

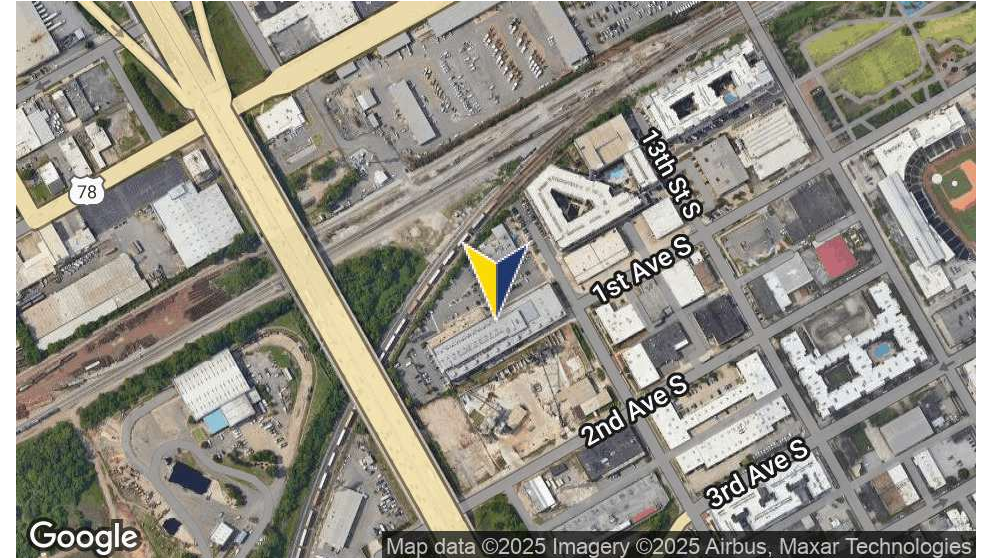
THE LUCKIE BUILDING OFFICE FOR SUBLEASE

IRONVEST
PARTNERS



LOCATED IN THE PARKSIDE DISTRICT OF DOWNTOWN BIRMINGHAM

1143 1ST AVE SOUTH, BIRMINGHAM, AL 35203



PROPERTY DESCRIPTION

This industrial chic building combines historic character with a modern, creative work environment. Located near Birmingham's renowned arts, culture, and food scenes, this office space offers on-site amenities including a coffee shop, restaurant, and brewery. With 15,730 SF available, it provides a unique opportunity in a vibrant location.

PROPERTY HIGHLIGHTS

- Available immediately
- Furniture negotiable
- Term through 6/30/2032
- \$32.00 PSF / Full Service

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (Full Service)
Available SF:	15,730 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	433	843	3,474
Total Population	735	1,480	9,590
Average HH Income	\$54,260	\$53,033	\$62,727



1143 1ST AVE S
BIRMINGHAM, AL 35233

FOR LEASE



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

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Information deemed reliable but not guaranteed.
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1143 1st Avenue S
Suite 110
Birmingham, AL
First Floor



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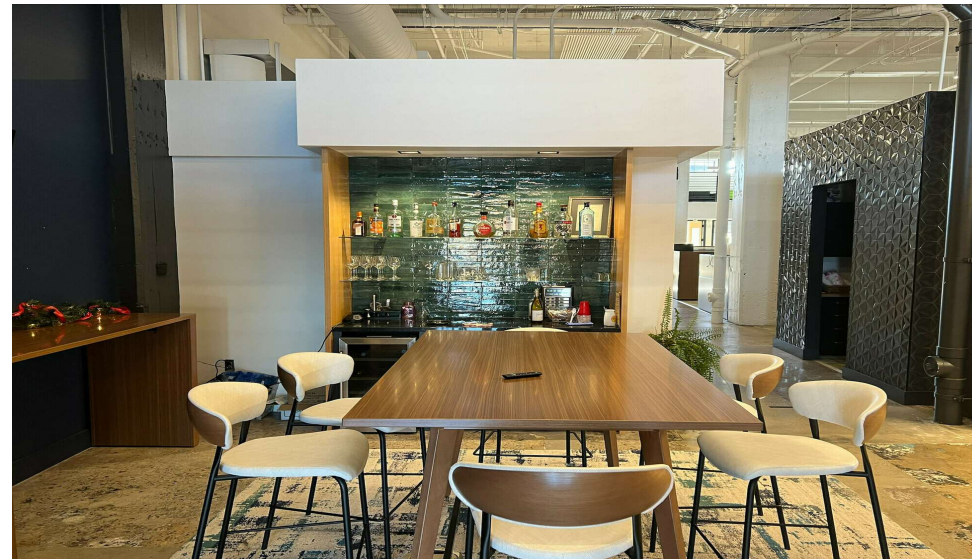
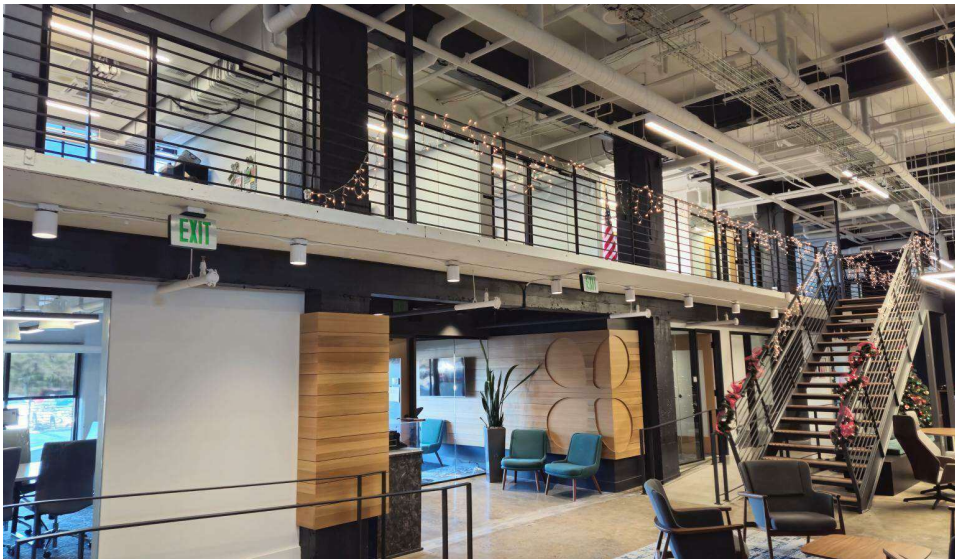
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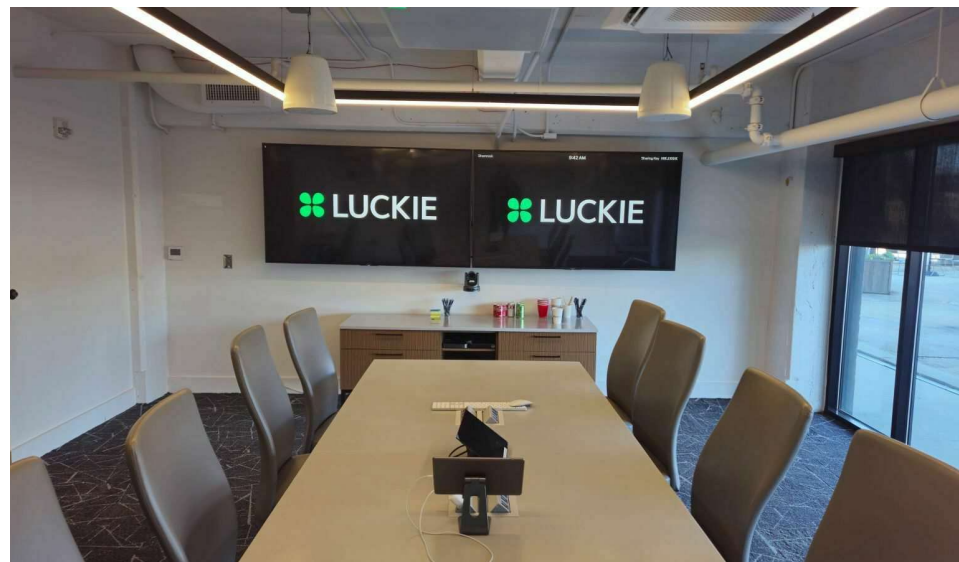
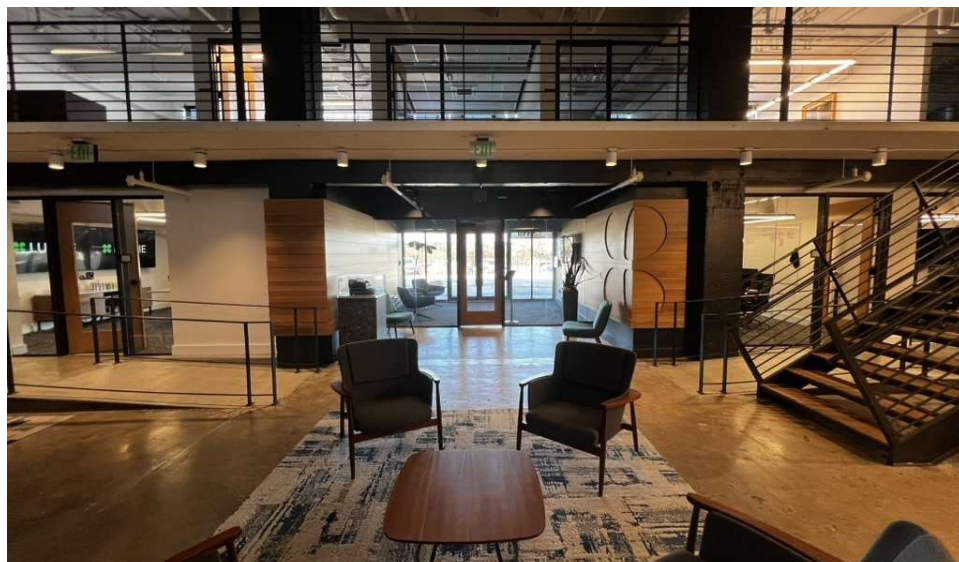
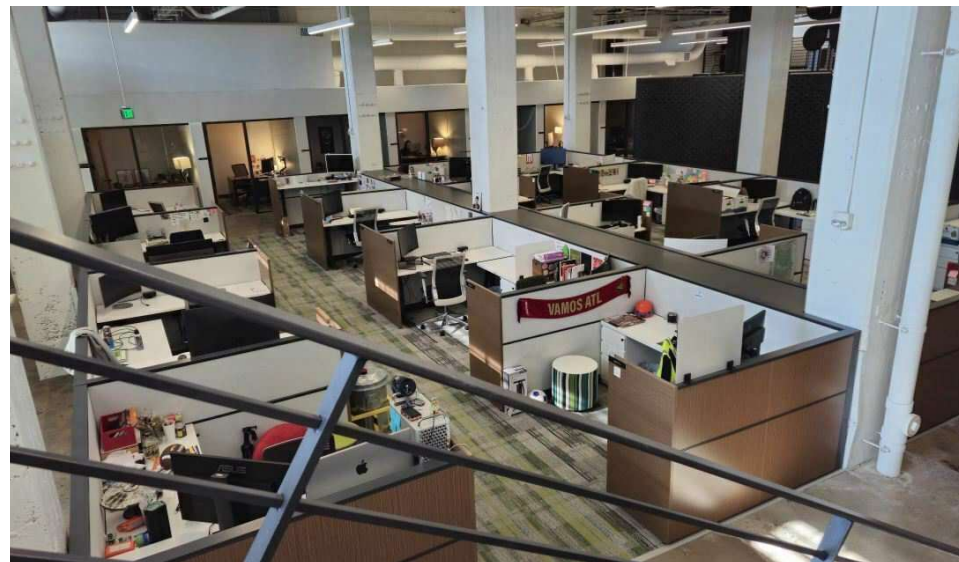
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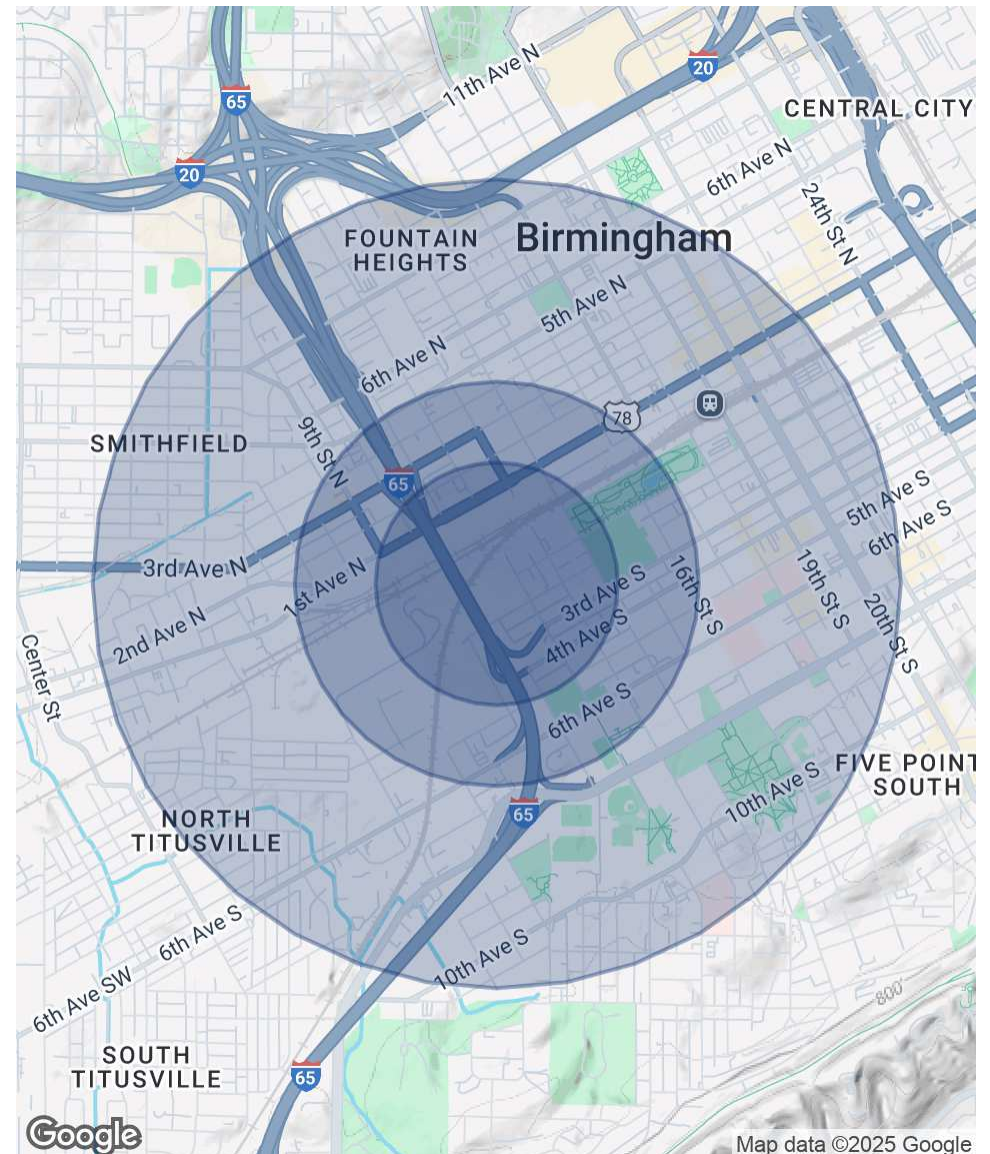
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FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	735	1,480	9,590
Average Age	27	29	30
Average Age (Male)	28	30	30
Average Age (Female)	26	28	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	433	843	3,474
# of Persons per HH	1.7	1.8	2.8
Average HH Income	\$54,260	\$53,033	\$62,727
Average House Value	\$185,276	\$191,451	\$225,662

Demographics data derived from AlphaMap



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