

OFFICE BUILDING FOR LEASE

CAHABA OFFICE PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242



PROPERTY DESCRIPTION

This two-building office park totals approximately 91,116 SF and is currently configured into 50 individual office suites, offering flexibility for a wide range of professional users. Suites may be combined or divided to accommodate future growth or changing space needs. The property features convenient on-site parking, efficient internal circulation, and a professional setting suitable for medical, professional, and general office tenants.

LOCATION DESCRIPTION

Located along the U.S. Highway 280 corridor, this office park benefits from strong regional accessibility and proximity to one of Birmingham's most established commercial areas. The surrounding trade area offers a dense mix of retail, dining, medical, and service amenities, providing everyday convenience for tenants and visitors. Easy access to Highway 280 allows for efficient connectivity throughout the Birmingham metro area.

PROPERTY HIGHLIGHTS

- 50 existing office suites
- Suites may be combined or subdivided
- On-site surface parking throughout the park
- Flexible configurations for long-term tenancy
- Suitable for medical, professional, and general office use

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross; Full Service; MG)
Number of Units:	50
Available SF:	896 - 6,221 SF
Building Size:	91,116 SF

RICHARD HENRY

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LEASE INFORMATION

Lease Type:	Gross; Full Service; MG	Lease Term:	Negotiable
Total Space:	896 - 6,221 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2100	3,588 SF	Gross	\$15.00 SF/yr	Suite 2100 is a 3,588 SF office suite featuring a functional layout with multiple private offices, a central open work area, and support spaces, allowing for efficient day-to-day operations. The configuration supports both collaborative and private work environments, making it well suited for professional or medical office users. The suite is available for lease at \$15.00/SF/YR within a well-maintained, multi-tenant office park.
Cahaba Office Park 2121	2,014 SF	Gross	\$15.00 SF/yr	Suite 2121 offers 2,014 SF of functional office space with a balanced layout that includes private offices and an open work area, allowing for efficient workflow and flexibility in use. The configuration supports a variety of professional office needs, with clear separation between focused workspaces and shared areas. The suite is available for lease at \$15.00/SF/YR within a well-maintained, multi-tenant office park.
Cahaba Office Park 2125	4,757 SF	Full Service	\$15.00 SF/yr	Suite 2125 offers 4,757 SF of well-configured office space featuring multiple private offices, interior rooms for conference or support use, and a large open area suitable for collaborative work or reception functions. The layout allows for clear separation between work areas while maintaining efficient internal circulation. Available for lease at \$15.00/SF/YR, the suite provides flexibility for professional, medical, or administrative users within a well-established office park.
Cahaba Office Park 2210	1,950 SF	Modified Gross	\$15.00 SF/yr	Suite 2210 offers 1,950 SF of efficient office space with a mix of private offices and a central open work area, providing flexibility for individual offices, collaborative use, or support functions. The layout allows for a clean separation of workspaces while maintaining easy internal flow. Available for lease at \$15.00/SF/YR, this suite is well suited for professional, administrative, or service-oriented users seeking a functional footprint within a well-maintained office park.
Cahaba Office Park 2227	896 SF	Gross	\$15.00 SF/yr	Suite 2227 offers 896 SF of efficient office space featuring two private offices, a small front lobby/entry, and additional flex areas suitable for storage, workstations, or support use. The layout provides separation between client-facing and private workspace while maintaining a compact, functional footprint. Available for lease at \$15.00/SF/YR, this suite is well suited for small professional, consulting, or service-oriented users.
Cahaba Office Park 2228	1,040 SF	Gross	\$15.00 SF/yr	Suite 2228 offers 1,040 SF of well-configured office space featuring multiple private offices and a central open work area suitable for collaborative workspace, reception, or flexible use. The layout supports a balance of private and shared areas, making it adaptable for professional, administrative, or service-oriented users. Available for lease at \$15.00/SF/YR, this suite provides an efficient footprint within a professionally managed office park.

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2250	1,375 SF	Gross	\$15.00 SF/yr	Suite 2250 offers 1,375 SF of well-balanced office space with multiple private offices and a larger central work area suitable for collaborative workspace, reception, or flexible use. The layout provides clear separation between offices while maintaining efficient circulation throughout the suite. Available for lease at \$15.00/SF/YR, this space is well suited for professional, administrative, or service-oriented users seeking functionality and flexibility within a well-maintained office park.
Cahaba Office Park 2260	2,946 SF	Full Service	\$15.00 SF/yr	Suite 2260 offers 2,946 SF of flexible office space anchored by a large open work area, complemented by private offices and support rooms along the perimeter. The layout allows for a variety of configurations, including collaborative workspace, training area, or a mix of open and private offices. Available for lease at \$15.00/SF/YR, this suite is well suited for professional, administrative, or service-oriented users seeking an efficient and adaptable floor plan within a well-maintained office park.
Cahaba Office Park 3101	4,296 SF	Full Service	\$15.00 SF/yr	Suite 3101 offers 4,296 SF of expansive office space with a large number of private offices arranged along interior corridors, complemented by multiple larger rooms suitable for conference use, training, or collaborative workspace. A defined foyer/entry area creates a strong arrival point, while the overall layout supports efficient circulation and departmental separation. Available for lease at \$15.00/SF/YR, this suite is well suited for professional, medical, administrative, or service-oriented users requiring scale and flexibility within a well-maintained office park.
Cahaba Office Park 3133	2,212 SF	Full Service	\$15.00 SF/yr	Suite 3133 offers 2,212 SF of well-configured office space featuring multiple private offices arranged off a central corridor, providing efficient circulation and functional separation of work areas. The layout supports a mix of executive offices, private workspaces, and small meeting rooms, with good natural light along the exterior walls. Available for lease at \$15.00/SF/YR, this suite is well suited for professional, medical, or administrative users seeking a practical and efficient office layout within a well-established office park.
Cahaba Office Park 3204	1,262 SF	Full Service	\$15.00 SF/yr	Suite 3204 comprises 1,262 SF of efficiently laid out office space featuring multiple private offices connected by a central corridor, along with an open work area that can accommodate reception, shared workspace, or support functions. The configuration allows for clear separation between private offices and common areas, making the suite well suited for professional, administrative, or small medical users. Available for lease at \$15.00/SF/YR, Suite 3204 offers a functional footprint within a well-maintained, multi-tenant office park.
Cahaba Office Park 3220	6,221 SF	Full Service	\$15.00 SF/yr	Suite 3220 offers 6,221 SF of well-configured office space featuring a predominantly private-office layout arranged along a central corridor, with multiple enclosed offices and support rooms suitable for professional, medical, or administrative users. The suite benefits from a functional floor plan that supports departmental separation, team collaboration, or multi-provider occupancy. Available for lease at \$15.00/SF/YR, Suite 3220 provides a larger footprint within a multi-suite office park with flexibility for a variety of office uses.

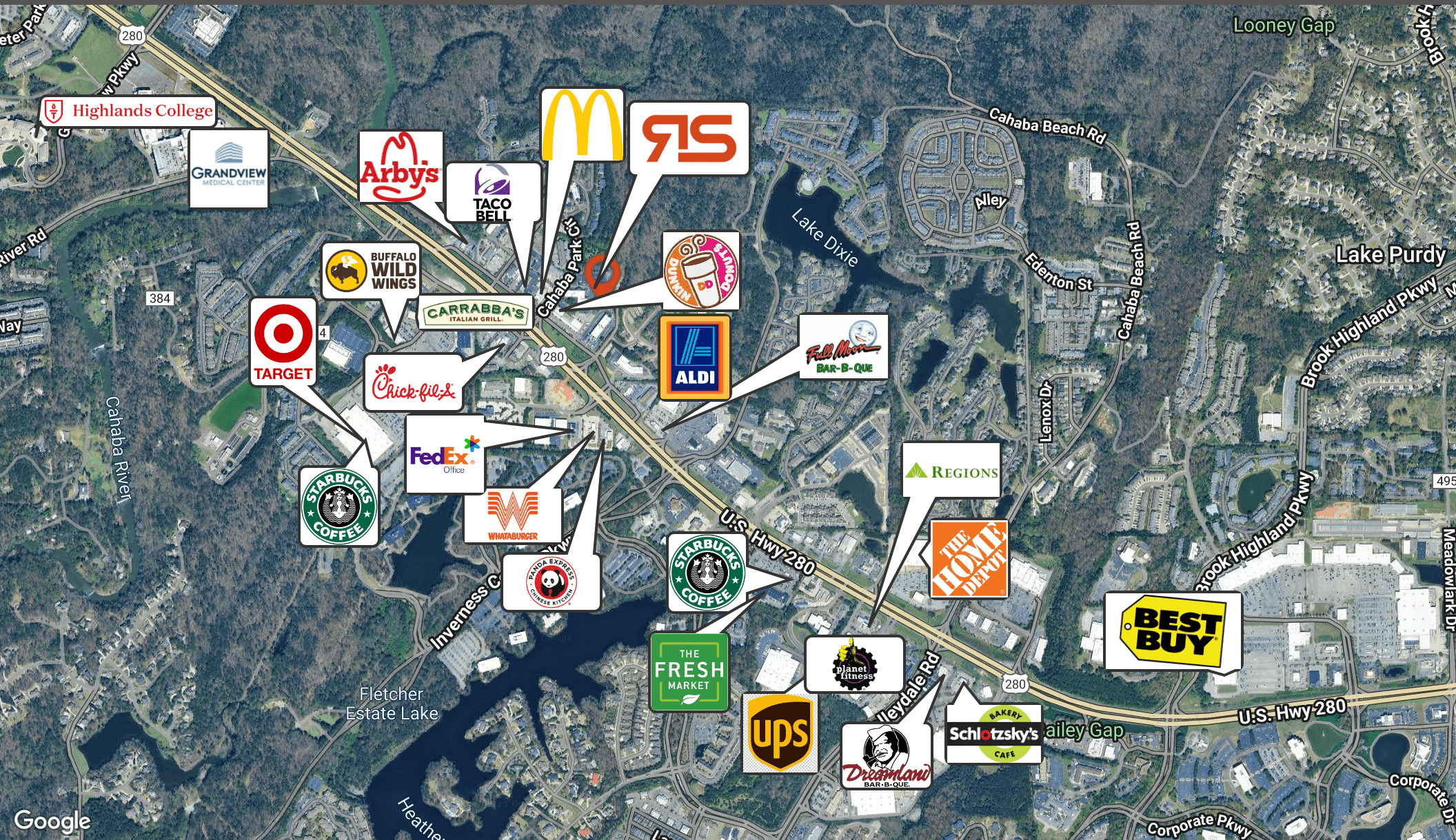
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