

**FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE**

**VIRTUAL  
TOUR  
LINKS  
INSIDE**

**ST. VINENT'S POB I**  
**772-5,591 RSF Available**

**2660 10th Avenue South, Birmingham, AL 35205**

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NYSE**

**SCOTT DUNKLE, VICE PRESIDENT - LEASING**  
**414.367.5556 | [SDunkle@healthpeak.com](mailto:SDunkle@healthpeak.com)**



## PROPERTY OVERVIEW

This outpatient medical building sits directly on the Ascension St. Vincent's Birmingham campus and features on-site property management. The building has a ground-floor lobby corridor connecting it to the hospital. Additional elevated connectors join the property to other outpatient medical buildings and the parking deck directly across the street. On-site specialties at the property include home medical services, ophthalmology, pulmonary care, dentistry, hand and plastic surgery, neurology, a sleep disorders center, surgical weight loss, bariatric and robotic general surgery. In addition, the property is located in the heart of Birmingham and has a convenient on-site ATM and covered patient drop-off.

### Campus Setting

On-campus – Ascension St. Vincent's Birmingham

### Building Details

76,257 RSF  
Built in 1974  
Seven stories

### Available

Ste 101: 1,936 RSF	Ste 520: 2,363 RSF
Ste 223: 772 RSF	Ste 608: 3,128 RSF
Ste 235: 1,033 RSF	Ste 610: 2,166 RSF
Ste 300: 5,445 RSF	Ste 630: 1,612 RSF
Ste 400: 4,406 RSF	Ste 701: 2,980 RSF
Ste 402: 1,185 RSF	Ste 720: 1,102 RSF

### Access

Easy access to and from US-31 and US-280  
Directly connected to the hospital campus and POB II

### Parking

Parking Deck

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# ST. VINCENT'S POB I

2660 10TH AVENUE SOUTH, BIRMINGHAM, AL 53205



## AFFILIATED HOSPITAL

Ascension 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. Ascension 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.

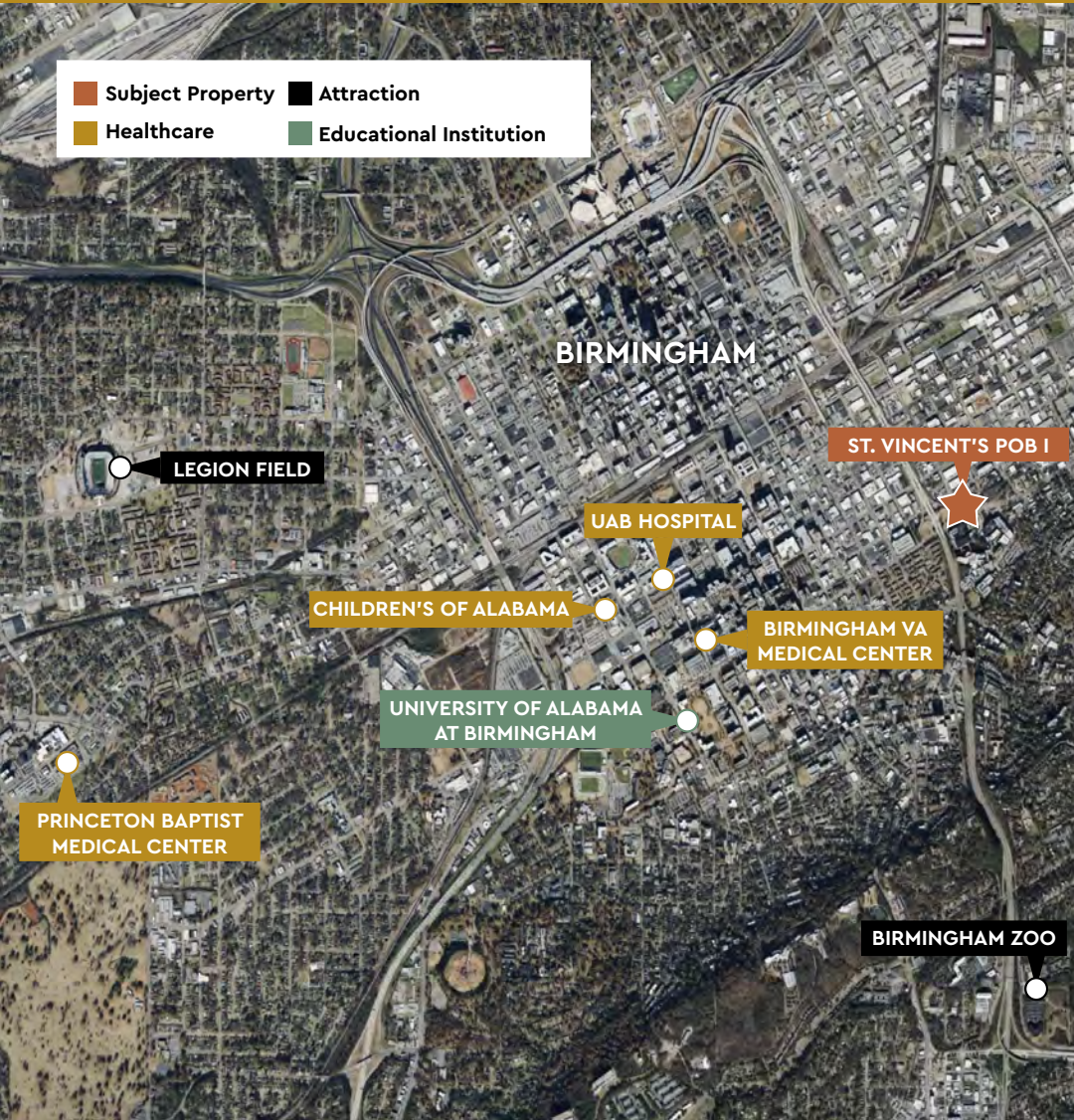
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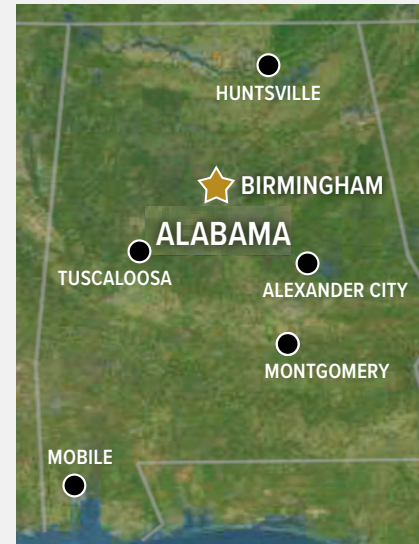
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## DEMOGRAPHICS

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

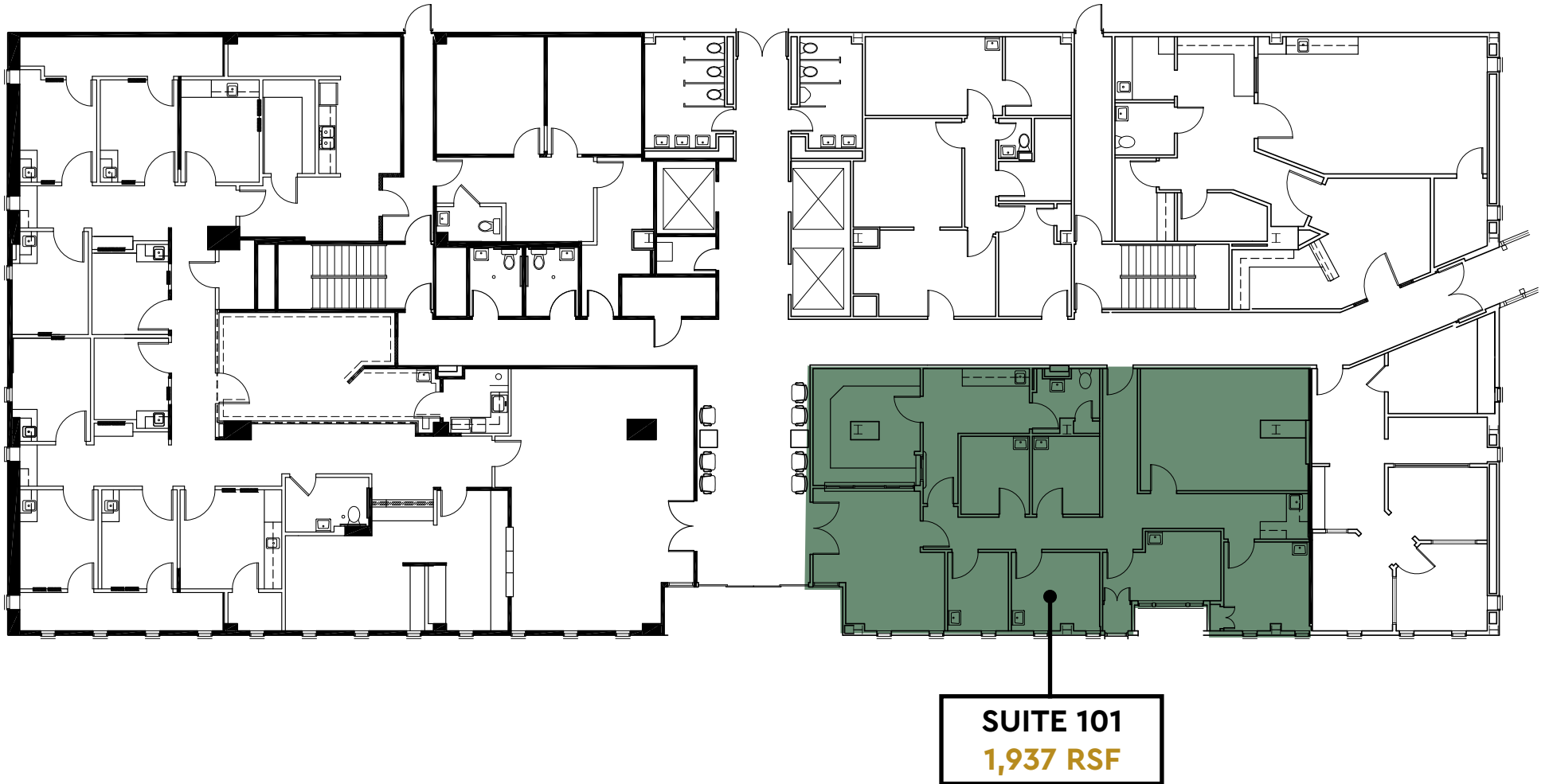
- Alexander City**
  - Russell Medical Center
- Huntsville**
  - Huntsville Hospital
  - Crestwood Medical Center
- Mobile**
  - USA Health Children's & Women's Hospital
  - Infirmary Health
  - Providence Memorial Hospital
  - Springhill Medical Center
- Montgomery**
  - Jackson Hospital
  - VA Medical Center
  - Baptist Medical Center South
- Tuscaloosa**
  - DCH Regional Medical Center
  - VA Medical Center

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## FIRST FLOOR

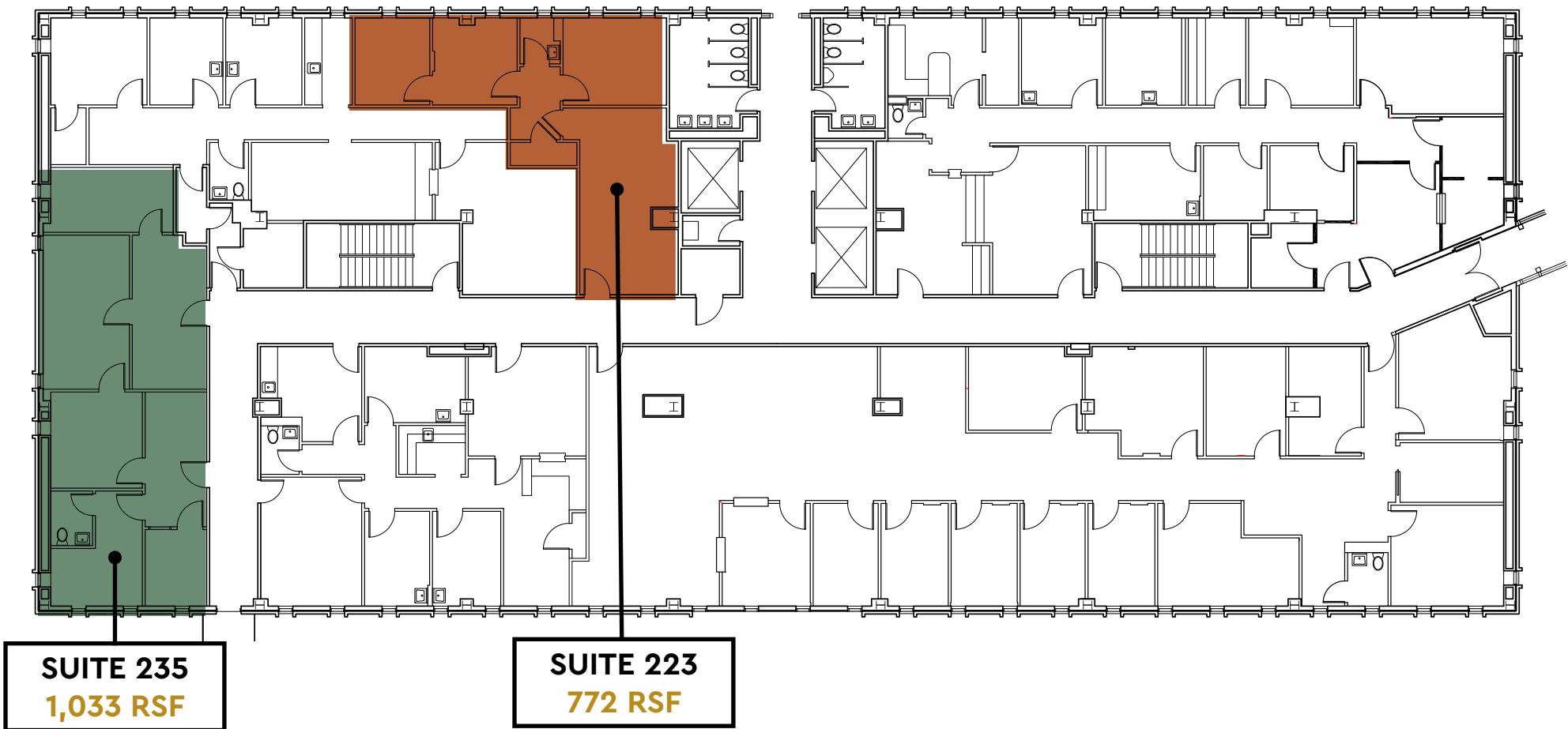


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## SECOND FLOOR

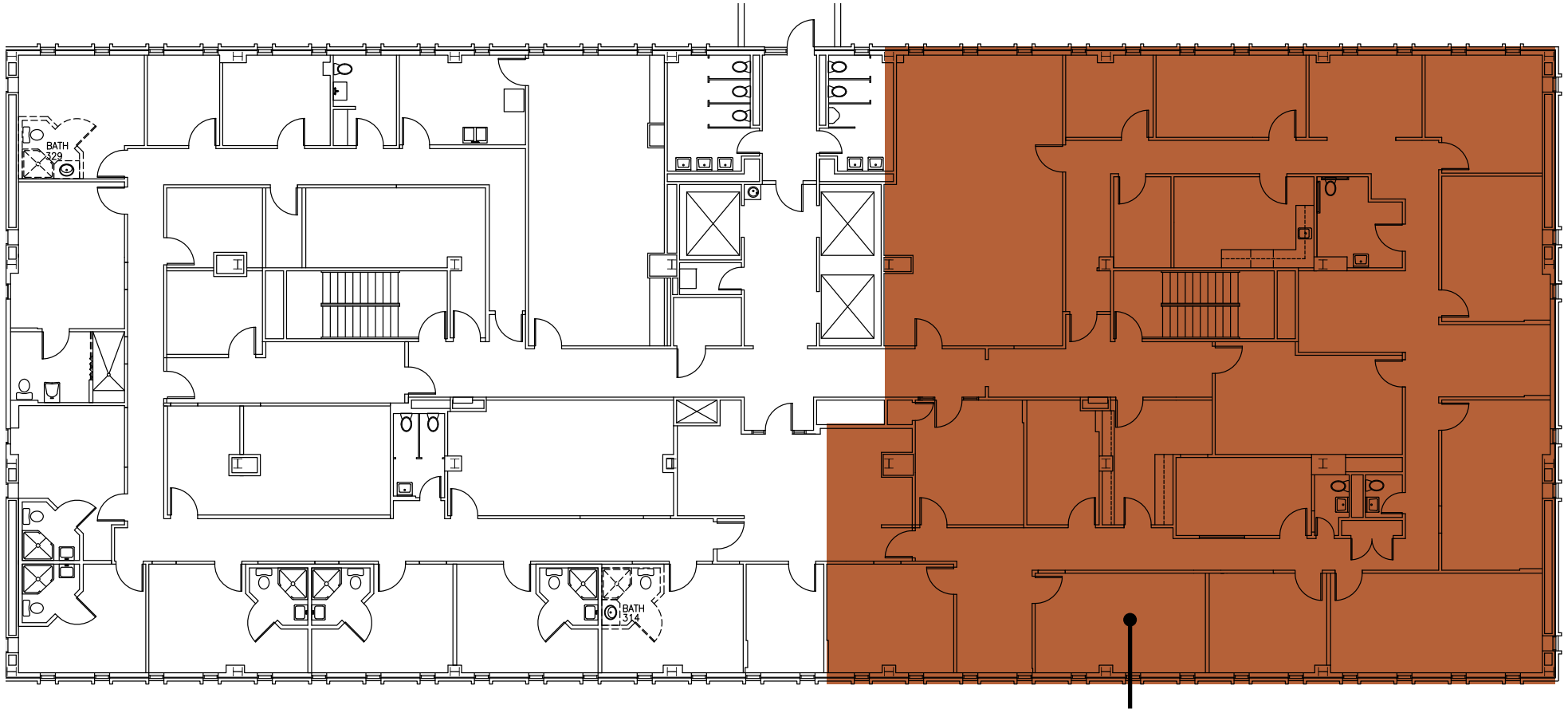


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## THIRD FLOOR



**SUITE 300**  
**5,445 RSF**



SCAN OR  
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VIRTUAL  
TOUR

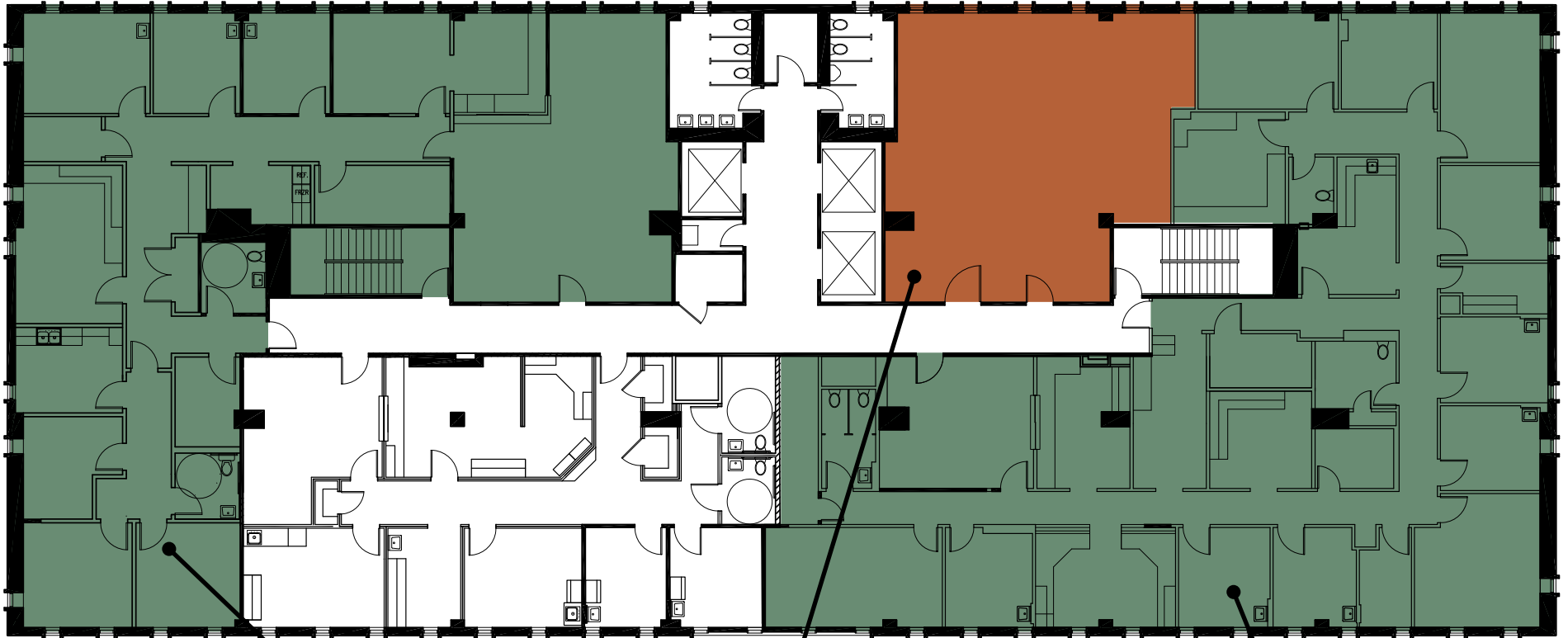
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## FOURTH FLOOR

400 & 402 MAX CONTIGUOUS: 5,591 RSF



**SUITE 403**  
**3,468 RSF**



SCAN OR  
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VIRTUAL  
TOUR

**SUITE 402**  
**1,185 RSF**



SCAN OR  
CLICK FOR  
VIRTUAL  
TOUR

**SUITE 400**  
**4,406 RSF**



SCAN OR  
CLICK FOR  
VIRTUAL  
TOUR

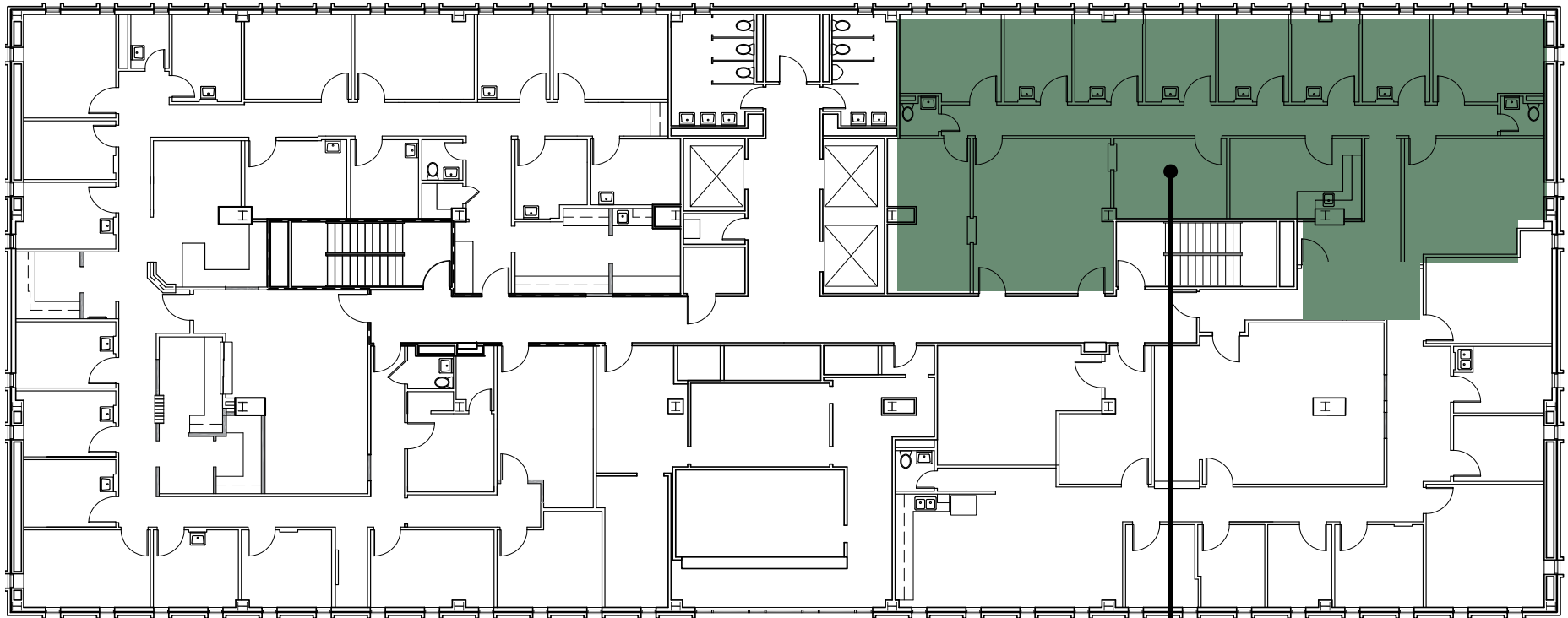
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## FIFTH FLOOR



**SUITE 520**  
**2,363 RSF**



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## SIXTH FLOOR



**SUITE 630**  
**1,612 RSF**



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**SUITE 608**  
**3,128 RSF**



SCAN OR  
CLICK FOR  
VIRTUAL  
TOUR

**SUITE 610**  
**2,166 RSF**



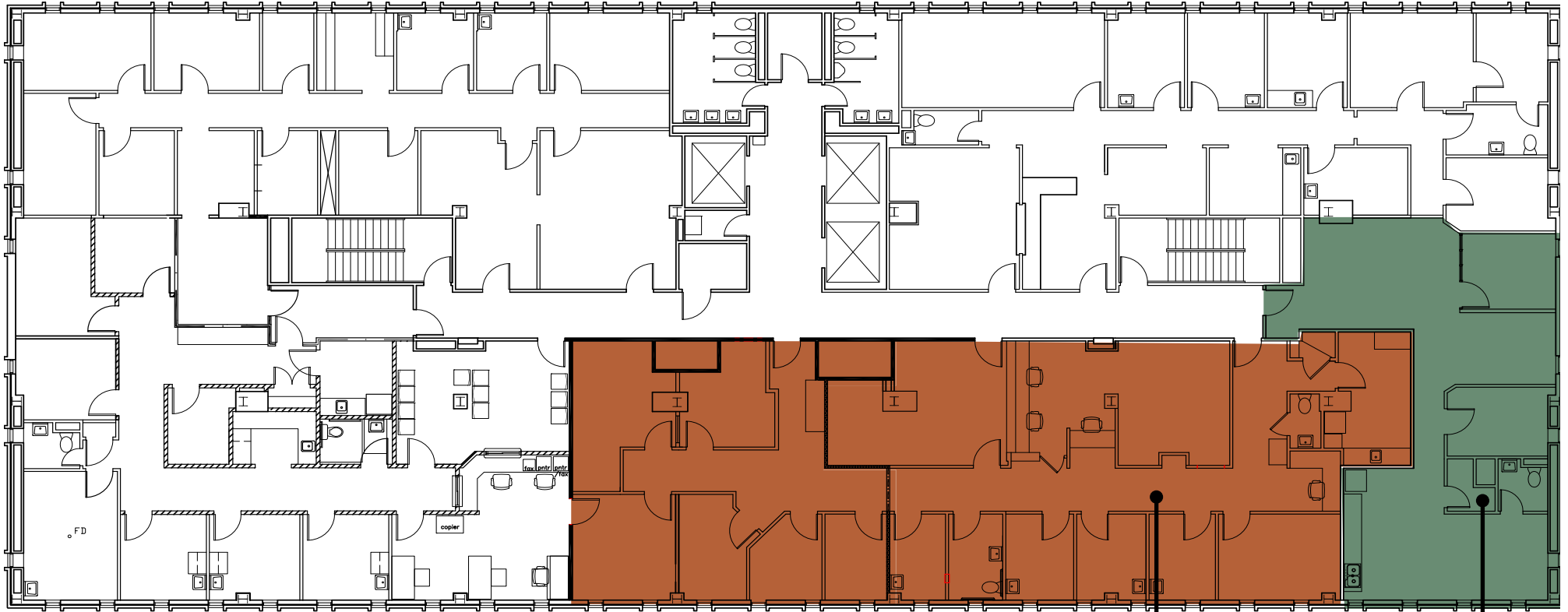
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## SEVENTH FLOOR



**SUITE 701**  
**2,980 RSF**

**SUITE 720**  
**1,102 RSF**

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