



For Lease

\$25.00/SF

Modified Gross

Contact Us:

Jamie Justice, CCIM
Partner and Director
+1 205 949 5987
jamie.justice@colliers.

Colliers | Alabama
880 Montclair Road, Suite 250
Birmingham, Alabama 35213
www.colliers.com

The Bird's Nest

2317 3rd Avenue North Birmingham, AL 35203

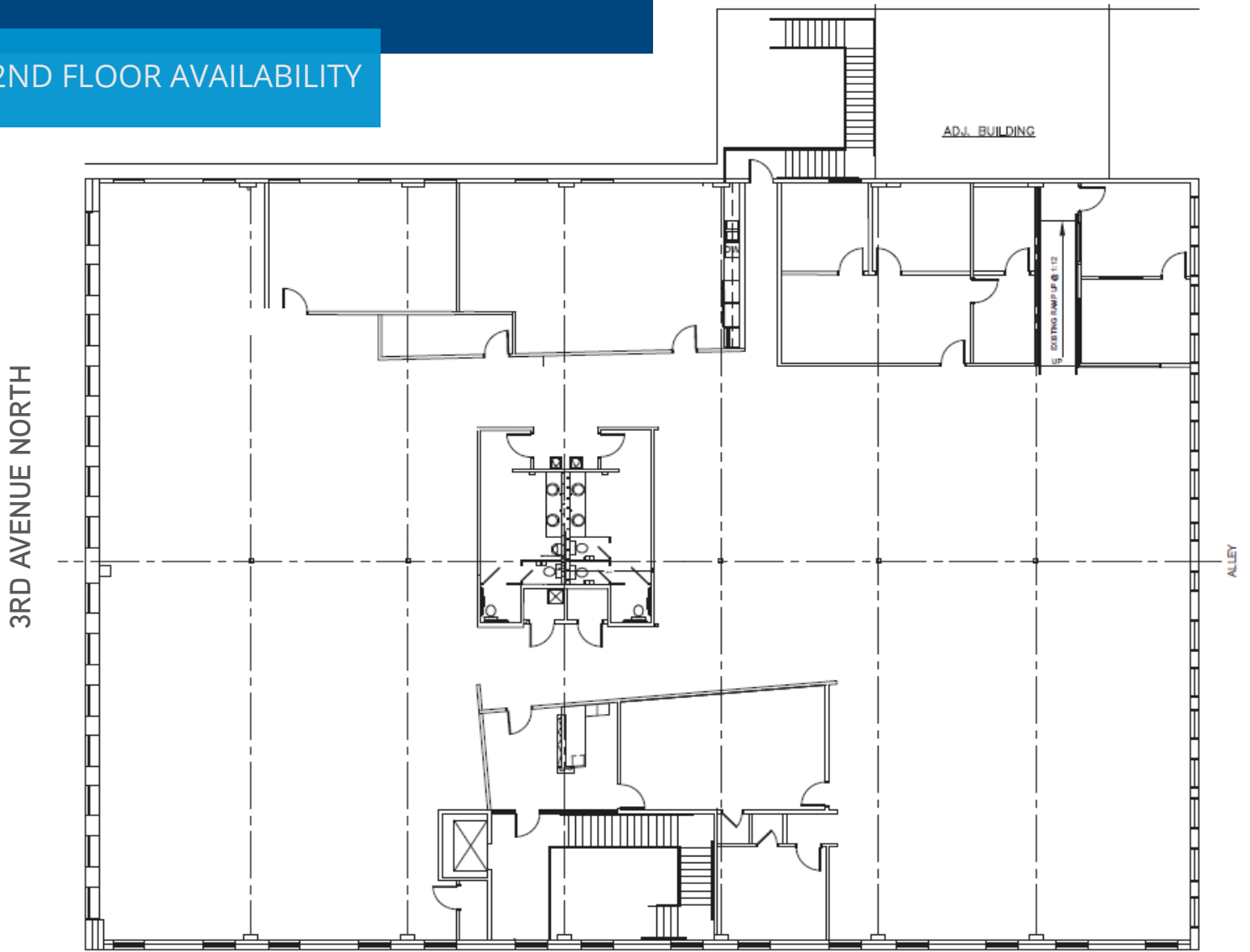
Available Space: 7,000 – 14,000 SF

Building Highlights:

- 28,000 SF historical building on 3rd Avenue North in walking distance to an abundance of restaurants and entertainment
- Top of building signage available
- 2.4/1,000 SF parking ratio (free of charge)
- Brick and beam construction with an abundance of natural light

THE BIRD'S NEST

2ND FLOOR AVAILABILITY



THE BIRD'S NEST

PROPERTY HIGHLIGHTS

Available Space: 7,000 -14,000 SF

Open floor plan with brick and beam construction

34 on-site parking spaces, free of charge

Abundance of natural light

Prominent location on 3rd Avenue North

Fiber optic services in place

Easy access to Highway 31 and 280



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

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