

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE



UAB St. Vincent's POB III

1,762 – 1,968 RSF Available

833 Saint Vincent's Drive, Birmingham, AL 35205

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414.367.5556 | SDunkle@healthpeak.com



PROPERTY OVERVIEW

Located on the UAB St. Vincent's Birmingham campus, this property offers convenient covered skywalk connectors to the rest of the campus facilities. The property also features on-campus property management, a covered patient drop-off area, and a parking deck. On-site services include orthopedics, ENT care, general surgery, cardiology, dermatology, endocrinology, gastroenterology, geriatric medicine, infectious disease, and internal medicine.

CAMPUS SETTING	On-campus – UAB St. Vincent's Birmingham
BUILDING DETAILS	97,439 RSF Built in 1992 Four stories
AVAILABLE	Ste 202: 1,968 RSF Ste 207: 1,762 RSF
ACCESS	Easy access to and from US-31 and US-280 Direct property access from 10th Ave South Covered skywalk access to the hospital campus
PARKING	Parking deck

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AFFILIATED HOSPITAL

UAB St. Vincent's Birmingham is a 409-bed acute care hospital that offers a variety of care specialties, including a state-of-the-art robotics surgery program and the first Heart Valve Clinic in the state. In addition, the hospital provides a 24/7 emergency department, imaging, laboratory, and pharmacy. The hospital specializes in medical services, including oncology, cardiology, women's and children's services, orthopedics/sports medicine, neurology, community/corporate wellness services, and surgical services. UAB St. Vincent's Birmingham has a long history of recognition, including being named the "Best Hospital to Have a Baby," "Best Birthing Suites," "Favorite Hospital," and is listed on the Most Wired for Hospitals and Health Networks rankings.

AREA OVERVIEW

Birmingham, Alabama, is known as the "Dinner Table of the South," featuring award-winning barbecue and a blend of international influences. The Birmingham metropolitan area is consistently rated as one of the United States' best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses. Birmingham is home to the University of Alabama at Birmingham, ranking fifteenth in federally-funded research among public universities. It is also home to three private institutions: Samford University, Birmingham-Southern College, and Miles College.

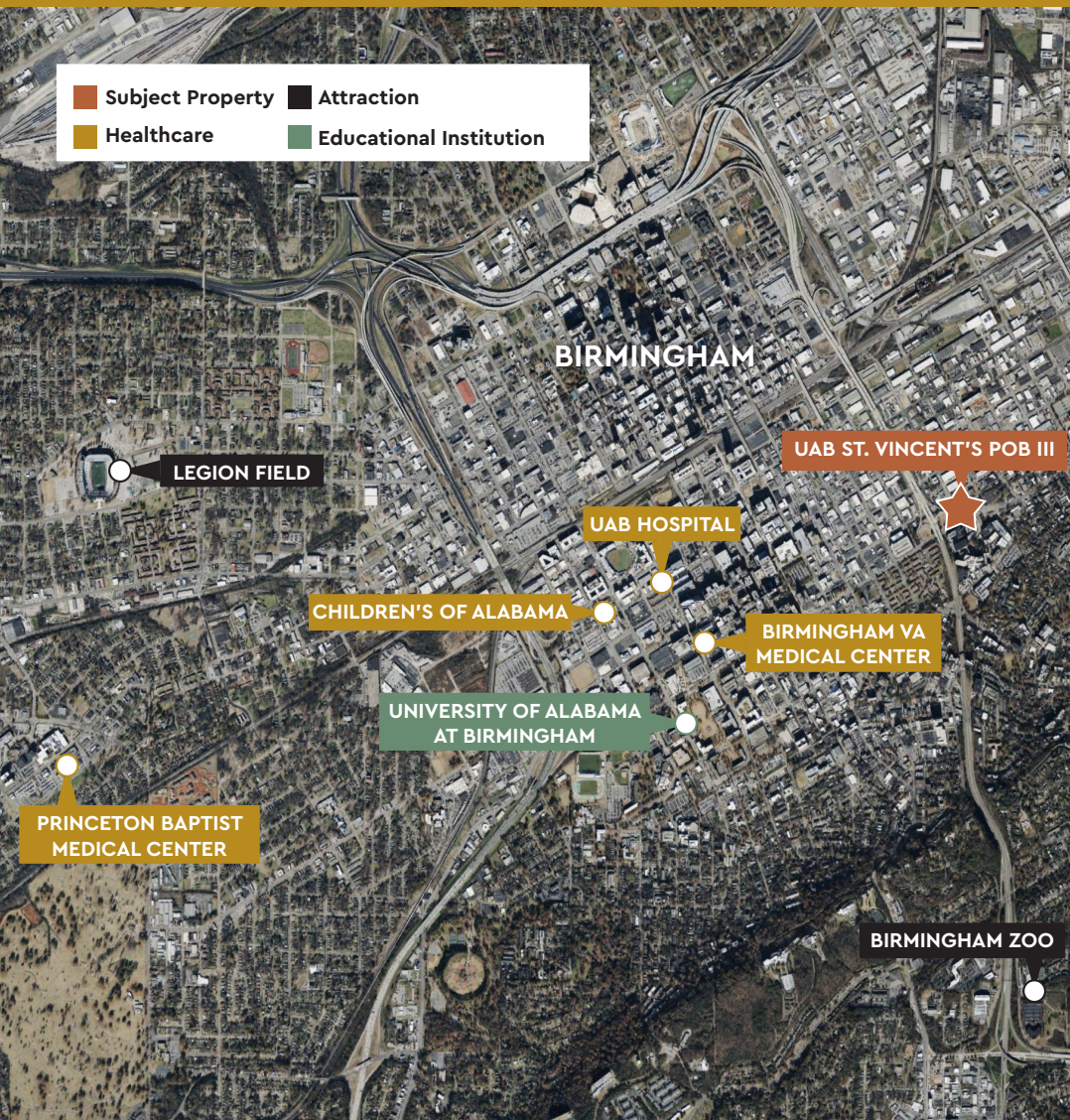
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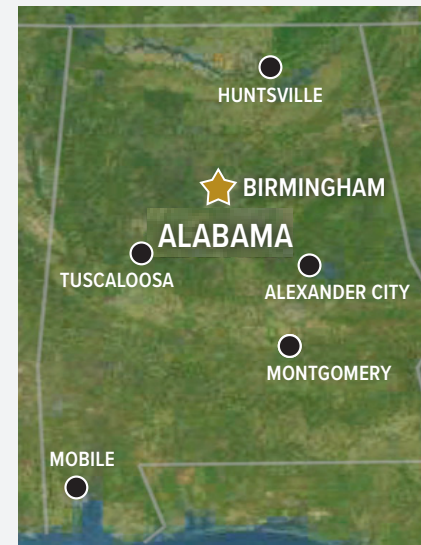
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DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	14,788	\$53,666
3-Miles	82,150	\$56,640
5-Miles	175,137	\$57,072



Area Healthcare

Alexander City

- Russell Medical Center

Huntsville

- Huntsville Hospital
- Crestwood Medical Center

Mobile

- USA Health Children's & Women's Hospital
- Infirmary Health
- Providence Memorial Hospital
- Springhill Medical Center

Montgomery

- Jackson Hospital
- VA Medical Center
- Baptist Medical Center South

Tuscaloosa

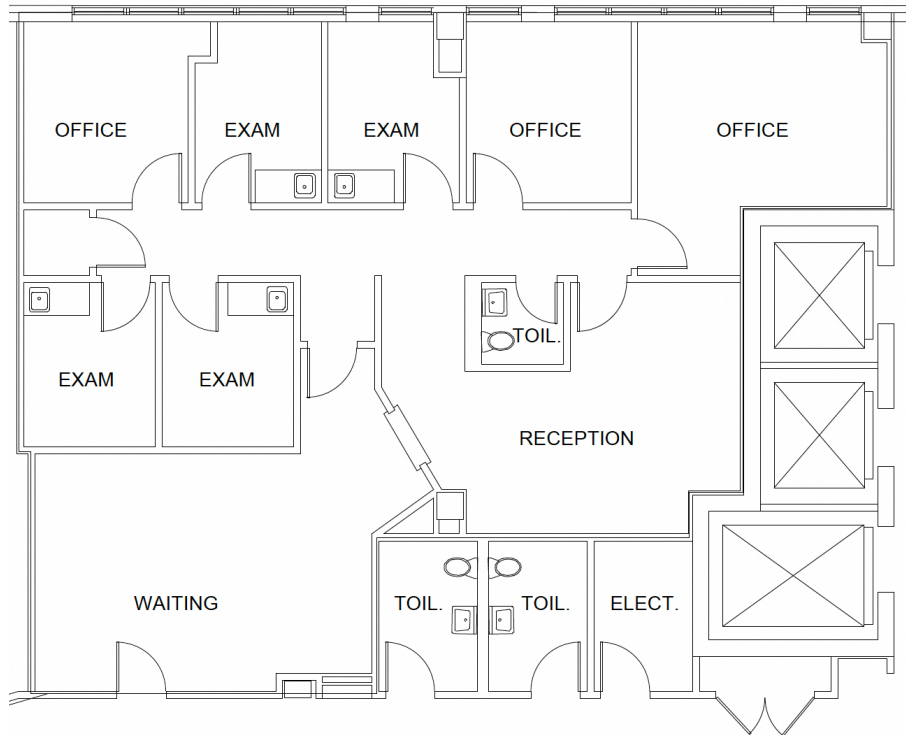
- DCH Regional Medical Center
- VA Medical Center

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SECOND FLOOR



Suite 202
1,968 RSF

Key Plan

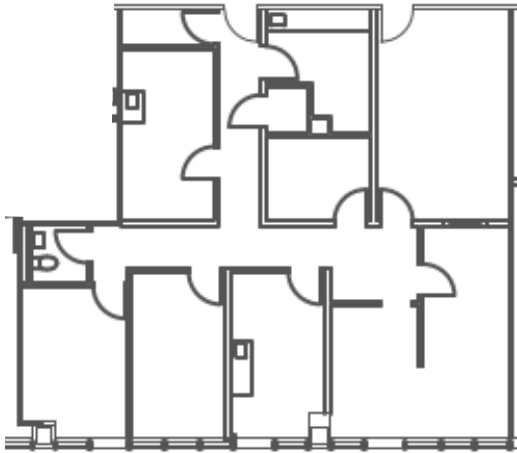


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SECOND FLOOR



Suite 207
1,762 RSF

Key Plan



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