

# Transfer on 1<sup>st</sup>

## Construction Underway



## For Lease

### \$34.50/SF

Net of Electrical

#### Contact us:

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## 1200 1st Avenue South Birmingham, Alabama 35233

### Unique Office Redevelopment in the Heart of Birmingham's Parkside District

#### Property Highlights

- ±11,200 SF of historic office space remaining
- Featuring an abundance of natural light, vaulted ceilings, and brick and beam aesthetics
- Walking distance to Regions Field, Railroad Park, Monday Night Brewing, Whammy Coffee, Tucana Tiki Lounge, Good People Brewing, Tortugas Pizza, and more coming at Urban Supply
- Exterior building signage available
- 4/1,000 SF secured parking in the adjacent deck (free of charge)
- Adjacent to Urban Supply's mixed-use redevelopment with up to 100,000 SF of planned commercial space
- Large tenant improvement package available

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# Location

Located in Birmingham's  
most dynamic district:  
**Parkside**



## Area Highlights

- Just blocks away from the University of Alabama at Birmingham Campus and Children's Hospital
- Surrounded by an abundance of walkable amenities such as Monday Night Brewing, Whammy Coffee, Tasty Town, Good People Brewing, Tortugas Pizza, Tucana Tiki Lounge, and more coming at Urban Supply.
- Adjacent to Foundry Yards (268 luxury apartments), Denham Building (59 luxury apartments), and Urban Supply (73,000 SF mixed use development)
- Located on the same block as The Denham Building, a mixed-use development with 65,000 SF of office, retail, and fifty-nine multifamily units
- Adjacent parking deck offers ample 4/1,000 SF of free parking



# Renderings

## Proposed Floor Plan & Site Plan





# Property Gallery



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