

# The Tributary Center

PREMIER OFFICE SPACE FOR LEASE

*Your office can be 5,000 SF. Your campus doesn't have to be*

Lease Rate: **\$19.50 PSF**

3196 U.S. 280 | Birmingham, AL 35243

- **420,460 SF**
- **70-Acre Campus**
- **Build-to-Suit Opportunities**
- **Prime Location Across from The Summit**
- **Flexible Office Opportunities from Private Suites to Full Floors.** *Smaller and flexible workspace requirements may be considered*

**More Information:**



**Video Tour:**



**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

[www.chasecommercial.com](http://www.chasecommercial.com)

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## Overview

### *Office Space Built Around Your Business*

Tributary Center offers one of Birmingham's most flexible office leasing opportunities, with configurations ranging from private and team suites to traditional office, regional operations, corporate headquarters and full-floor occupancies.

Originally developed as a major corporate operations center, the 420,460-square-foot property combines institutional-quality construction, large efficient floor plates, abundant parking and build-to-suit flexibility within a distinctive 70-acre campus.

Located directly across from The Summit with immediate access to U.S. Highway 280 and I-459, Tributary Center offers companies the flexibility to create a workplace around their needs today - with room to grow tomorrow.

## Highlights

- **Building size:** 420,460 SF
- **Available space:** Flexible Suites to Full Floors  
Smaller and flexible workspace requirements may be considered. Contact leasing team for availability
- **Full-floor size:** ~140,000 SF
- **Lease rate:** \$19.50 PSF
- **Lease structure:** Full Service
- **Parking:** 1,000+ Surface and covered spaces
- **Property Type:** Class A Office
- **Campus:** 70 Acres
- **Stories:** 3
- **Build To Suite:** Yes
- **Location:** Across from the Summit



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## More than an Office

At Tributary Center, tenants have the advantage of locating within a 420,460-square-foot office property on a distinctive 70-acre campus.

The property combines flexible office configurations, abundant surface and covered parking, large-scale building infrastructure and a natural campus setting with a six-acre lake and walking trails.

Ownership is also evaluating and implementing select campus improvements designed to further enhance the workplace experience as occupancy grows.

## On-Site Amenities

### *Available Today*

- Auditorium
- Surface & Covered Parking
- Six-Acre Lake
- Walking Trails

### *Future/Planned*

- Conference & Meeting Facilities *(future planned)*
- Executive Dining / Hospitality *(future planned)*
- Fitness Center *(future planned)*
- Coworking / Collaboration Areas *(future planned)*
- Podcast / Media / Production Capabilities *(future planned)*
- Outdoor Gathering Areas *(future planned)*



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## Why Tributary Center?

### *Built for Scale. Flexible by Design*

Purpose-built for large-scale corporate operations, Tributary Center offers the infrastructure and flexibility to accommodate a wide range of workplace requirements.

Large contiguous floor plates allow tenants to create efficient layouts ranging from smaller professional suites to significant headquarters and operations environments. Multiple points of access, loading and service areas, abundant parking and robust building infrastructure provide flexibility for both traditional office users and specialized corporate requirements.

The result is an office property that can adapt as an organization grows - without sacrificing accessibility, visibility or campus amenities.

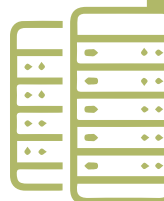
- Three Stories
- Large Contiguous Blocks Available
- Approx. 140,000 SF Full-Floor Opportunities
- Institutional-Quality Construction
- Flexible Demising Options
- Build-to-Suit Opportunities
- Loading & Service Access
- 1,000+ Surface and Covered Parking Spaces
- Telecommunications / Fiber Infrastructure\*
- Electrical / Backup Power Capabilities\*
- HVAC Infrastructure\*



Flexible Suites  
& Build-to-suit  
Options



Auditorium &  
Conference  
Facilities



*The property's scale, infrastructure and large contiguous blocks may also support specialized technology, mission-critical or data-intensive users, subject to specific power, cooling, connectivity and operational requirements.*



70 Acre  
Campus with  
6 Acre Lake



Lake &  
Walking  
Trails



Immediate  
Access to  
I-459 & 280



Extensive  
Covered  
Parking



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## Site Plan



Covered parking  
Surface Parking  
Visitor Parking  
Service/Loading Areas



Lake & Walking Trails

The Tributary Center  
~420,460 SF



OVERTURE  
TRIBUTARY  
55+ Apartments

TRIBUTARY  
RISE  
Apartments

THE SUMMIT  
.5 mi

Future Planned  
Lake-side  
Amphitheater  
Seating



70 Acre  
Campus with  
6 Acre Lake



Planned  
Outdoor  
Workspace\*

\*Planned Tributary Outdoor Workspace  
Currently Underway | Anticipated Completion Fall 2026

INTERSTATE  
459

280

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## Planned Natural Collaborative Workspace

*A Place to Connect. A Place to Work. A Place to Inspire*

Ownership is creating a natural outdoor workspace designed to provide tenants with a refreshing environment for collaboration, focus and connection - right on campus

### Features

- **High Speed Wi-Fi**  
Seamless connectivity throughout the space to support productivity.
- **Power Access**  
Convenient Power outlets at tables and seating areas.
- **Secure & Private**  
Designed for tenant use with controlled access and privacy in mind.
- **Native & Sustainable**  
Low-maintenance landscaping that supports the natural beauty of Tributary.

- **Work Tables**
- **Lounge Areas**
- **Fire Pit Lounges**
- **Gathering Tables**



**UNWIND**  
Hammocks and lounge areas for breaks and mindset resets



**INSPIRED**  
Natural landscaping and ambient lighting



**COLLABORATIVE**  
Outdoor tables for work and team meetings



**STAY CONNECTED**  
Power outlets and high-speed Wi-Fi



*Planned Tributary Outdoor Workspace  
Currently Underway | Anticipated Completion Fall 2026*

# The Tributary Center

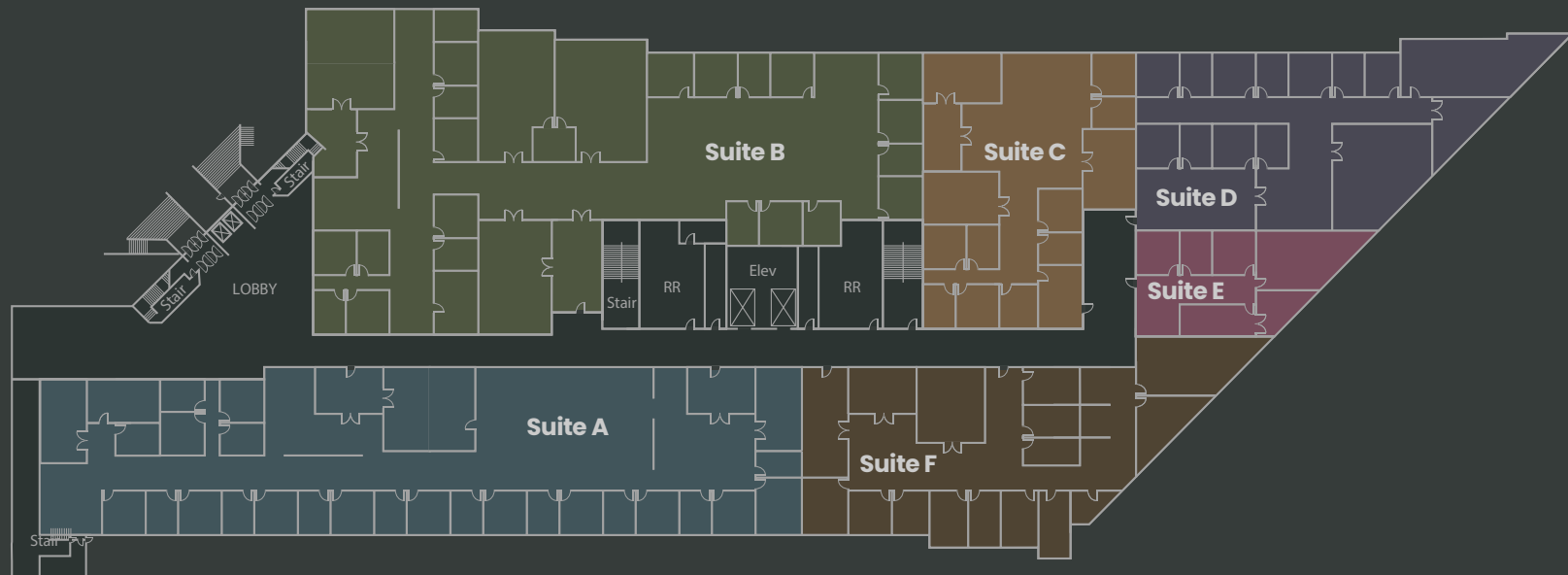
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## Floor Plans

### Conceptual First Floor

Flexible demising and build-to-suit options available. Smaller requirements may be considered



The information below and the floorplates represent conceptual examples for build-to-suit configurations.



**Suite A ~41,000sf**  
Potential Configuration:  
Regional Headquarters



**Suite C ~13,000sf**  
Potential Configuration:  
Local Sales Office  
Professional Services Firm



**Suite E ~2,500sf**  
Potential Configuration:  
Local Sales Office  
Small Startup



**Suite B ~38,000sf**  
Potential Configuration:  
Small Corporate Office  
Regional Sales Office



**Suite D ~14,500sf**  
Potential Configuration:  
Local Sales Office  
Professional Services Firm



**Suite F ~12,000sf**  
Potential Configuration:  
Professional Services Firm  
Mid-Size Tech Firm

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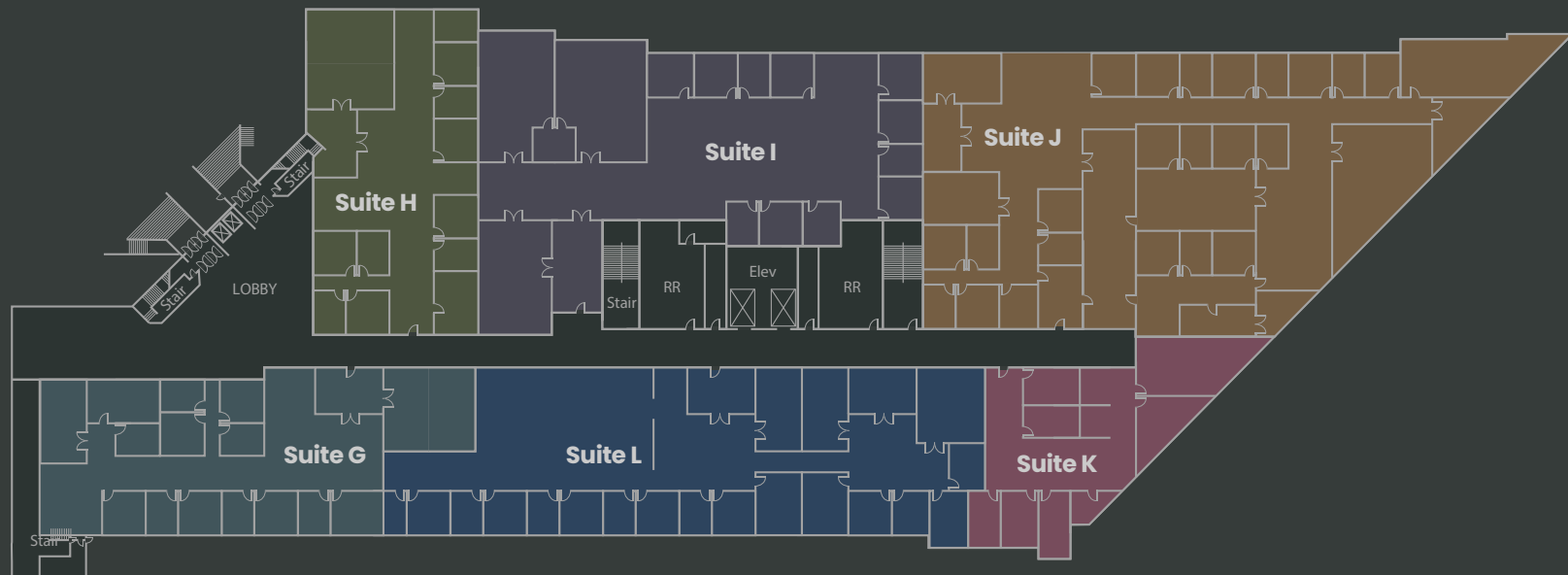
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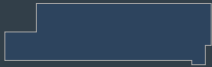
## Floor Plans

### Conceptual Second Floor

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The Information below and the floorplates represent conceptual examples for build-to-suit configurations.

|                                                                                                                                                                                                     |                                                                                                                                                                                                     |                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>Suite G ~21,000SF</b><br><i>Potential Configuration:</i><br>Local Sales Office<br>Professional Services Firm |  <b>Suite I ~28,000SF</b><br><i>Potential Configuration:</i><br>Local Sales Office<br>Professional Services Firm |  <b>Suite K ~7,000SF</b><br><i>Potential Configuration:</i><br>Local Sales Office<br>Professional Services Agency |
|  <b>Suite H ~14,000SF</b><br><i>Potential Configuration:</i><br>Local Sales Office<br>Professional Services Firm |  <b>Suite J ~32,000SF</b><br><i>Potential Configuration:</i><br>Small Corporate Office<br>Regional Sales Office  |  <b>Suite L ~25,000SF</b><br><i>Potential Configuration:</i><br>Professional Services Firm<br>Mid-Size Tech Firm  |

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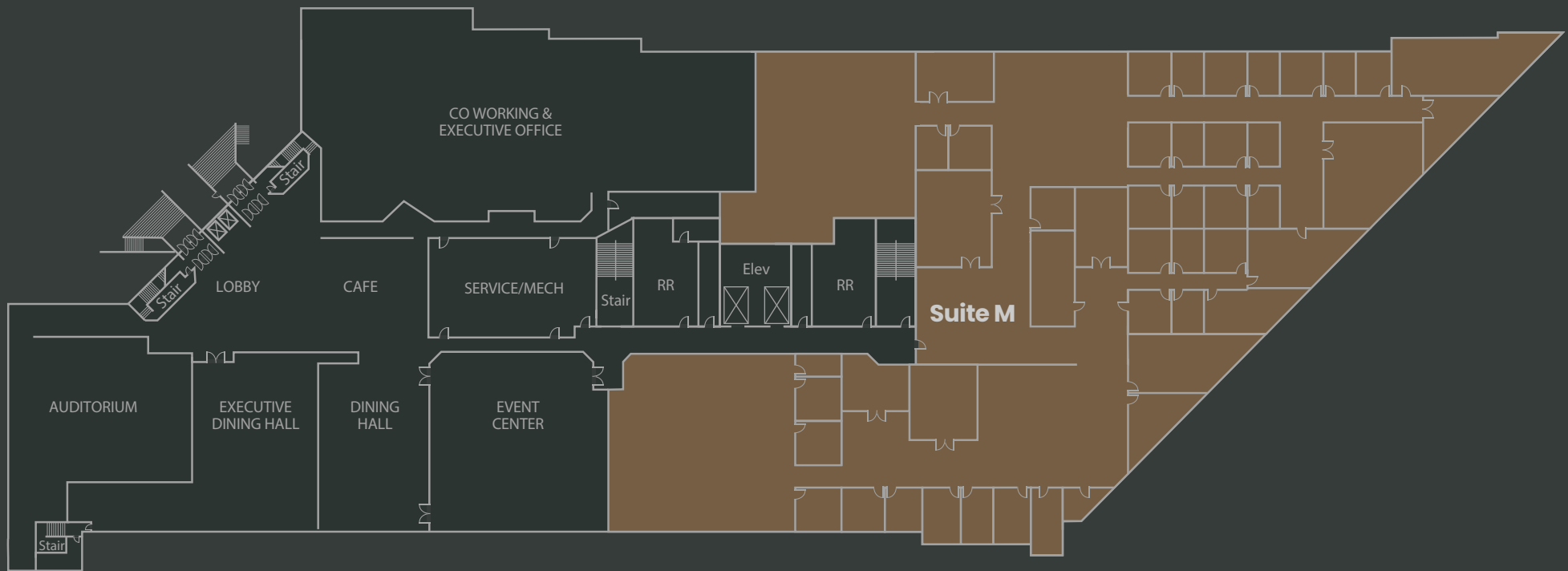
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## Floor Plans

### Conceptual Third Floor

Flexible demising and build-to-suit options available. Smaller requirements may be considered



#### Shared Campus Spaces/Potential Amenity Areas

Available for Tenant Use:

|             |                                   |
|-------------|-----------------------------------|
| Cafe        | Event Center                      |
| Dining Hall | Executive Dining Hall             |
| Auditorium  | Co Working/Executive Office Space |



**Suite M ~68,000sf**

Potential Configuration:

Corporate Headquarters  
Regional Operations Center

*The information above and the floorplates represent conceptual examples for build-to-suit configurations.*

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## Area Points of Interest & Demographics

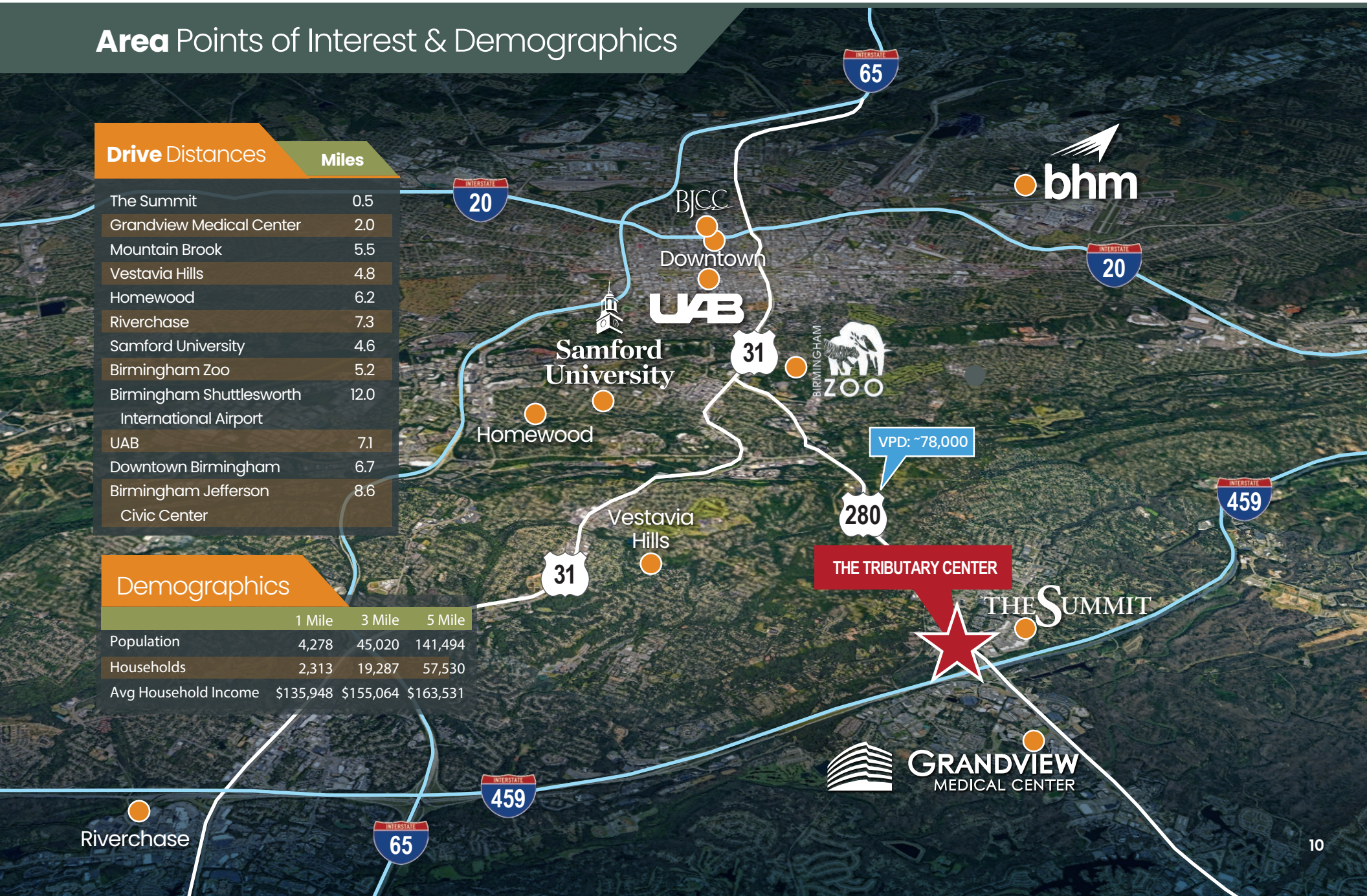
### Drive Distances

#### Miles

|                                                |      |
|------------------------------------------------|------|
| The Summit                                     | 0.5  |
| Grandview Medical Center                       | 2.0  |
| Mountain Brook                                 | 5.5  |
| Vestavia Hills                                 | 4.8  |
| Homewood                                       | 6.2  |
| Riverchase                                     | 7.3  |
| Samford University                             | 4.6  |
| Birmingham Zoo                                 | 5.2  |
| Birmingham Shuttlesworth International Airport | 12.0 |
| UAB                                            | 7.1  |
| Downtown Birmingham                            | 6.7  |
| Birmingham Jefferson Civic Center              | 8.6  |

### Demographics

|                      | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Population           | 4,278     | 45,020    | 141,494   |
| Households           | 2,313     | 19,287    | 57,530    |
| Avg Household Income | \$135,948 | \$155,064 | \$163,531 |



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## Area Amenities



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## Birmingham: Built for Business

Birmingham is Alabama's largest metropolitan economy and a regional center for healthcare, finance, engineering, technology, higher education and professional services.

Anchored by UAB and supported by a diverse base of major employers, the region offers companies access to a highly educated workforce, competitive operating costs and a central Southeast location.

For organizations considering a regional headquarters, corporate operations center or growing Birmingham presence, Tributary Center provides access to both the region's business infrastructure and one of its most desirable suburban corridors.



 **LIVABILITY**

**#6**

*"Best Place to Live in US"*

— 2026

 **WalletHub**

**Top Teir**

*"Best Large Cities to Start a Business"*

— 2026

 **LinkedIn**

**Top 10**

*"Fastest Growing Small Business Hub"*

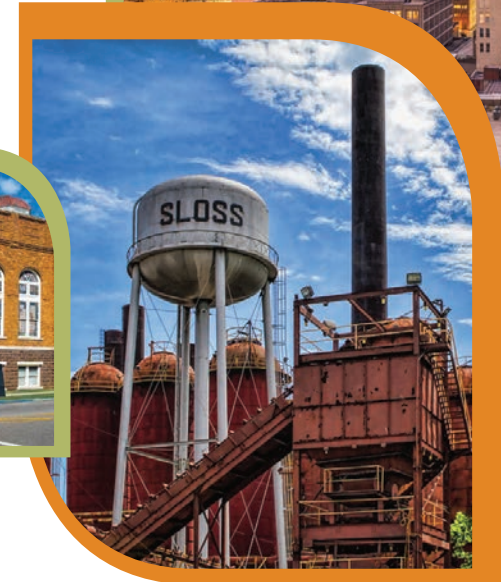
— 2026

 **bill**

**Top 25**

*"Best Cities for Small Business Economic Momentum"*

— 2026



## Major Employers



Mercedes-Benz



Children's of Alabama



BlueCross BlueShield

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*More Information*



*Property Video*



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