

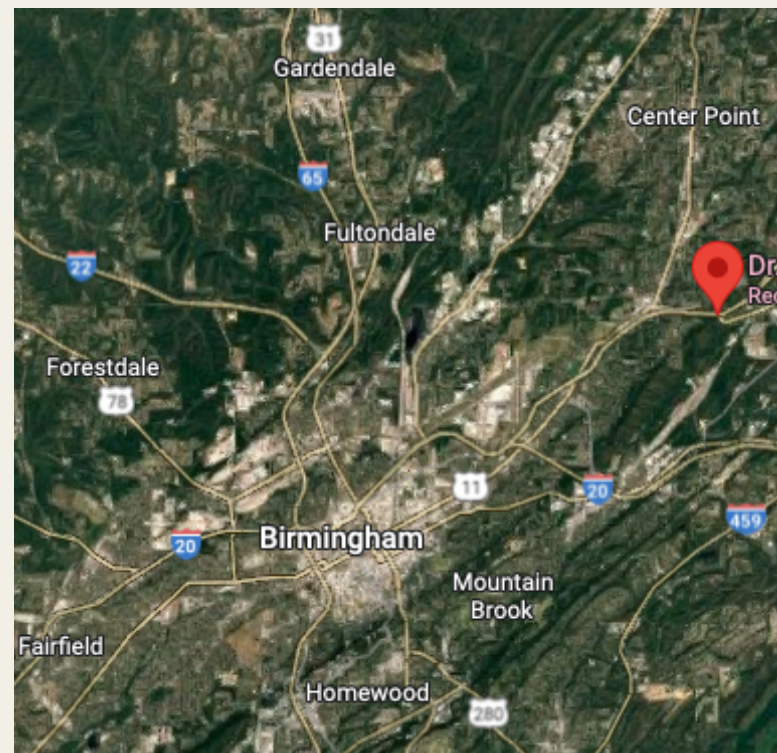
FOR LEASE

700 Gadsden HWY
Birmingham, AL 35253



Lightpoint

A Healthcare Real Estate Firm



Offering Summary ***Call for pricing***

Floor One:

Suite 102: ~2,000 SF - Ground Level Access

Suite 100: Birmingham Minimally Invasive Surgery

Floor Two:

Suite 200: 6,000 SF - Ground Level Access

***CAN BE DEMISED**

Property Highlights:

- ±8,800 SF total available
- Grade-level access to both levels
- Flexible floor plan for medical or office users
- Prime visibility along Gadsden Hwy
- Renovated in 2024
- Convenient to I-59 and Trussville amenities
- Can be leased as a full suite or divided for multiple users.

Kyle Church

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Your Legacy Awaits

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Former Ascension Health Building | Birmingham, AL

±6,800 SF on the second floor (grade level and pictured above) and ±2,000 SF on the first floor are available for lease within this fully renovated, two-story medical office building. Located at the intersection of Gadsden Highway (U.S. 11) and Medical Park Drive East, the property sits just south of Ascension St. Vincent's East Hospital and is highly convenient to the Trussville market.

Originally designed for multi-tenant medical use, the building offers grade-level access to both floors, ample 3.7:1,000 parking ratio (with additional parking planned), and modernized 2024 renovations throughout. The first floor is currently occupied by a Birmingham Minimally Invasive Surgery, while the second level—formerly an institutional office—is ideal for a single user or multiple tenants.

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Suites can be demised

Floor Two:

- ~6,800sf
- Built out Office/Medical - can be demised
- Grade Level and walk up access

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