

ONE OF THE LARGEST URBAN DEVELOPMENT SITES ON THE MARKET

SPIRE MIDTOWN CAMPUS

20-30 20TH STREET S, 1901 POWELL AVENUE S | BIRMINGHAM, AL 35205



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WE LOVE REAL ESTATE



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PROPERTY SUMMARY

Positioned in the heart of Birmingham's rapidly evolving Southside, the Spire Midtown Campus offers investors a rare opportunity to control a strategically located asset along the highly sought-after 20th Street corridor. The property sits at the intersection of institutional growth and transformative mixed-use development, creating a compelling long-term investment and redevelopment opportunity.

The asset is uniquely located between two major catalysts shaping the future of the submarket: the KultureCity mixed-use development to the west and the Daniel Building to the east, now under the ownership of University of Alabama at Birmingham. This positioning places the property directly within the path of institutional expansion and private investment.

Surrounded by dense residential, medical, and retail demand drivers, the property benefits from immediate proximity to UAB's campus, one of the largest employment hubs in the state of Alabama. The continued growth of UAB, combined with ongoing investment throughout the Southside and Midtown submarkets, has transformed this corridor into one of the most dynamic areas in Birmingham.

The existing improvements provide functional utility for near-term tenancy, while the underlying land offers significant options for future repositioning. Investors are presented with the ability to capitalize on strong fundamentals today while maintaining flexibility to align with the area's long-term trajectory toward higher-density, mixed-use development. The Spire Midtown Campus offering presents the opportunity to invest in a property steeped in the history of Birmingham past and poised to play a vital role in the city's future.

BUILDING HIGHLIGHTS

- Premier infill location along 20th Street South in Birmingham's high-growth Southside submarket
- Strategically positioned between major catalysts: the KultureCity development and the Daniel Building, acquired by University of Alabama at Birmingham
- Institutionally anchored corridor driven by UAB's continued expansion and investment
- Strong demographic & demand drivers supported by a dense mix of students, medical and office professionals, urban residents, tourists and visitors
- Walkable urban environment with immediate access to Parkside District, Rotary Trail, and the Central Business District



EXECUTIVE SUMMARY

PRICING

\$5,200,000

ADDRESSES

- | | |
|------------------------|-------------------------------------|
| 1 SPIRE OFFICES | 20 20 th STREET S, 35205 |
| 2 HISTORIC TRAIN DEPOT | 30 20 th STREET S, 35205 |
| 3 ADJACENT LOT | 1901 POWELL AVENUE S, 35233 |

PROPERTY MEASUREMENTS

FIRST FLOOR	22,550 SF
SECOND FLOOR	9,645 SF
TOTAL BUILDING SIZE	32,195 SF
TOTAL LAND SIZE	72,963 SF (1.68 AC)

PARKING

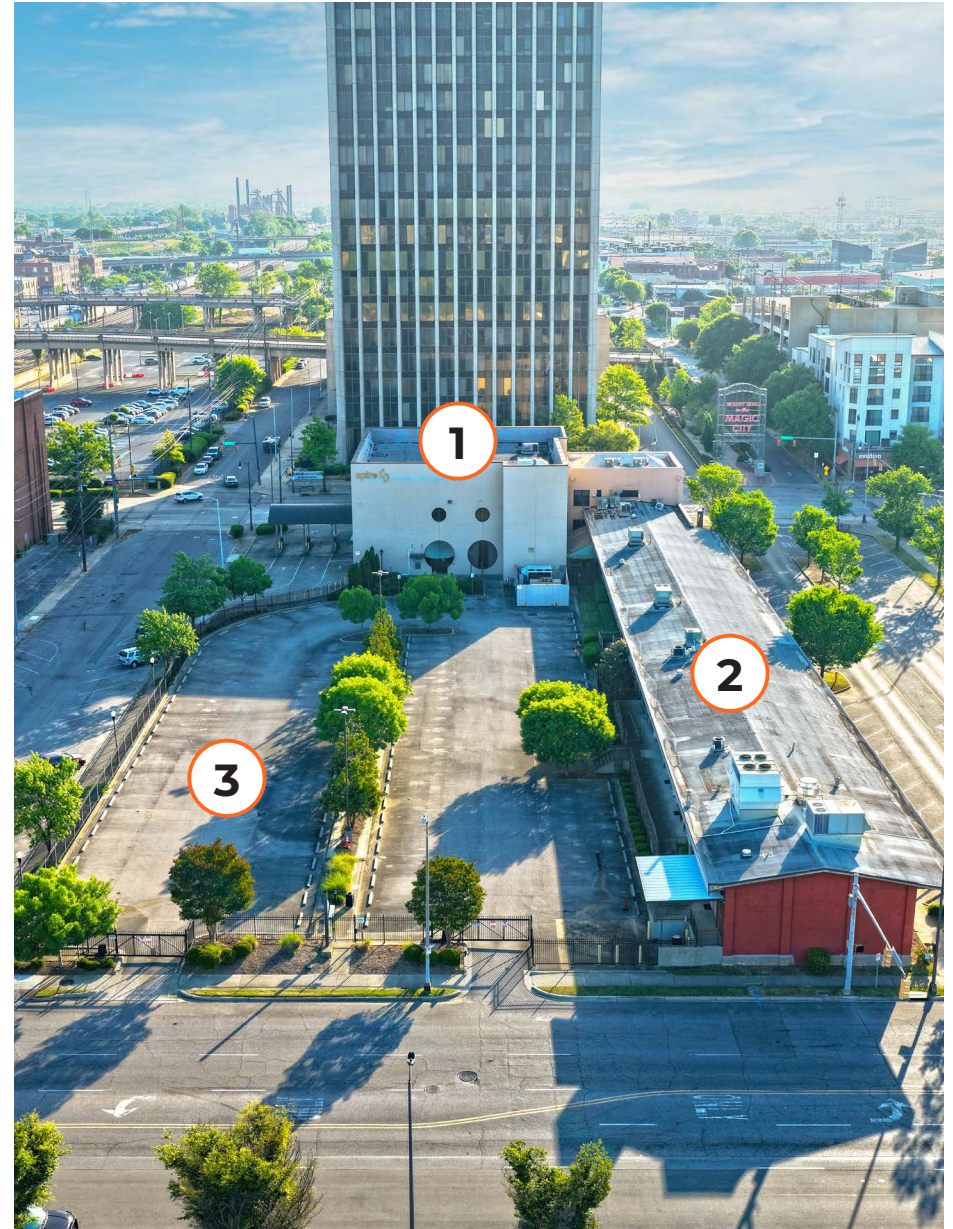
ON-SITE: 104 Spaces

STREET: ±67 Spaces

ZONING

B-4

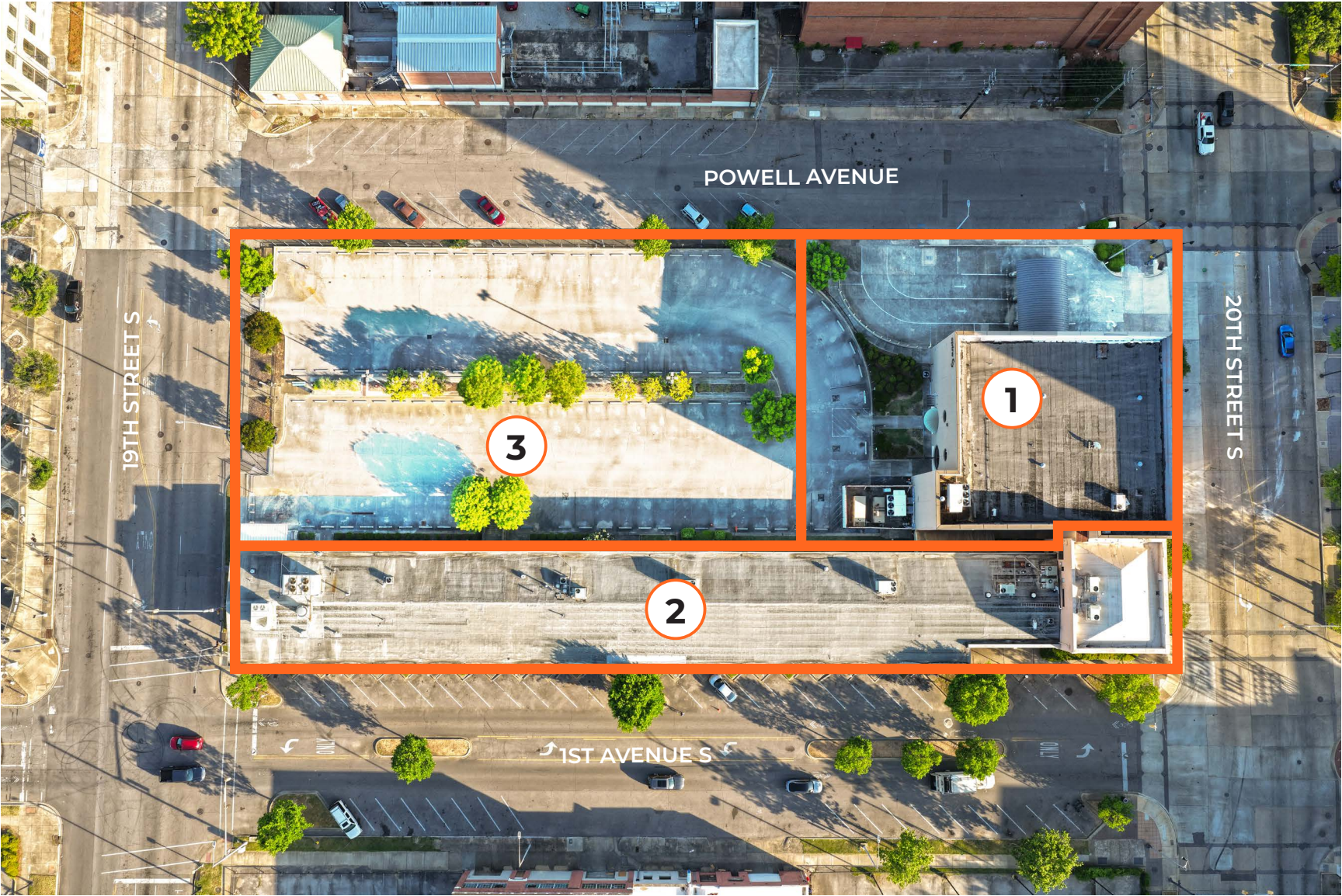
Located in Opportunity Zone



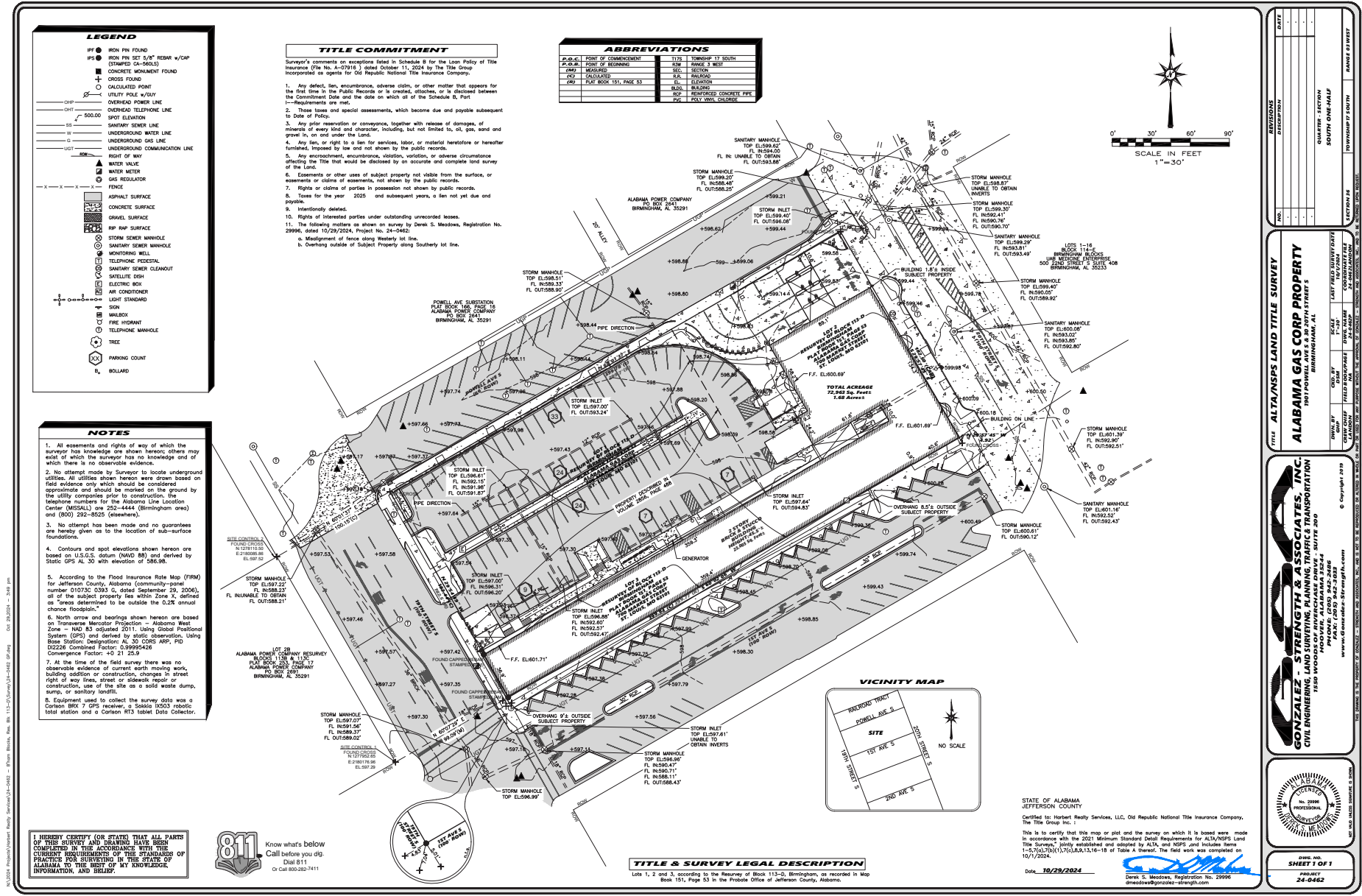
SITE OVERVIEW

PARCELS

- 1 SPIRE OFFICES
20 20th STREET S
- 2 HISTORIC TRAIN DEPOT
30 20th STREET S
- 3 ADJACENT PARKING LOT
1901 POWELL AVENUE S



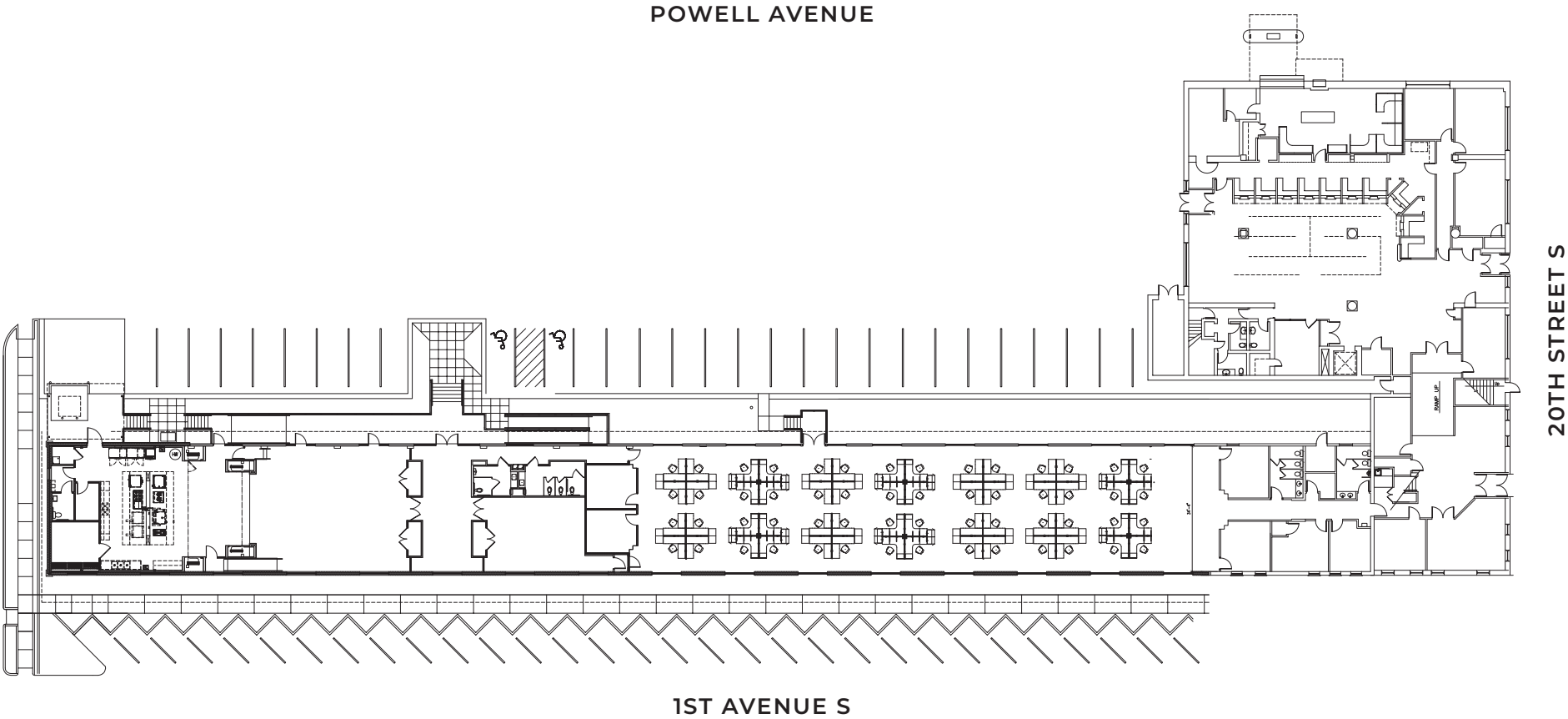
SURVEY





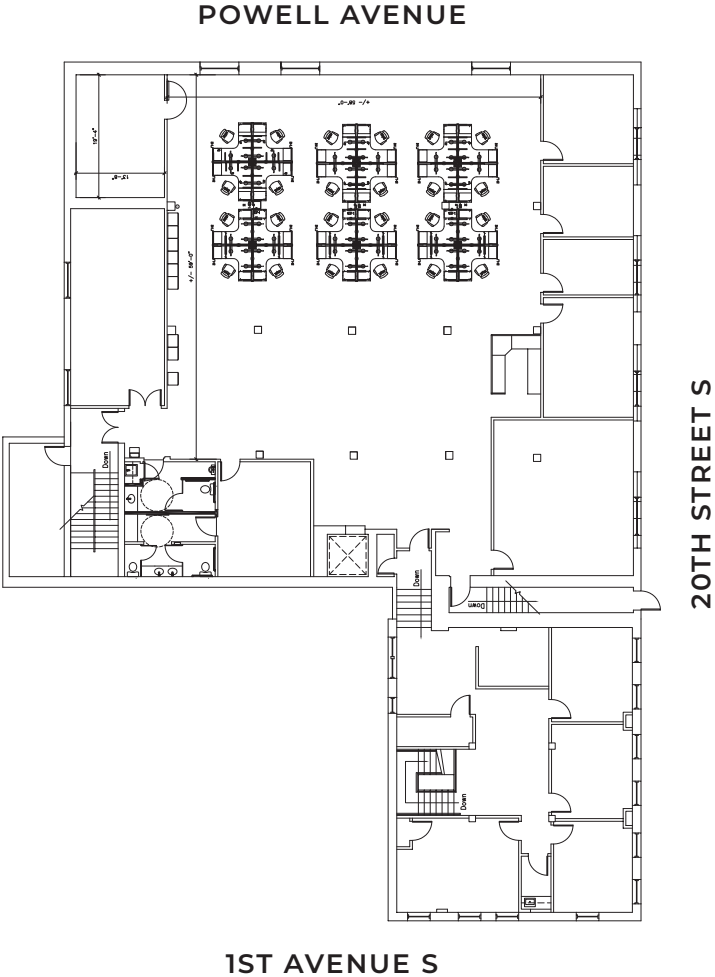
FLOOR PLAN | FIRST FLOOR

22,550 SF



FLOOR PLAN | SECOND FLOOR

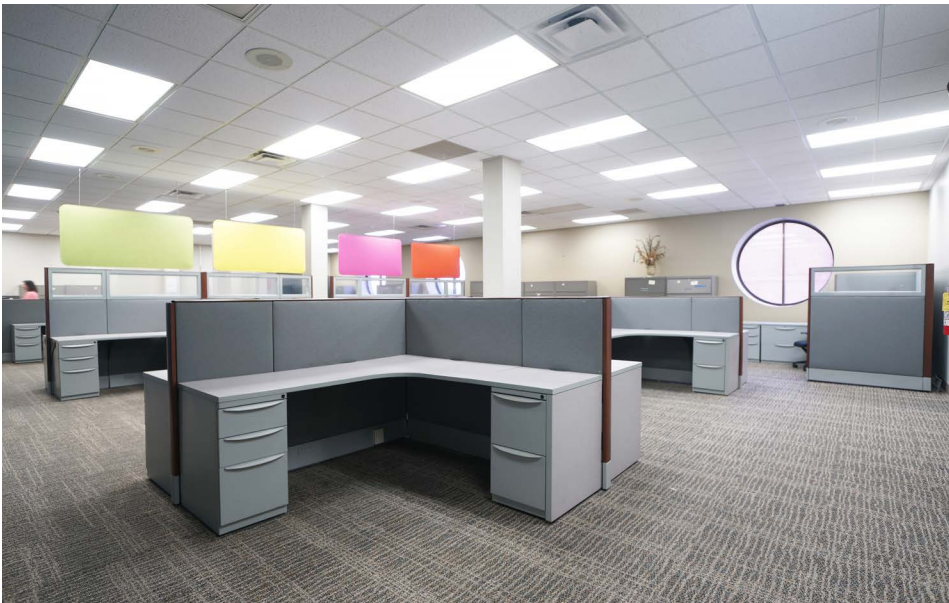
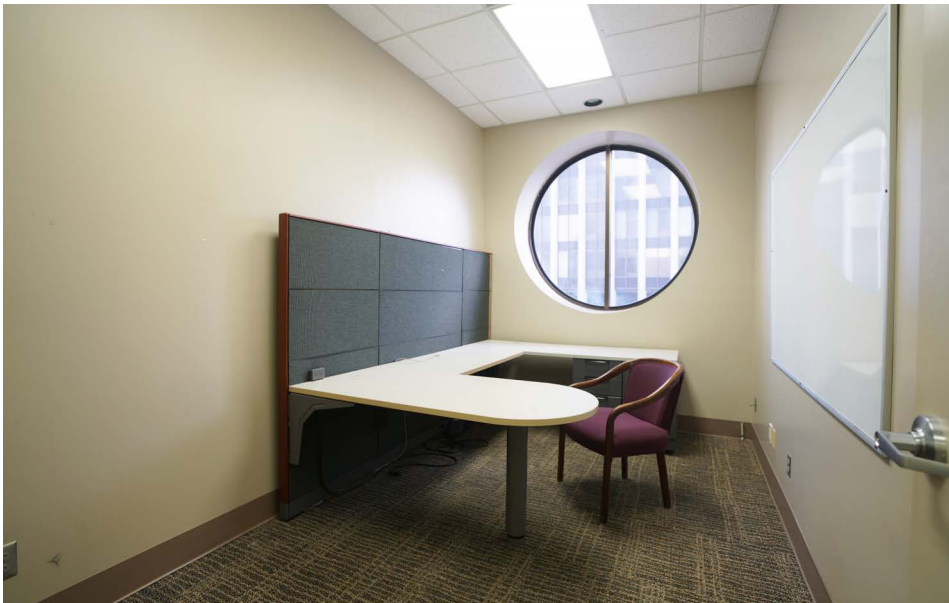
9,645 SF



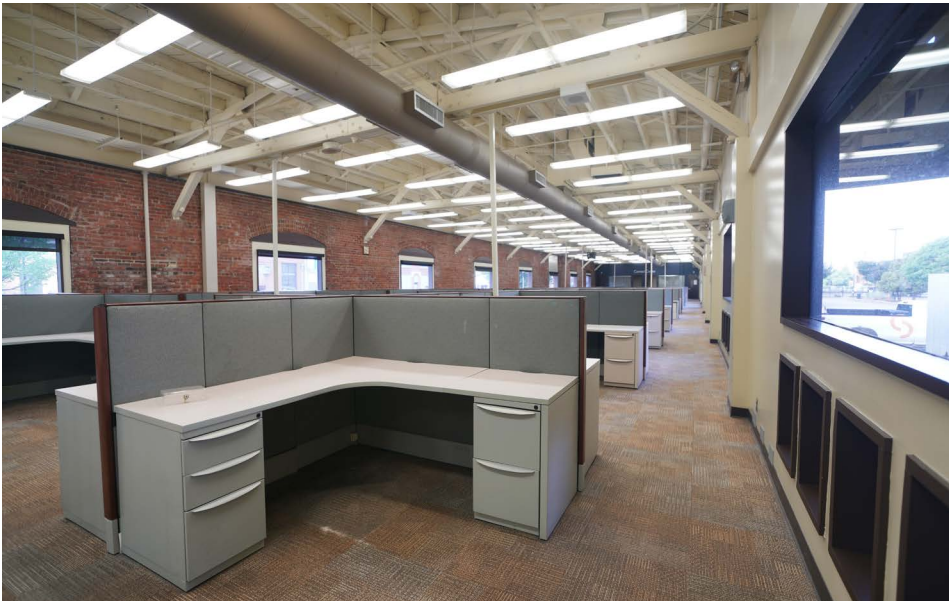
GALLERY | FIRST FLOOR OFFICES



GALLERY | SECOND FLOOR OFFICES



GALLERY | HISTORIC TRAIN DEPOT



PARKING



HISTORY

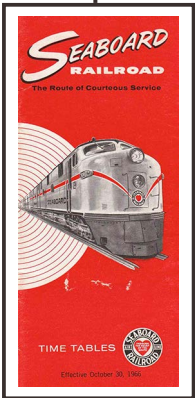


1887

Home of A.L. Baxter
dyer business

1904

Seaboard Air Line
Railroad opens a
freight depot at
the corner of 20th
Street S and 1st
Avenue S, starting
freight service
December 5, 1904.



1960s

Fritz Woehle
renovates the
adjacent building
for a National Bank
of Commerce
branch and future
headquarters, one of
his few commercial
projects.

2009-2010

Williams Blackstock
designs Alagasco
Demonstration
Center for Energy
Technology,
winning AIA
Alabama Award
Honorable Mention
for the project.



2023

Seaboard Air Line
Railway Freight
Depot is added
to the National
Register of
Historic Places on
December 19, 2023.

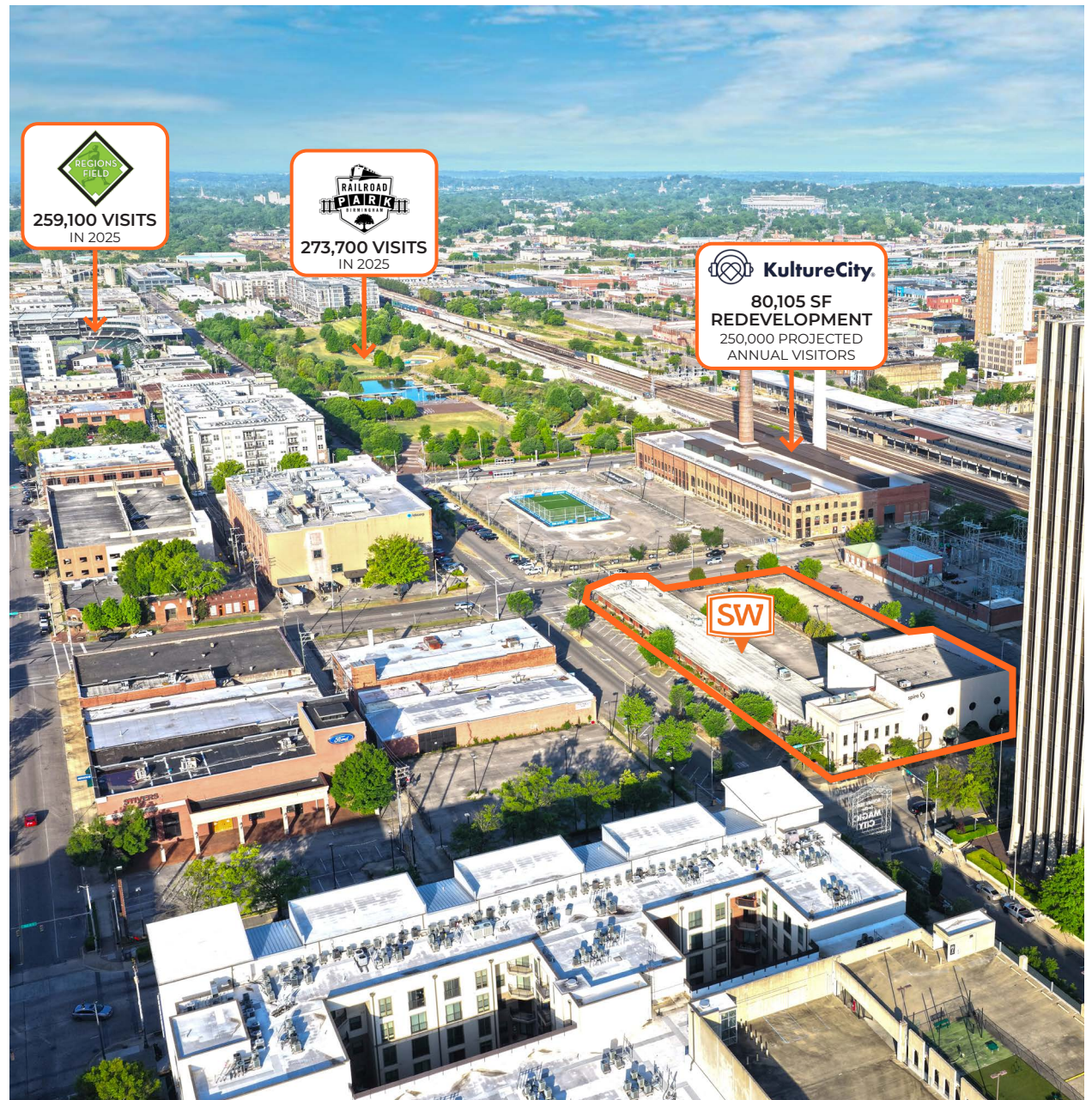
2026

Spire, formerly
Alagasco, makes
their Midtown
Campus available
for the first
time since its
acquisition from
National Bank of
Commerce in the
1970s.

AREA OVERVIEW

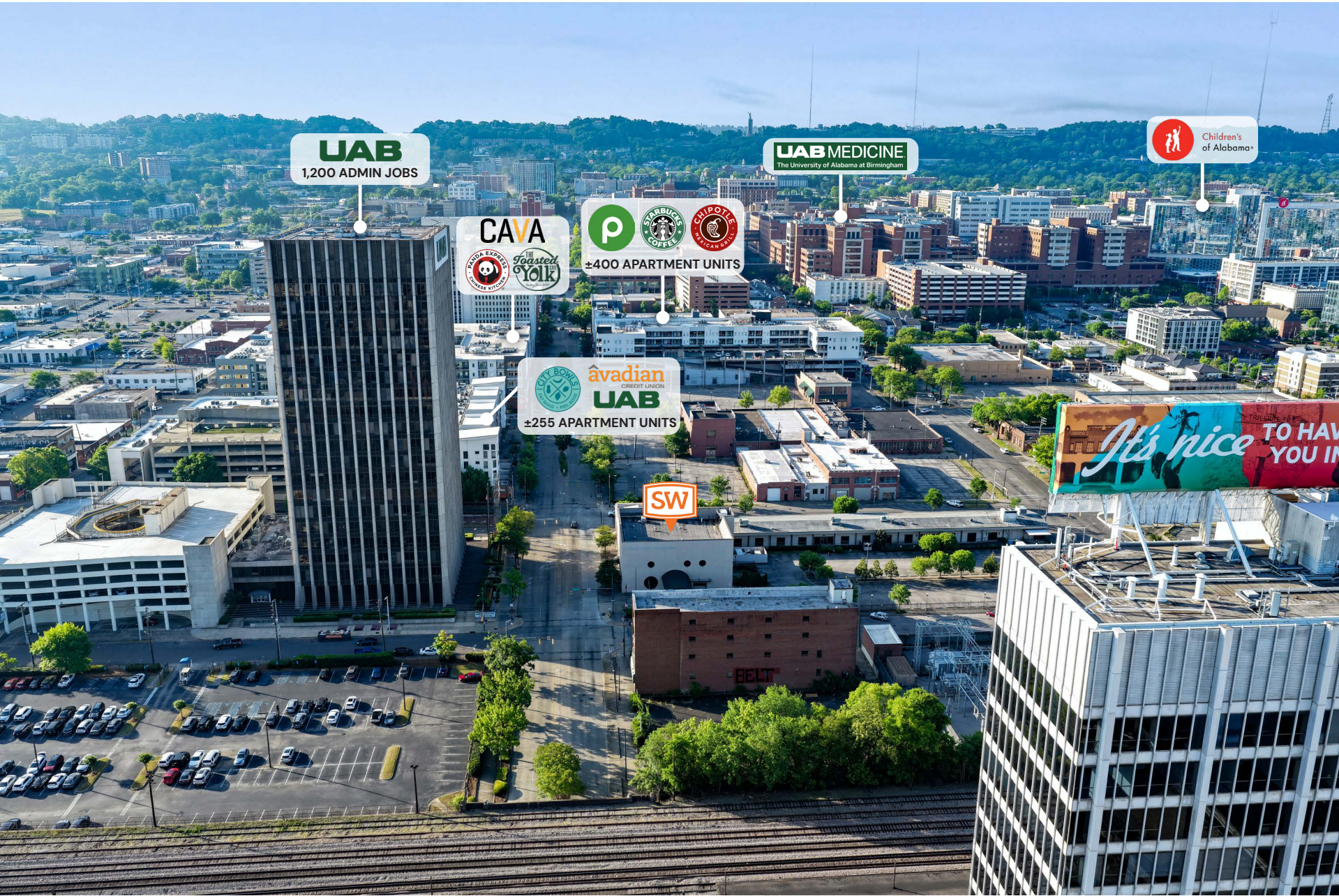
The Spire Midtown Campus is situated at the heart of Birmingham in the vibrant Parkside District, offering unparalleled proximity to Birmingham's cultural attractions and business hubs.

- **To the north:** Central Business District, starting at the intersection of 20th Street N and 1st Avenue N, nicknamed “the heaviest corner on earth” because of the four large office buildings that were erected at the turn of the 20th Century
- **To the south:** University of Alabama at Birmingham (UAB), UAB Hospital, Children's of Alabama
- **To the east:** The Daniel Building, recently acquired by UAB to serve as its administrative headquarters
- **To the west:** Railroad Park, a 19-acre park providing green space and serving as a venue for a variety of city events, and the Kulture City redevelopment
- **Directly across the street:** Rotary Trail which transformed a vacant railroad right-of-way into a beautifully landscaped path
- **A short walk away:** Historic Morris Avenue that features some of Birmingham's award-winning restaurants

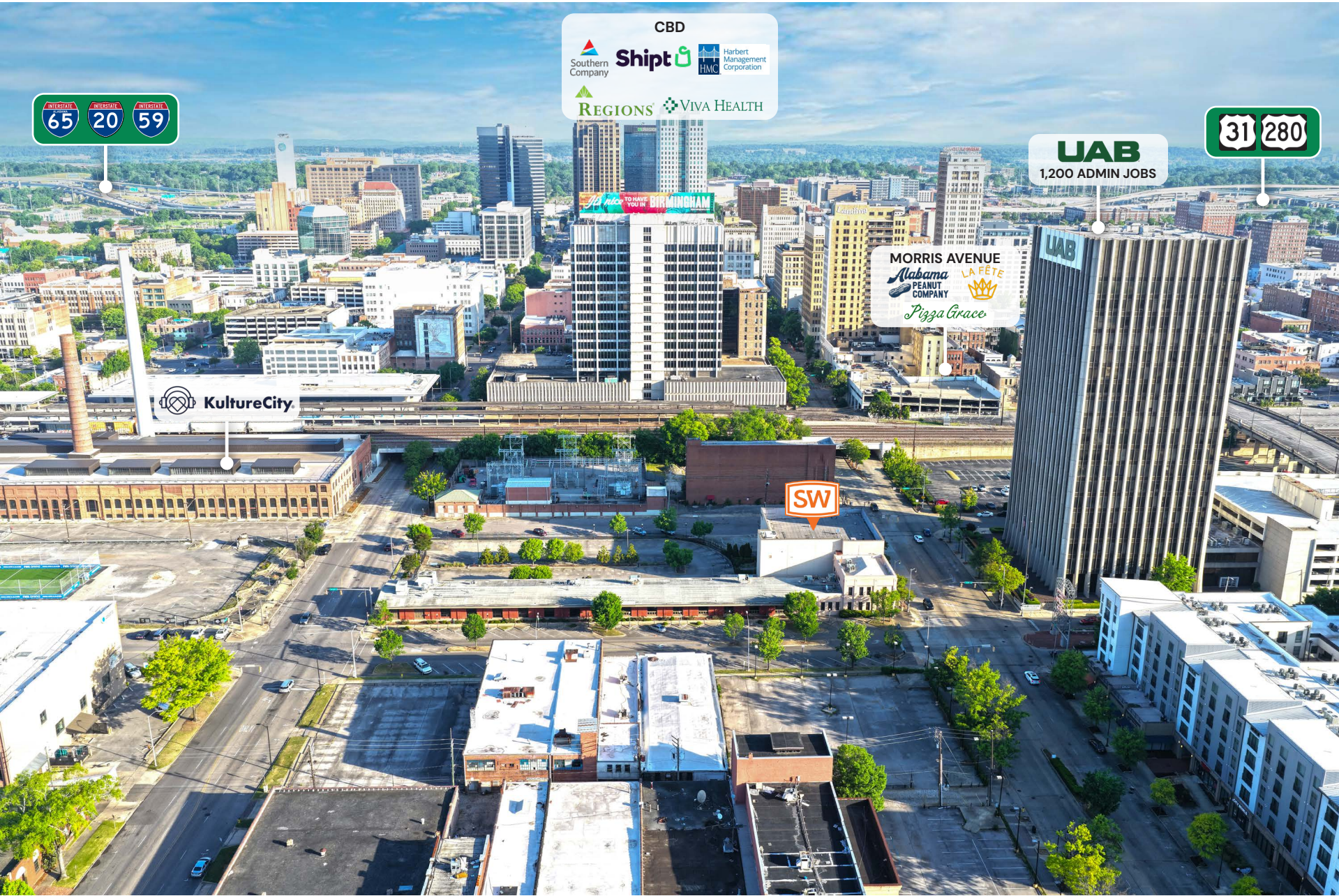


VIA PLACER.AI

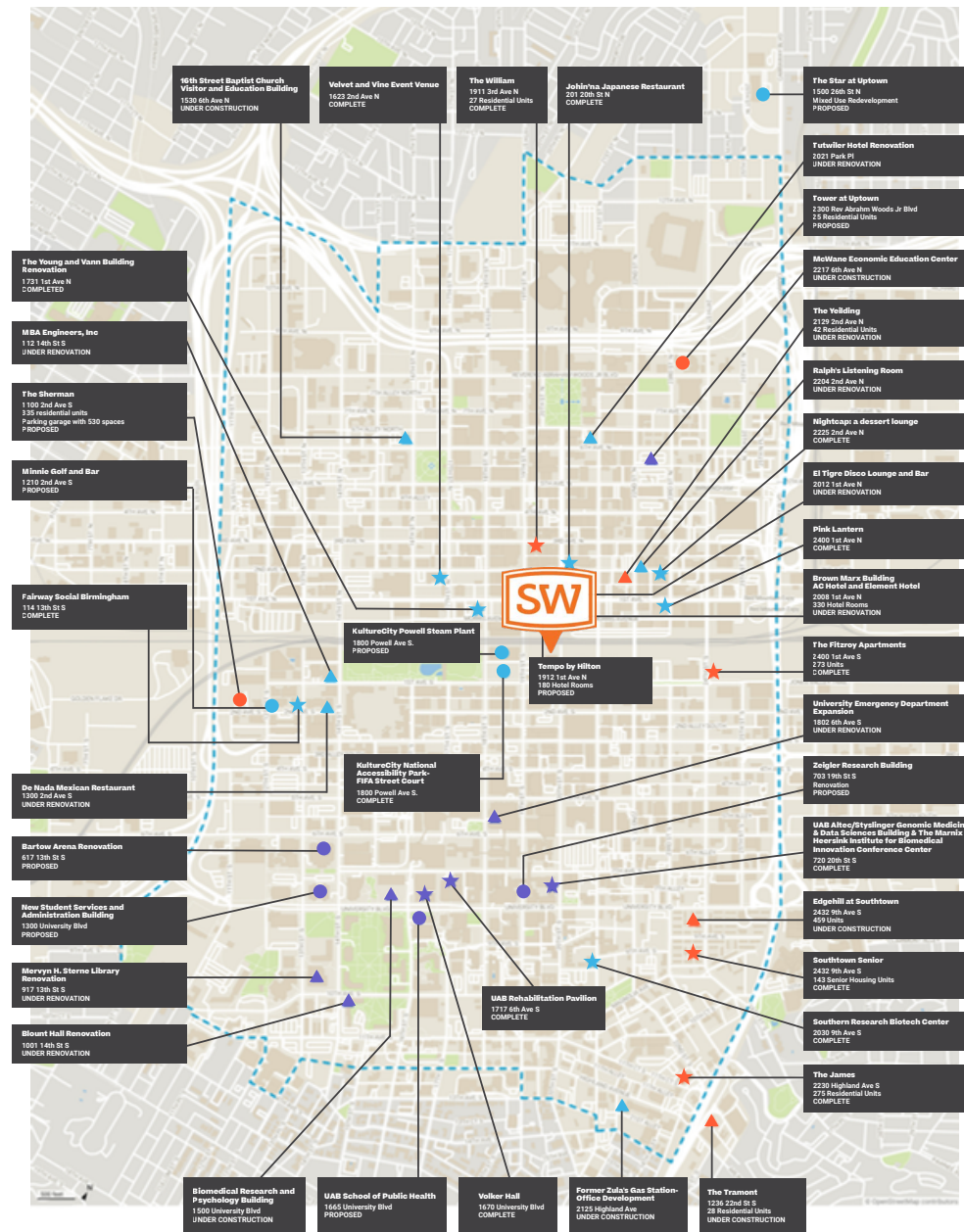
RETAIL MAP



RETAIL MAP



LATEST DEVELOPMENTS IN CBD



ECONOMIC VITALITY REPORT
PROVIDED BY REV BIRMINGHAM



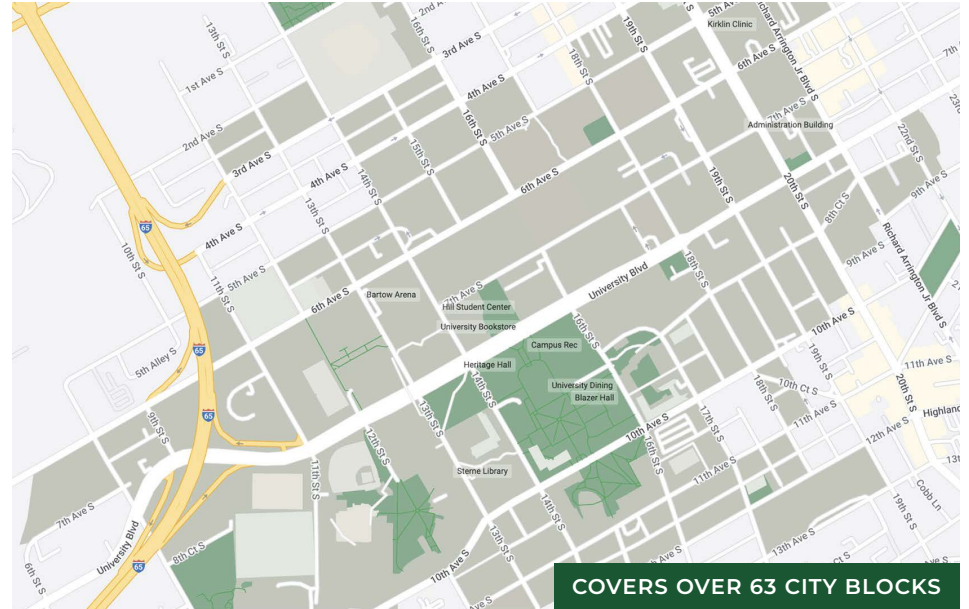
★ Completed ▲ Under Construction ● Proposed ☆ Education Projects ★ Residential Projects ★ Commercial Projects

BIRMINGHAM'S ECONOMIC DRIVER



The University of Alabama at Birmingham (UAB) and UAB Medicine both serve as the cornerstone of economic, healthcare, and educational development across the state of Alabama. As Birmingham's largest employer and an anchor institution, **UAB's overall economic impact on the state amounted to a staggering \$12.1 billion**, with \$8.3 billion directly benefiting the Birmingham metro area. UAB supports over **73,595 jobs** in the region, making it the **largest single employer in Birmingham** and a critical source of income and opportunity for its residents.

The University's healthcare system, UAB Medicine, plays a transformative role, providing \$363 million in charity care to underserved communities throughout Alabama. UAB's groundbreaking research enterprise, fueled by \$715 million in annual research expenditures, positions Birmingham as a hub for innovation, driving advancements in medicine, technology, and public health. UAB's commitment to education is evident in its **20,900 enrolled students** and its diverse workforce of more than **28,000 employees**.



UAB HEALTH SYSTEM

Located in Birmingham, UAB Medicine is one of the top academic medical centers in the United States and Alabama's largest single-site employer. In addition to providing health care services for more than 1.6 million patients annually, UAB is committed to educating medical professionals and advancing medical science through research.

UAB Health System plays a central role in the healthcare landscape of Birmingham, Alabama, and has a significant impact on the local economy, healthcare delivery, and community well-being. As one of the largest academic medical centers in the United States, UAB Medicine encompasses the UAB Hospital, UAB Health System, UAB School of Medicine, and a network of outpatient clinics and services.



1,650+ ACTIVE PHYSICIANS



350+ UAB PHYSICIANS RANKED AMONG THE BEST DOCTORS IN AMERICA



8 NATIONALLY-RANKED MEDICAL PROGRAMS



U.S. NEWS & WORLD REPORT CONTINUALLY RANKS UAB AS #1 HOSPITAL IN ALABAMA



139,059 EMERGENCY DEPARTMENT PATIENT VISITS



RAILROAD PARK

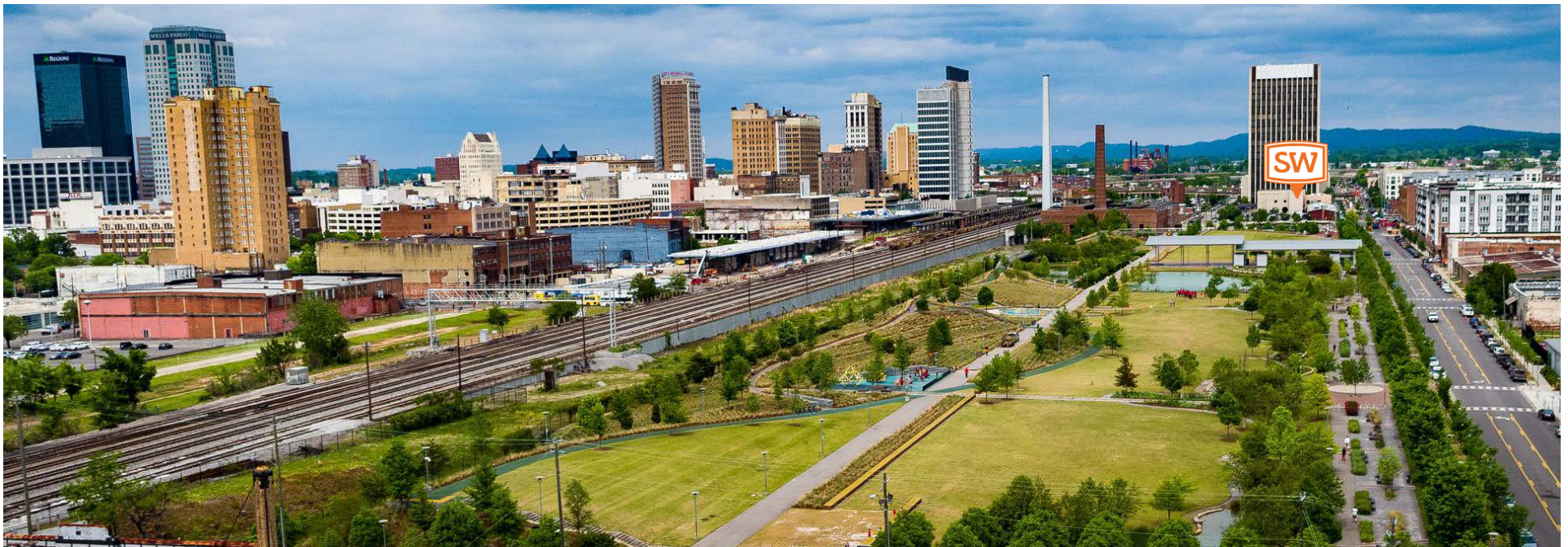
BIRMINGHAM'S FRONT LAWN

Opened in 2010, Railroad Park in downtown Birmingham has become a key driver of the city's revitalization. This 19-acre green space offers walking trails, a lake with fountains, and an amphitheater for concerts and events, making it a vibrant community hub.

Beyond its recreational appeal, the park has spurred economic growth, attracting new businesses, restaurants, and residents to the downtown area. Its transformation of a once-industrial site into a thriving public space has been a major part of Birmingham's urban renewal efforts. The park's focus on sustainability and green infrastructure also supports the city's commitment to environmental stewardship.

SPECIAL EVENTS & PROGRAMS

- American Heart Association's Birmingham Heart Walk
- Symphony in the Summer, a free summer concert series presented by the Alabama Symphony Orchestra
- March of Dimes March for Babies
- Picnic at Rail Road Park: Celebrating Birmingham's Community
- Leukemia & Lymphoma Society's Light the Night
- Get Healthy on the Railroad Exercise Classes sponsored by Blue Cross and Blue Shield of Alabama
- Get Healthy on the Railroad Cooking Classes sponsored by Blue Cross and Blue Shield of Alabama
- Magic City Pop-Up Plaza



REGIONS FIELD



BASEBALL IN BIRMINGHAM

Regions Field is a modern, state-of-the-art baseball stadium located in the heart of downtown Birmingham, Alabama. Opened in 2013, it is home to the Birmingham Barons, the city's Minor League Baseball team. With a seating capacity of over 8,500, the stadium offers an intimate and exciting atmosphere for fans to enjoy games, concerts, and events. The flexibility of Regions Field as an event venue contributes significantly to the local economy, bringing in thousands of visitors for non-baseball events. The facility's amenities, including luxury suites, a large video board, and outdoor spaces, make it suitable for a variety of events.



BY THE NUMBERS



70 HOME GAMES



300,000-350,000 ANNUAL VISITORS



REGIONS FIELD HOSTS 30-40 EVENTS ANNUALLY: CONCERTS, FESTIVALS, COMMUNITY ACTIVITIES AND PRIVATE EVENTS

OTHER PARKSIDE ATTRACTIONS

1 MONDAY NIGHT BREWING

Monday Night Social Club is the first taproom outside of Atlanta for Monday Night Brewing, featuring over 25 beers on tap, including house-made brews, small batch IPAs, and guest taps.

2 GOOD PEOPLE BREWING

In a city often defined by its food, Good People Brewing Co. spearheaded a beer renaissance, creating nationally beloved, delicious ales in the heart of the South.

3 BAKERS ROW

Overlooking Railroad Park and Regions Field, the former Merita bakery provides the district with 16,000 SF of office space, 13,00 SF of restaurant space, and on-site parking.

4 THE DENHAM

Originally built in 1927, The Denham was redeveloped in 2019 to include 59 apartments and 81,000 SF of office and retail space. The redevelopment maintained many of the original features, including exposed beams and polished concrete floors.

5 20 MIDTOWN

Anchored by Publix, this mixed-use development sits on three corners of the intersection of 3rd Avenue S and 20th Street S. It includes several hundred apartments and popular tenants such as Cava, Chipotle, and Starbucks.

6 RED MOUNTAIN THEATER

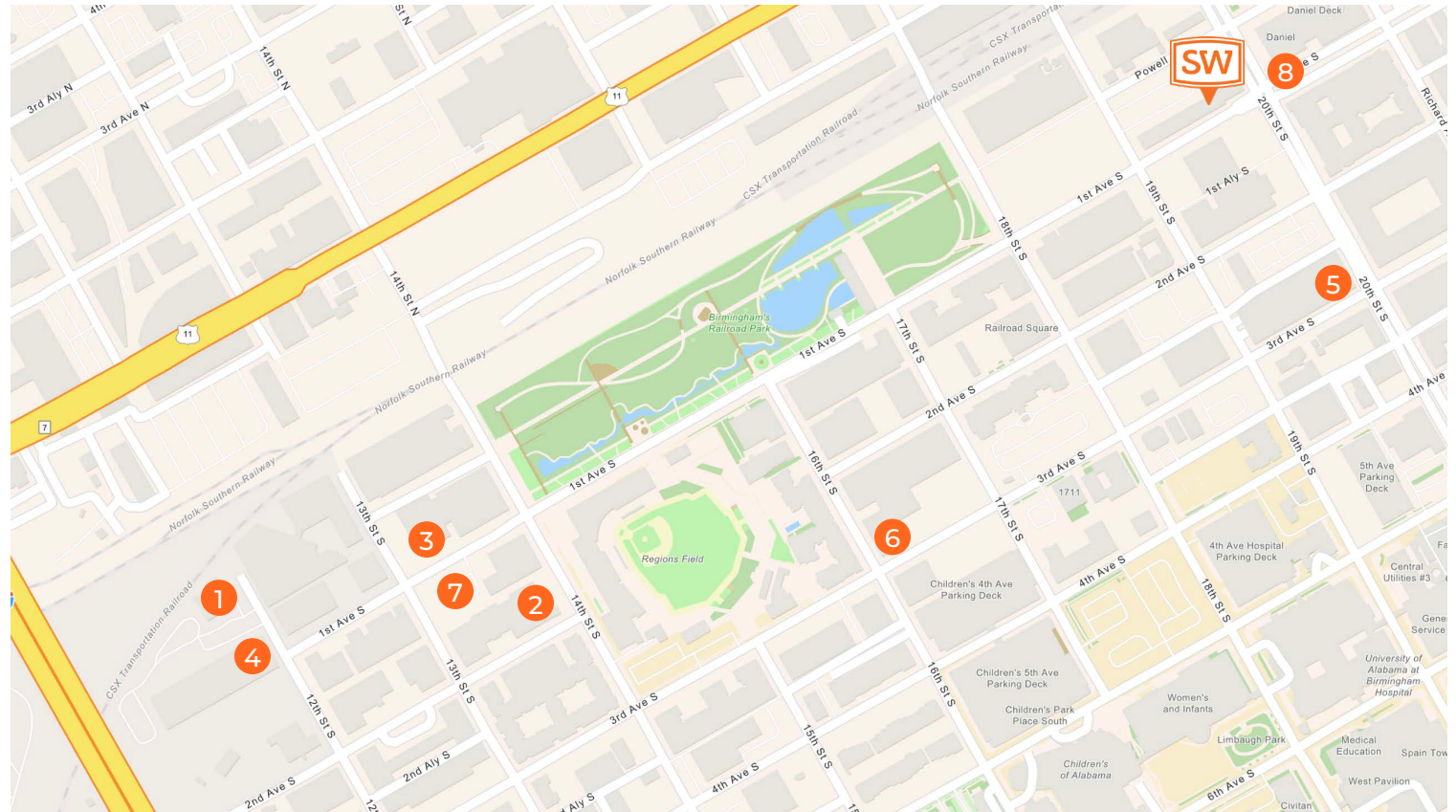
A dynamic cultural hub that brings together a variety of artistic and creative endeavors. Home to the Red Mountain Theatre Company, the campus offers a space for performances, classes, and community events, enriching the city's vibrant arts scene.

7 URBAN SUPPLY

Urban Supply is a 100,000 SF, mixed-use redevelopment of several vacant warehouses near Good People Brewing that center on a pedestrian alley. Its tenants include Dogtopia, Fairway Social, and THRIVE Coworking.

8 ROTARY TRAIL

Stretching from 20th Street S and 24th Street S, the half-mile trail was proposed and funded by the Rotary Club of Birmingham to commemorate its 100th anniversary. The greenway was constructed in the railroad cut in the center of 1st Avenue S.



OUR TEAM



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DISCLOSURE STATEMENT

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