

**FOR LEASE**

# University Park

1201 2nd Avenue South, Birmingham, AL 35233



**SHANNON  
WALTCHACK**



## OFFERING SUMMARY

<b>Available SF:</b>	1,000- 16,125 SF
<b>Lease Rate:</b>	Negotiable

## PROPERTY DETAILS

- Located in the Medical/Parkside district, convenient to UAB and Children's Hospital
- Excellent access to I-65
- Good fundamentals - signage, visibility, access and parking
- Tenant mix includes medical, office, and retail users
- Located adjacent to several of Birmingham's newest developments including Urban Supply, Foundry Yards, and Regions Field
- Parking: In addition to spaces in the lot immediately outside each suite, there are numerous street spaces around the perimeter as well as access to a 3rd Avenue parking deck

**PAUL STEAD**  
205.868.3724  
ps@shanwalt.com

**WE LOVE  
REAL ESTATE**

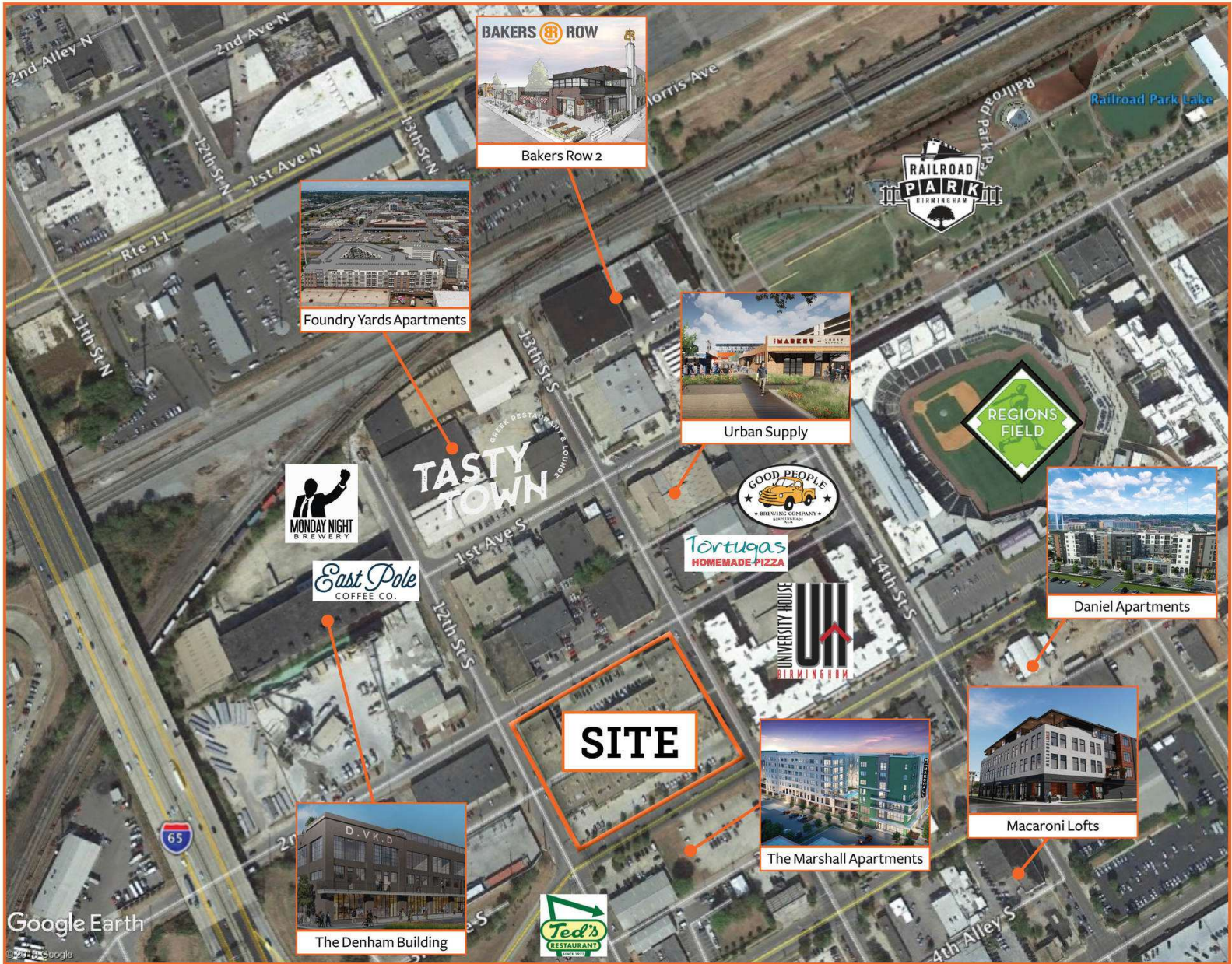
FOR LEASE

# University Park

1201 2nd Avenue South, Birmingham, AL 35233



SHANNON  
WALTCHACK



**PAUL STEAD**  
205.868.3724  
ps@shanwalt.com

WE LOVE  
REAL ESTATE

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

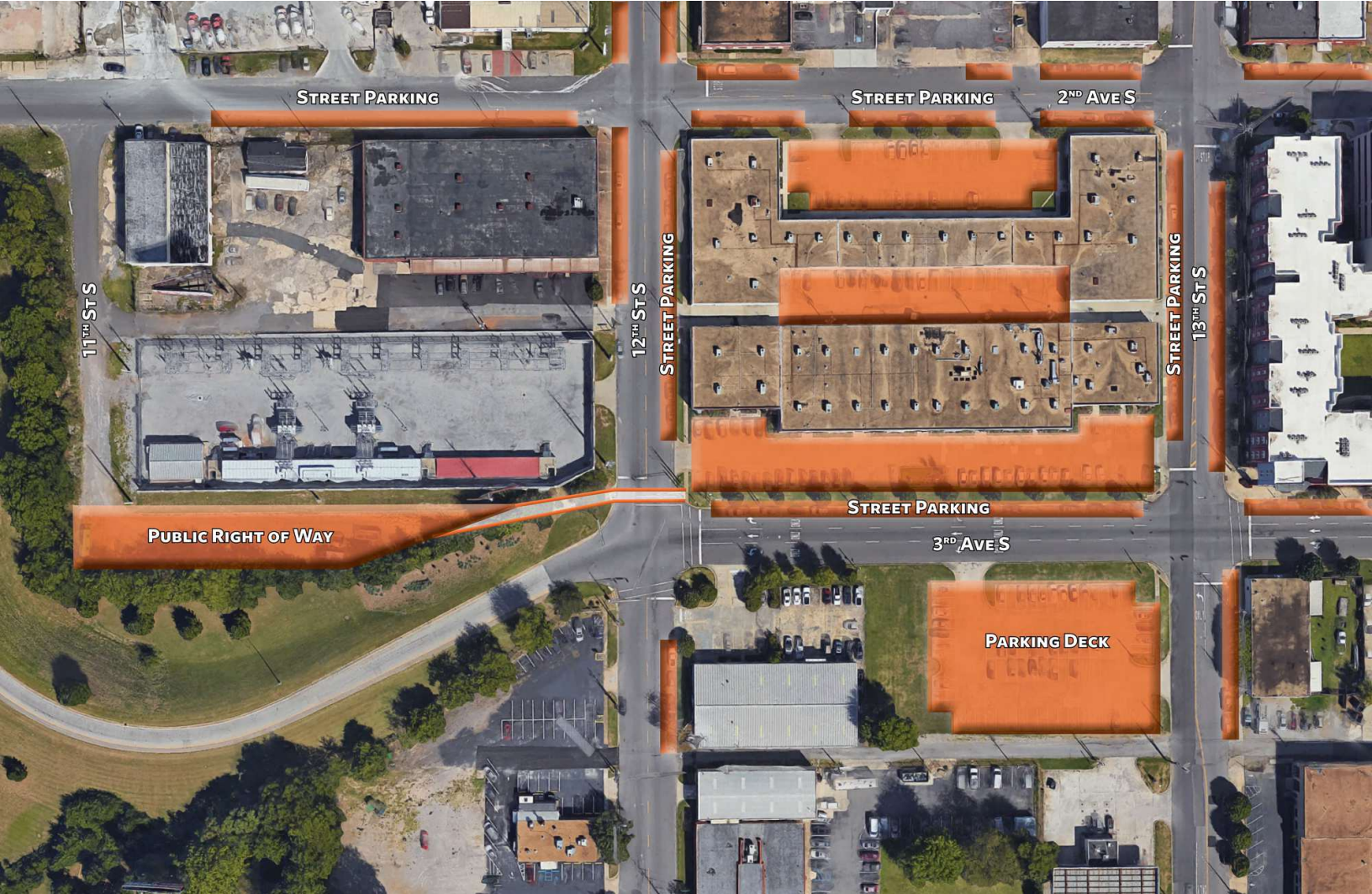
**FOR LEASE**

# University Park

1201 2nd Avenue South, Birmingham, AL 35233



**SHANNON  
WALTCHACK**



## Parking Options

**PAUL STEAD**

205.868.3724  
ps@shanwalt.com

**WE LOVE  
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**FOR LEASE**

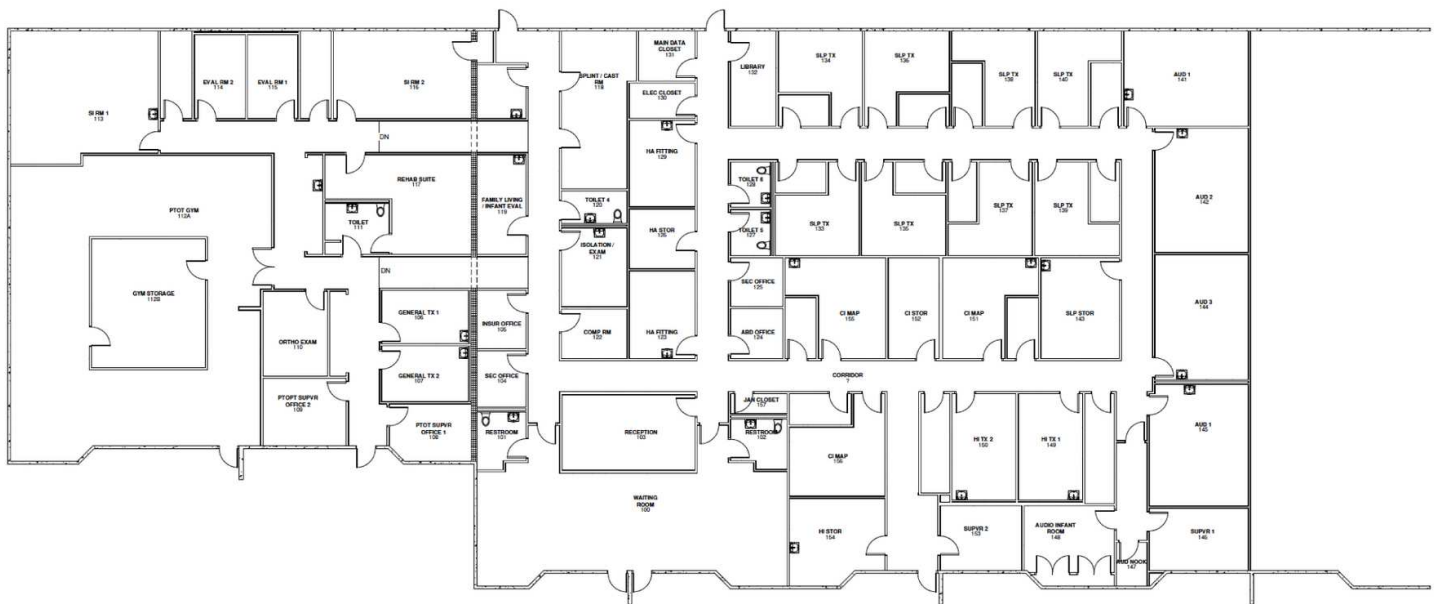
# University Park

1201 2nd Avenue South, Birmingham, AL 35233



**SHANNON  
WALTCHACK**

## Built-out Medical Space, Can be Subdivided Suite 1202: 16,125 SF



**PAUL STEAD**  
205.868.3724  
ps@shanwalt.com

**WE LOVE  
REAL ESTATE**

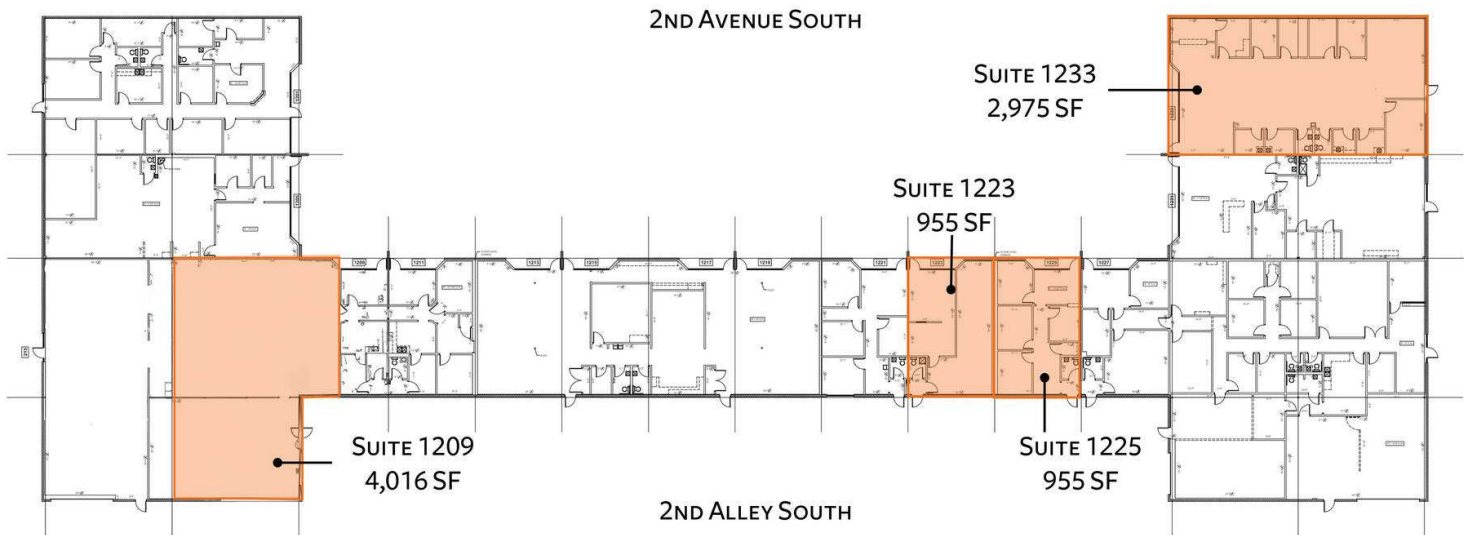
**FOR LEASE**

# University Park

1201 2nd Avenue South, Birmingham, AL 35233



**SHANNON  
WALTCHACK**



**PAUL STEAD**

205.868.3724

ps@shanwalt.com

**WE LOVE  
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.