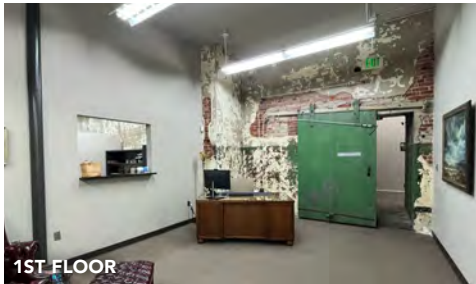




# LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

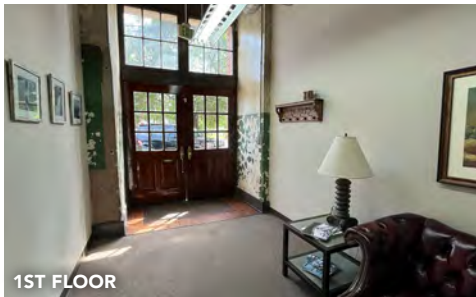
Office Space For Lease in Historic Building Along Rotary Trail



1ST FLOOR



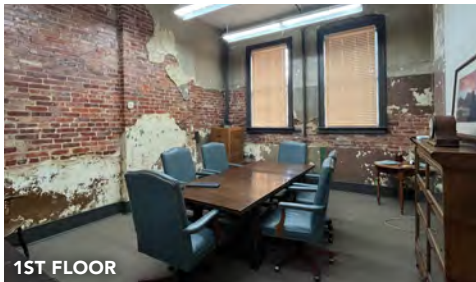
2ND FLOOR



1ST FLOOR



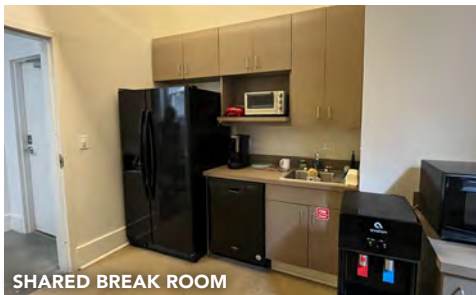
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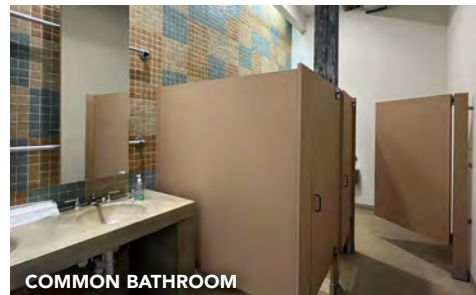
1ST FLOOR



2ND FLOOR



SHARED BREAK ROOM



COMMON BATHROOM



**LEASE RATE:**  
\$26/SF Full Service



**SIZE:**  
First Floor: ±2,980 SF  
Second Floor: ±2,980 SF  
Can be combined: ±5,960  
*Potential for executive offices*



### DETAILS:

- Located along iconic Rotary Trail
- Street parking on 23rd Street South as well as building parking lot
- Professional, two-story, multi-tenant office building
- Centrally located in Downtown Birmingham
- Excellent access to US 280 and 1st Avenue South
- Space offers excellent historic character with exposed brick walls



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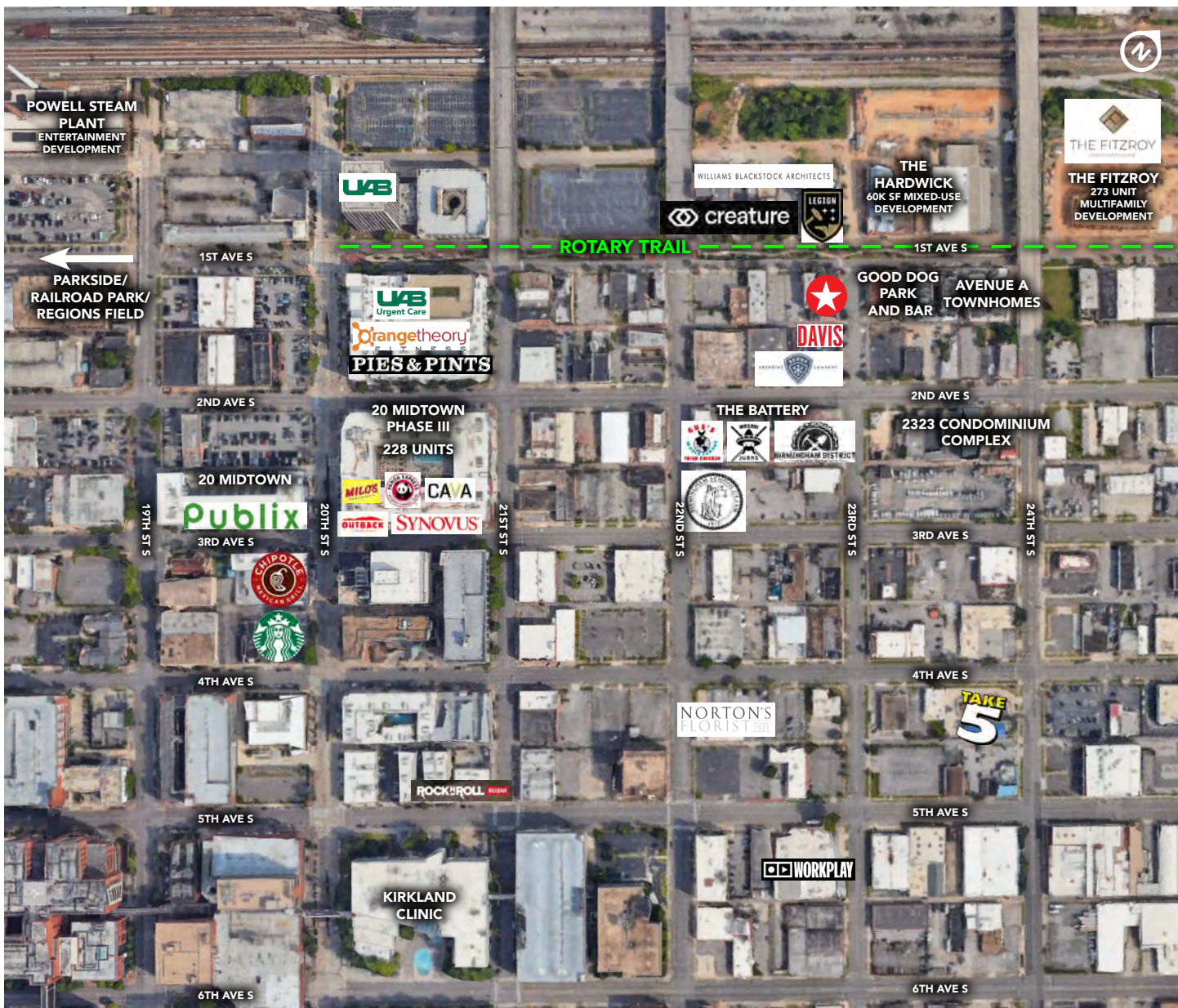
**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

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# LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

Office Space For Lease in Historic Building Along Rotary Trail



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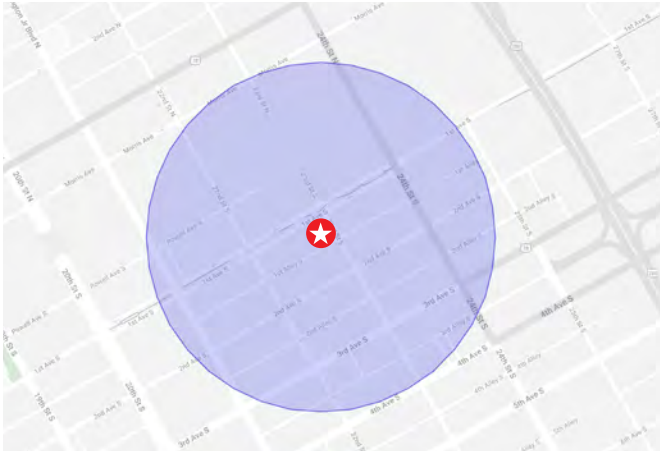
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# LANDMARK BUILDING ALONG ROTARY TRAIL

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Office Space For Lease in Historic Building Along Rotary Trail

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



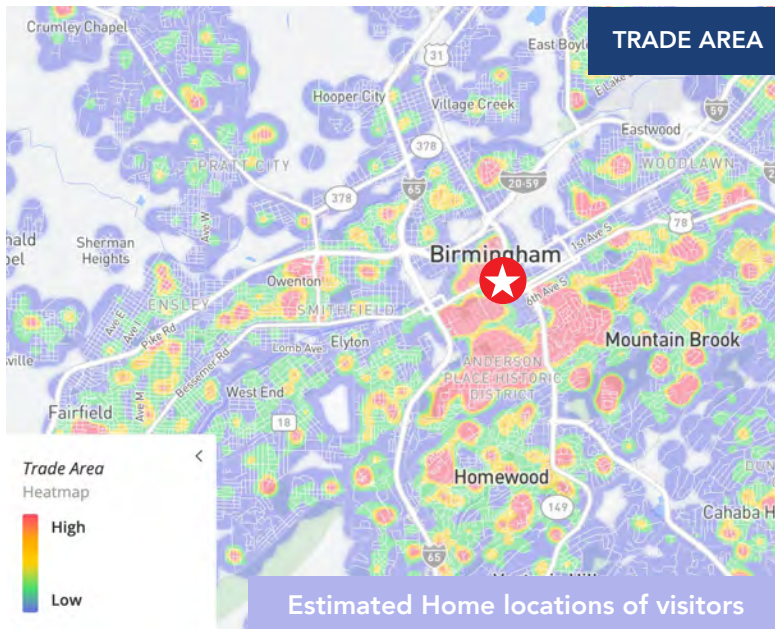
### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	726.2K
Visitors	279.6K
Visit Frequency	2.6x
Avg Dwell Time	68 minutes

**726.2K**  
VISITS

**50K+**  
EMPLOYEES  
WITHIN 1 MILE

**279.6K**  
VISITORS



### TRADE AREA

### 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	13,686	79,395	171,512

BUSINESSES	1 MILE	3 MILES	5 MILES
2024 Estimated Businesses	3,279	8,201	12,494

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	51,102	104,898	158,991

Estimated Home locations of visitors



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# LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

Office Space For Lease in Historic Building Along Rotary Trail



- Landmark Historic Downtown Office Building on First Avenue South along Rotary Trail.
- Convenient walkability to entertainment and eating venues including Regions Field, Railroad Park, The Battery, Ghost Train Brewing and 20 Midtown.

- First Avenue South is a high demand corridor due to its proximity to the Central Business District, Southside and Lakeview Districts.
- Neighbors include art galleries, architectural firms, banks, retail, legal firms and more.



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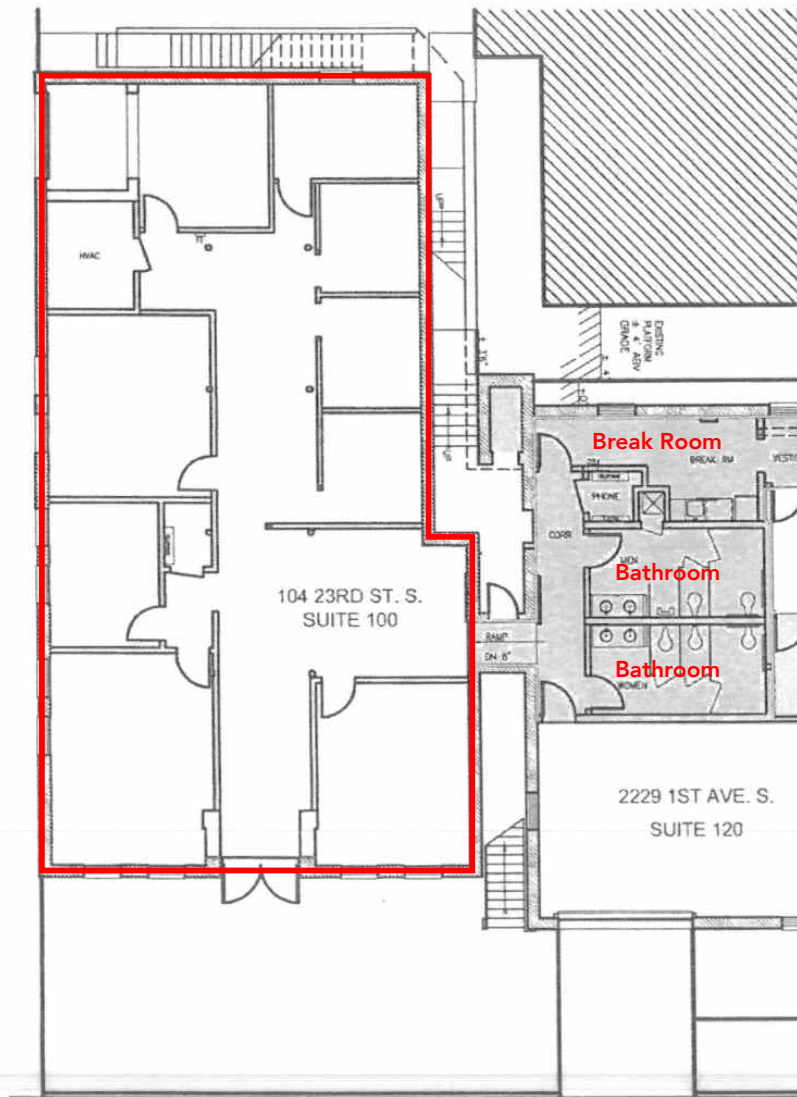
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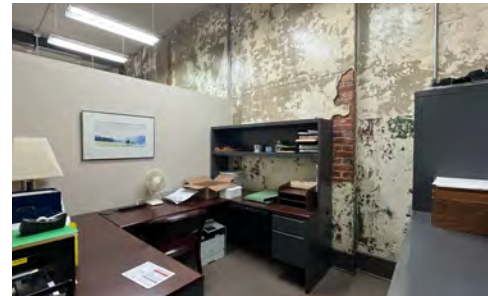
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Office Space For Lease in Historic Building Along Rotary Trail



1st Floor - ±2,980

23RD STREET



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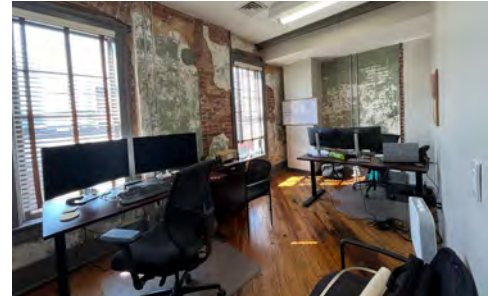
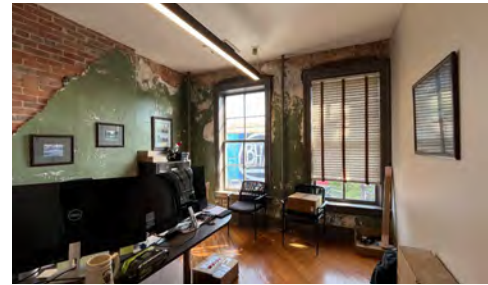
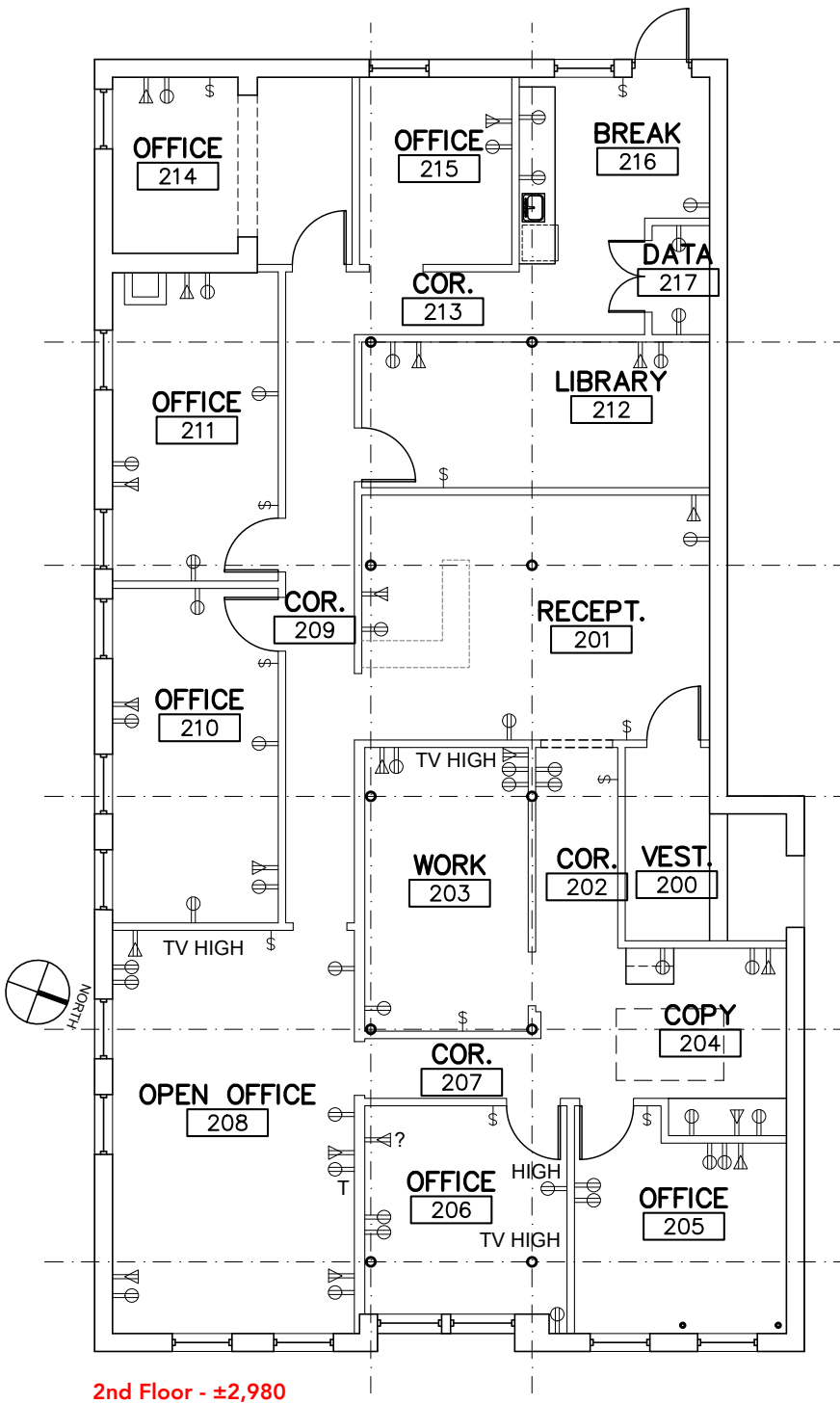
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# LANDMARK BUILDING ALONG ROTARY TRAIL

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2nd Floor - ±2,980



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