



DEAN NIX

dnix@harbertrealty.com | 205.458.8123

Cell: 205.901.6140

For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

# OFFICE FOR LEASE

1 55th Place, Birmingham, AL 35212

Located in the heart of the vibrant Woodlawn Community

## LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



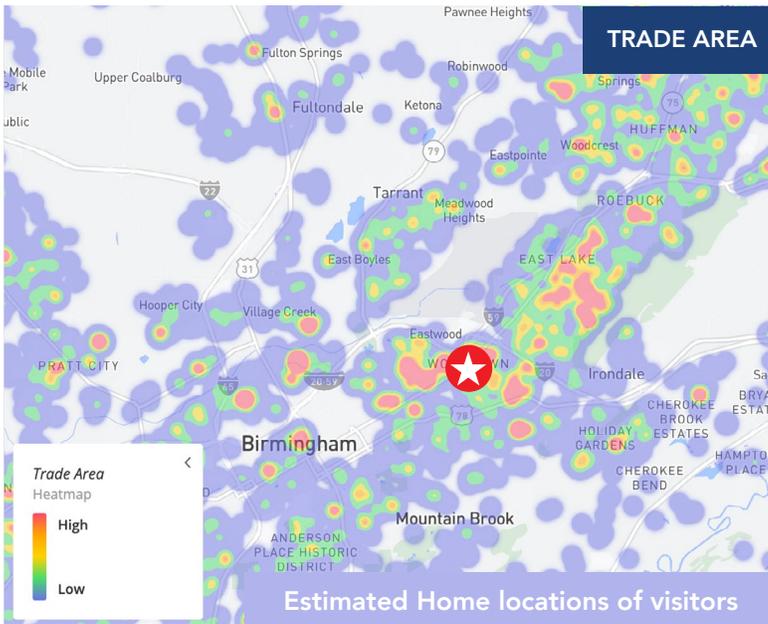
### 12 MONTH DEMOGRAPHICS WITHIN 500 FT

Visits	239.4K
Visitors	84.6K
Visit Frequency	2.83x
Avg Dwell Time	88 minutes

**239.4K**  
VISITS

**\$82K+**  
AVG HH INCOME  
WITHIN 1 MILE

**84.6K**  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,569	59,314	131,229

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$82,982	\$113,594	\$118,750

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	3,656	39,759	134,309



**HARBERT**  
REALTY SERVICES

DEAN NIX

dnix@harbertrealty.com | 205.458.8123

Cell: 205.901.6140

**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.