



FOR LEASE

Downtown Birmingham Morningstar Facility
417 22ND STREET NORTH, BIRMINGHAM, AL 35203

JORDAN WEAVER
Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE
Associate
205.936.4041
jbm@ironvestpartners.com

DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY

417 22ND STREET NORTH BIRMINGHAM, AL 35203

FOR LEASE



PROPERTY DESCRIPTION

Featuring an open floor plan and a freight elevator, this space includes an off-street loading zone. Enjoy incredible views of downtown Birmingham from the 4th floor.

PROPERTY HIGHLIGHTS

- Freight Elevator
- 2 Dock Highs
- 1 Drive-in
- 17' Clear Heights

OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (Full Service)
Available SF:	6,000 - 25,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	598	1,514	3,482
Total Population	1,251	3,256	6,981
Average HH Income	\$55,827	\$59,860	\$54,715

JORDAN WEAVER
Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE
Associate
205.936.4041
jbm@ironvestpartners.com

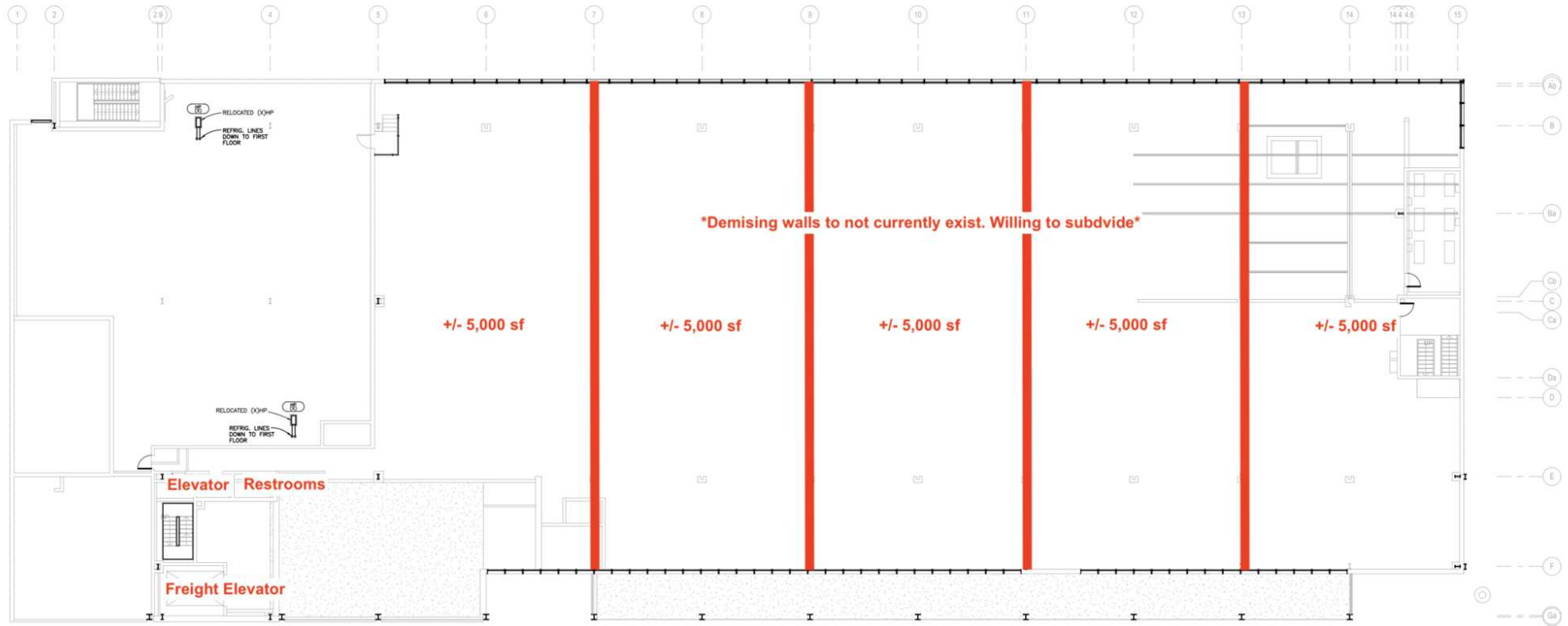


Information deemed reliable but not guaranteed.
ironvestpartners.com

DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY

417 22ND STREET NORTH BIRMINGHAM, AL 35203

FOR LEASE



JORDAN WEAVER
Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE
Associate
205.936.4041
jbm@ironvestpartners.com

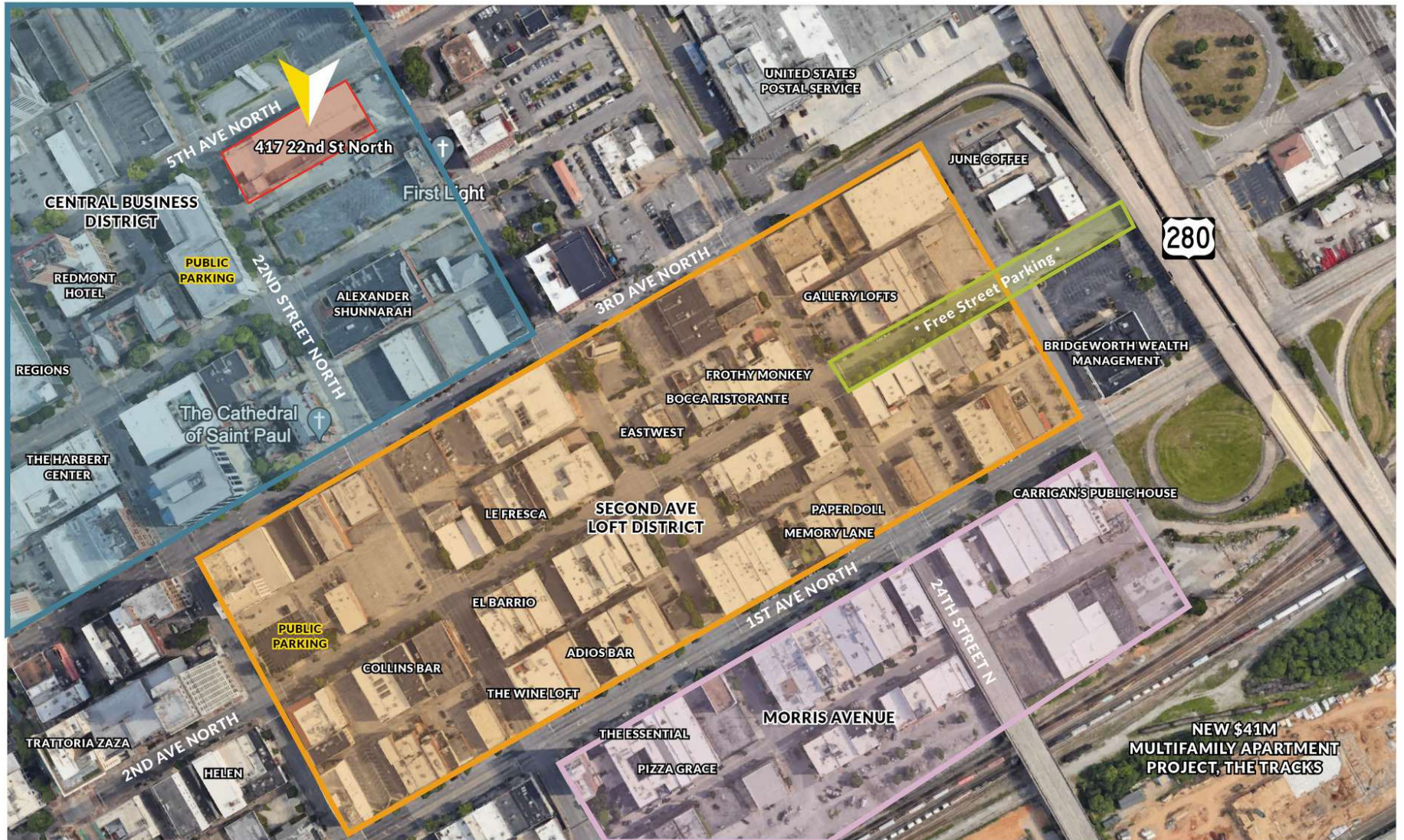


Information deemed reliable but not guaranteed.
ironvestpartners.com

DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY

417 22ND STREET NORTH BIRMINGHAM, AL 35203

FOR LEASE



JORDAN WEAVER

Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE

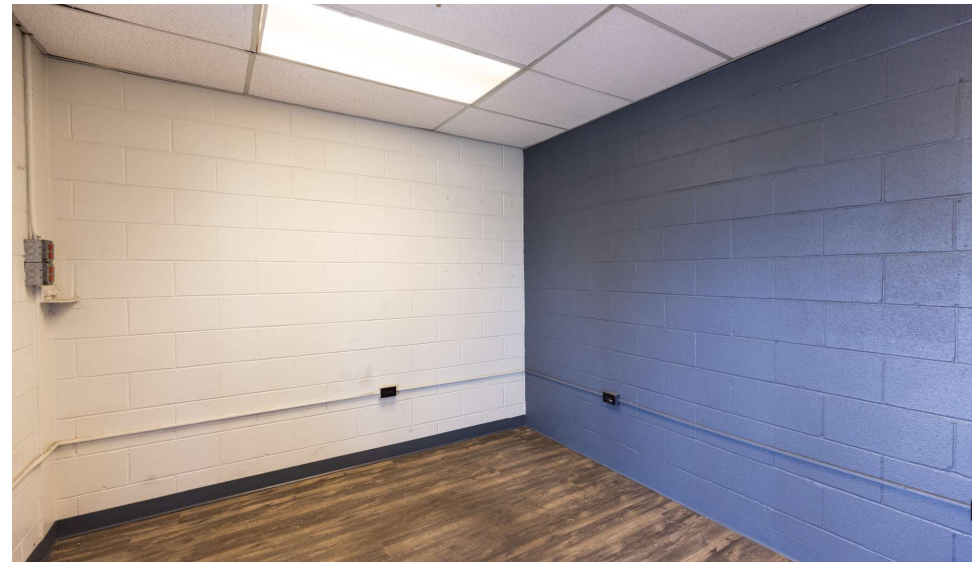
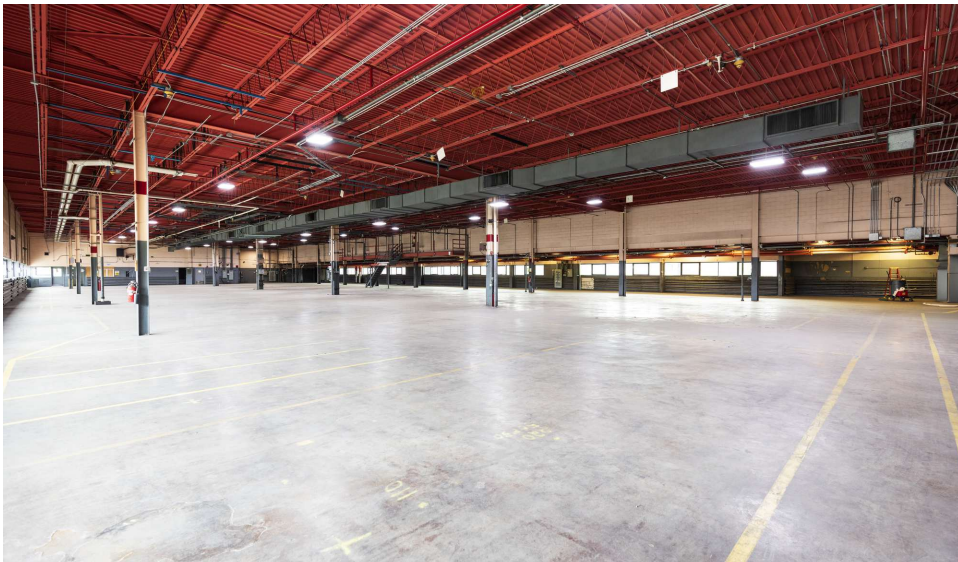
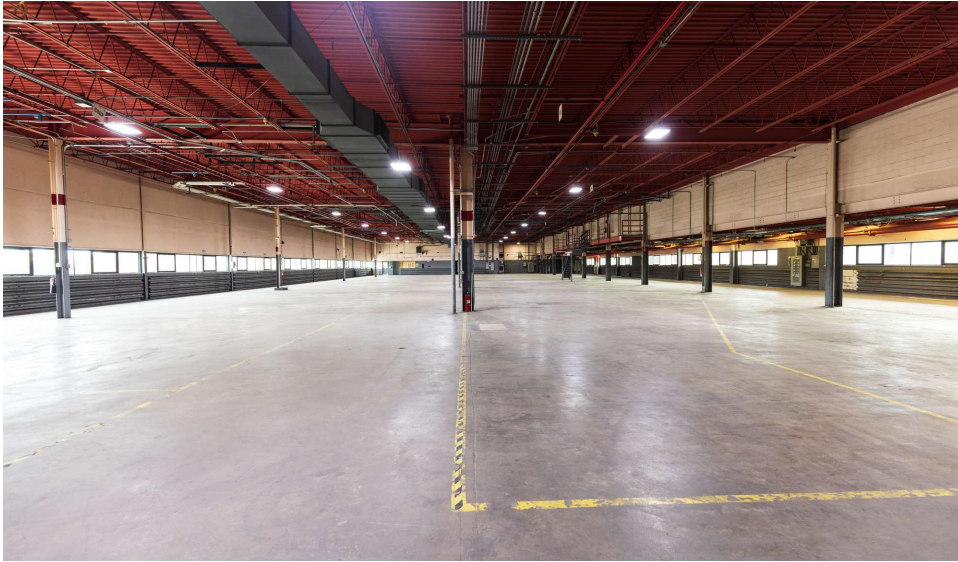
Associate
205.936.4041
jbm@ironvestpartners.com

Information deemed reliable but not guaranteed.
ironvestpartners.com



DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY
417 22ND STREET NORTH BIRMINGHAM, AL 35203

FOR LEASE



JORDAN WEAVER
Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE
Associate
205.936.4041
jbm@ironvestpartners.com

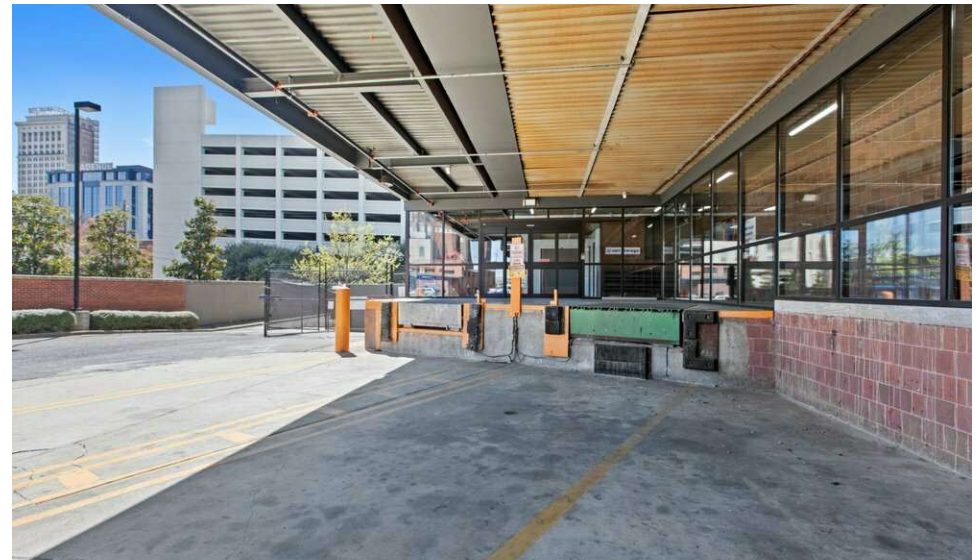
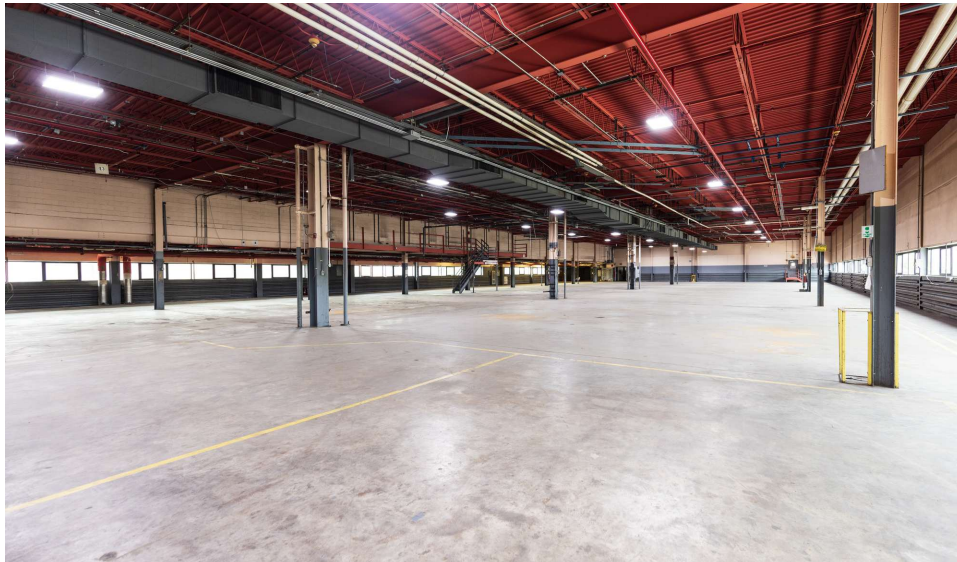
Information deemed reliable but not guaranteed.
ironvestpartners.com



DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY

417 22ND STREET NORTH BIRMINGHAM, AL 35203

FOR LEASE



JORDAN WEAVER
Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE
Associate
205.936.4041
jbm@ironvestpartners.com

Information deemed reliable but not guaranteed.
ironvestpartners.com



DOWNTOWN BIRMINGHAM MORNINGSTAR FACILITY

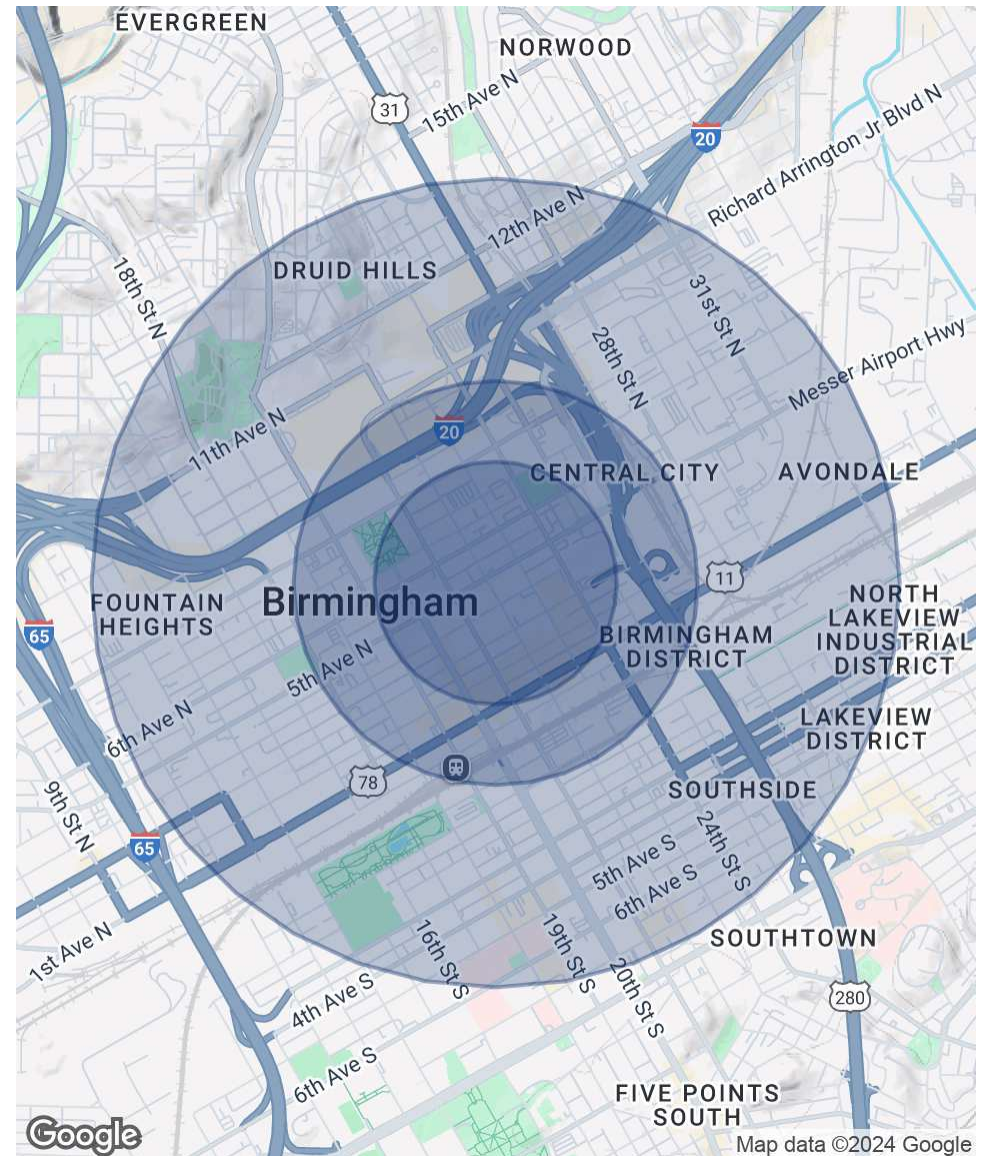
417 22ND STREET NORTH BIRMINGHAM, AL 35203

FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,251	3,256	6,981
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	43	44	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	598	1,514	3,482
# of Persons per HH	2.1	2.2	2
Average HH Income	\$55,827	\$59,860	\$54,715
Average House Value	\$382,107	\$322,176	\$261,013

Demographics data derived from AlphaMap



JORDAN WEAVER
Associate
678.577.2748
jw@ironvestpartners.com

BART MOORE
Associate
205.936.4041
jbm@ironvestpartners.com

Information deemed reliable but not guaranteed.
ironvestpartners.com

