

201 Milan
PARKWAY
BIRMINGHAM, ALABAMA

PRIME 55+ ACRES

EXCEPTIONAL OPPORTUNITY TO REPOSITION / REDEVELOP
POTENTIAL LAND USES - MULTI-FAMILY / RETAIL / MIXED USE

Lakeshore Parkway

Milan Parkway

ACQUISITION OPPORTUNITY

Unique opportunity to acquire & reposition a 55+ acre campus to a Mixed-Use or Multi-Family Development
Current Mixed-Use Zoning provides the platform to unlock significant value with a variety of potential land uses
Substantial in-place infrastructure and opportunity to reposition Class A Office Building (±296,438 SF)

Offered at \$19,500,000 ~ an attractive cost basis at a significant discount to replacement cost



VIEW PROPERTY
VIDEO



CONFIDENTIALITY
AGREEMENT



THE OFFERING

Cushman & Wakefield, Inc. (C&W), in conjunction with EGS Commercial Real Estate, is pleased to offer the opportunity to acquire 201 Milan Parkway, Birmingham, AL. Owned and formerly occupied by Regions Bank, this 55-acre campus provides a unique acquisition opportunity to transform the property to a mixed-use or multi-family residential development. Based upon the campus design, parcel size/configuration, and orientation of the building, there is significant development opportunity. The Class A Office building ($\pm 296,438$ SF) is a valuable component to the overall campus with its efficient floor plates, substantial infrastructure, and raised floor (ground level). The property has been very well maintained and shows strong pride of ownership.

Offering Price - \$19,500,000

An attractive cost basis at a substantial discount to replacement cost

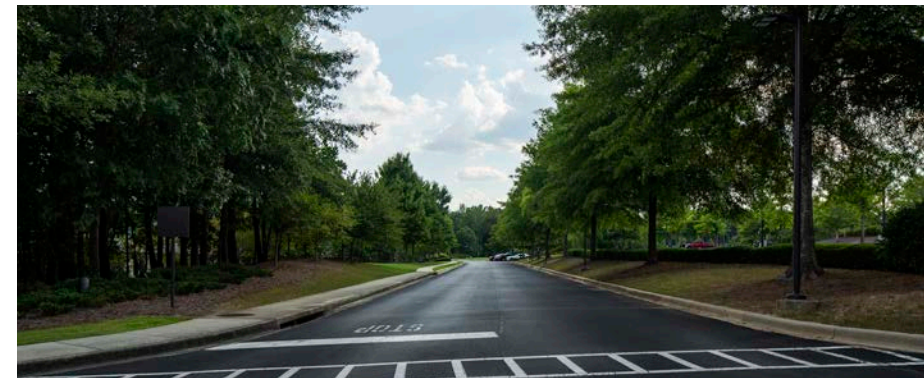
PROPERTY OVERVIEW

PROPERTY ADDRESS	201 Milan Parkway, Birmingham, AL
PROPERTY TYPE	Reposition-Redevelopment Site / former Corporate Campus
OCCUPANCY	Vacant - Available for immediate Reposition
LAND AREA	± 55.26 acres
CURRENT ZONING	MXD (Mixed Use Development) City of Birmingham
POTENTIAL LAND USES	Multi-Family, Retail, Mixed-Use, Commercial & others
VISIBILITY / ACCESS	Excellent / Multiple Access Points
CURRENT IMPROVEMENTS	3-story Class A Office containing $\pm 296,438$ sf
EXISTING PARKING	$\pm 1,387$ parking spaces / ± 4.7 spaces per 1,000 sf
FLOOD ZONE	Zone X, FEMA FIRM Map Panel 01073C0542H, Sept 3, 2010
UTILITY PROVIDERS	<i>Electric Service:</i> Alabama Power (dual feed) <i>Domestic Water:</i> Birmingham Water Works <i>Sanitary/Storm Sewer:</i> Jefferson County <i>Gas Service:</i> Spire, Inc.

PROPERTY HIGHLIGHTS / FEATURES

- ◆ Secure campus environment conveniently located off Lakeshore Parkway
- ◆ Excellent visibility and access from Lakeshore Parkway, Milan Parkway & Venice Road
- ◆ Property offers an immediate reposition/redevelopment opportunity to alternative land uses
- ◆ Potential land uses may include mixed-use, retail, multi-family residential or health/life science
- ◆ Existing office building is of high quality construction, has significant infrastructure & is well maintained
- ◆ Office building is a valuable component & a complementary use to any future reposition/redevelopment

REPOSITION & REDEVELOPMENT OPPORTUNITY

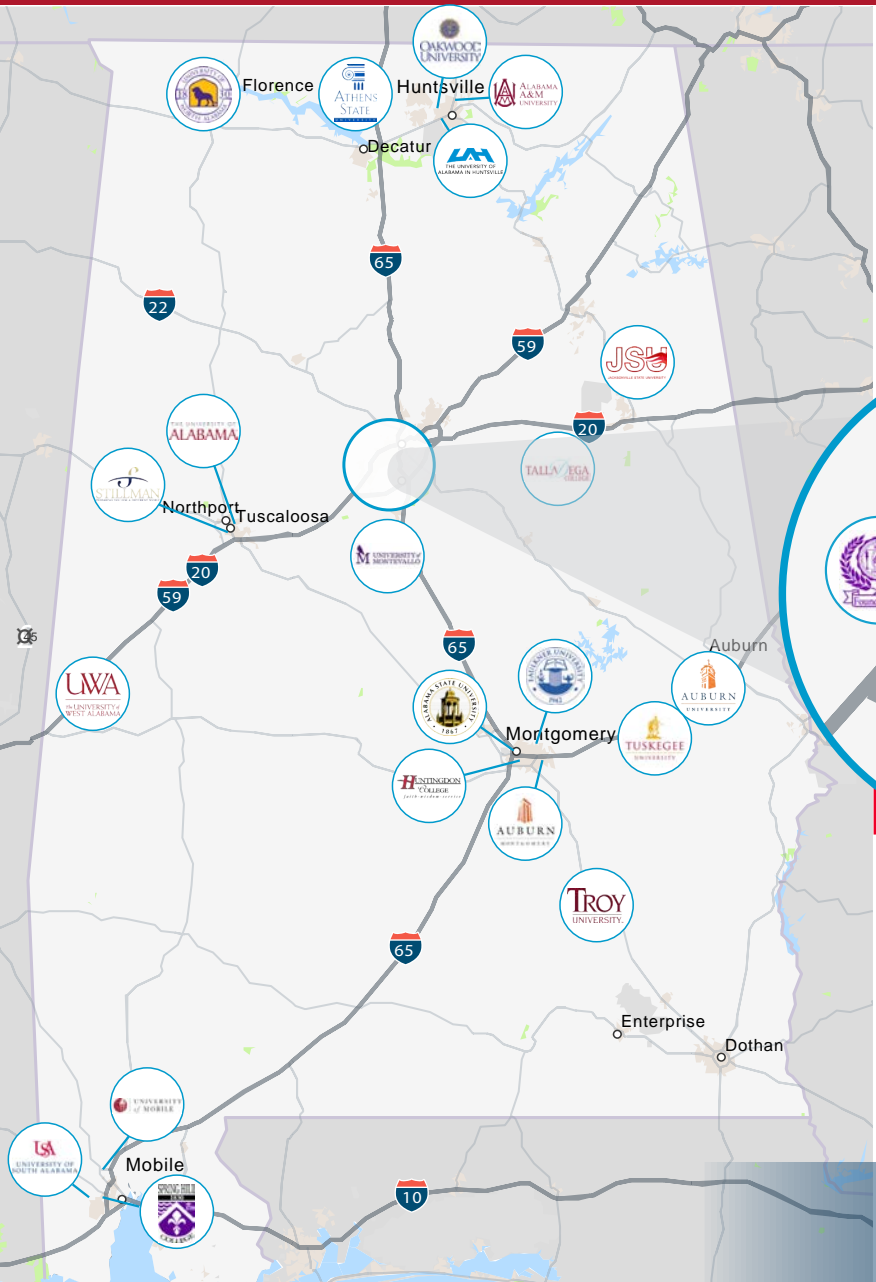


CUSHMAN & WAKEFIELD





MAJOR COLLEGES & UNIVERSITIES IN ALABAMA



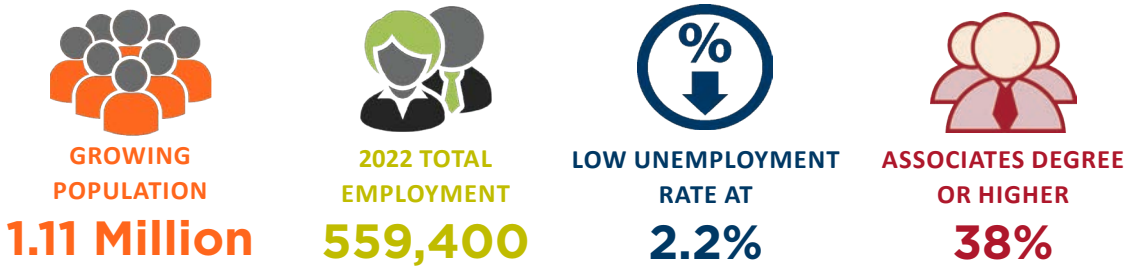
THRIVING BIRMINGHAM REGION

The Birmingham-Hoover MSA is Alabama’s largest city located in the foothills of the Appalachian Mountains in the north central region of the state. The seven-county region consists of Bibb, Blount, Chilton, Jefferson, St. Clair, Shelby and Walker Counties; the property is located in Jefferson County. According to the U.S. Census Bureau, Birmingham is the 47th largest metropolitan area in the U.S. with a population of approximately 1.2 million. At the height of the nation’s manufacturing age, the city of Birmingham grew so fast in population, it was dubbed “The Magic City”. Today, it has transformed itself into a medical research, banking and service-based economic engine, making it one of the nation’s most livable cities.



The innovation and technology industry is among the fastest-growing industries in the Birmingham region. Birmingham was named one of the “up-and-coming tech hotspots”. The region’s comprehensive interstate transportation network and central proximity in the southeastern United States creates logistical advantages for major distribution facilities. With one of the lowest costs of living of any major metro in the Southeast, more green space per capita than any other city of its’ size and strong local business incentives, Birmingham is one of America’s best-kept secrets.

DEMOGRAPHIC HIGHLIGHTS



Oxmoor Valley
Golf Course

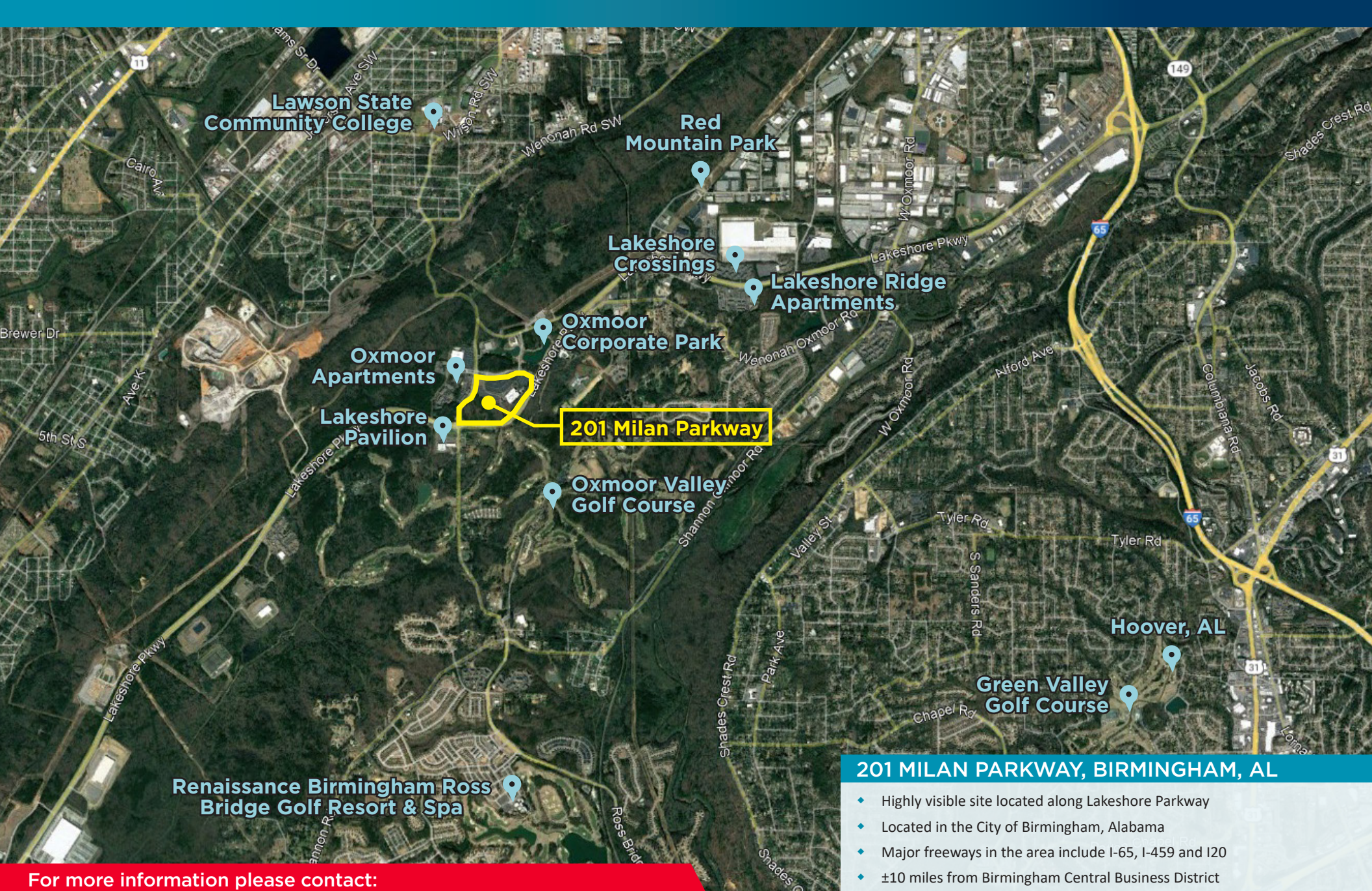
Lakeshore Parkway

PRIME 55+ ACRES

- Exceptional Opportunity to Reposition / Redevelopment
- MXD Zoning - City of Birmingham
- Potential Land Uses - Multi-Family / Retail / Mixed Use
- Excellent Visibility along Lakeshore Parkway
- Multiple Access points Lakeshore Parkway, Milan Parkway & Venice Road

Milan Parkway

Venice Road



201 Milan Parkway

201 MILAN PARKWAY, BIRMINGHAM, AL

- ◆ Highly visible site located along Lakeshore Parkway
- ◆ Located in the City of Birmingham, Alabama
- ◆ Major freeways in the area include I-65, I-459 and I20
- ◆ ±10 miles from Birmingham Central Business District
- ◆ ±15 miles from Birmingham-Shuttlesworth International Airport
- ◆ Robert Trent Jones Golf Trail at Oxmoor Valley located ±2 miles to East
- ◆ Community of Hoover located ±6 miles to East

For more information please contact:

CORPORATE CAPITAL MARKETS

Rick Ingwers
Vice Chairman
 License #01472101
 +1 925 951 5022
rick.ingwers@cushwake.com

Brad Rogers
Executive Director
 License #01193276
 +1 408 572 4167
brad.rogers@cushwake.com

MARKET EXPERTISE

R. William Pradat, Jr., SIOR
President
 EGS Commercial Real Estate
 +1 205 314 5526
bpradat@egsinc.com