



**FOR SUBLEASE**

**3521 3rd Avenue South**  
Birmingham, Alabama 35233

**10,000 SF Office/Showroom/Warehouse**

**Tripp Alexander, CCIM, SIOR**  
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**Colliers**  
880 Montclair Road, Suite 250  
Birmingham, AL 35213  
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# Property Overview

**Address** 3521 3rd Avenue South  
Birmingham, AL 35233

**Building SF** ± 30,000 SF

**Available SF** ± 10,000 SF (Total Available SF)  
± 2,000 SF (Office)  
± 1,500 SF (City-counter)

**Expiration** 4/30/2027

**Loding** 1 dock-high position with pitted leveler  
1 van-height dock  
1 drive-in door (slight ramp required)

- Highlights**
- Move-in Ready
  - Excellent warehouse lighting
  - Nearby retail, design district, interstates, and access to CBD
  - Rare availability

**Sublease Rate:**

**\$6.25** PSF/YR

**Operating Expense:**

**\$0.84** PSF/YR





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