



## 3 Points South

2700 Rogers Dr, Birmingham, AL 35209



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# 3 Points South

Upon Request

Three-story office building in prime, Midtown / Homewood location off Hwy 31 & Hwy 280. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber. Offering traditional and medical office space easily accessible from Downtown, Mountain Brook, Homewood & surrounding areas....

- Easily accessible from Hwy 31 & 280 (Homewood, Mountain Brook & surrounding areas).
- Turnkey office space - professional & medical available.
- Prime Midtown / Homewood location.
- Surface Parking - easy in & out.



Rental Rate:	Upon Request
Min. Divisible:	2,135 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	25,385 SF
Year Built:	1987
Walk Score ®:	77 (Very Walkable)
Rental Rate Mo:	Upon Request

## 2nd Floor Ste 200

1

Space Available	2,794 - 4,929 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Available 7/1/25. Former professional firm space so lays out like a traditional office (reception, conference room, privates offices, copy/printer room, IT room, break room, etc.). Can have new paint, carpet & lighting upon delivery or a TIA package to cover the refresh of the space. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

## 2nd Floor Ste 202

2

Space Available	2,135 - 4,929 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

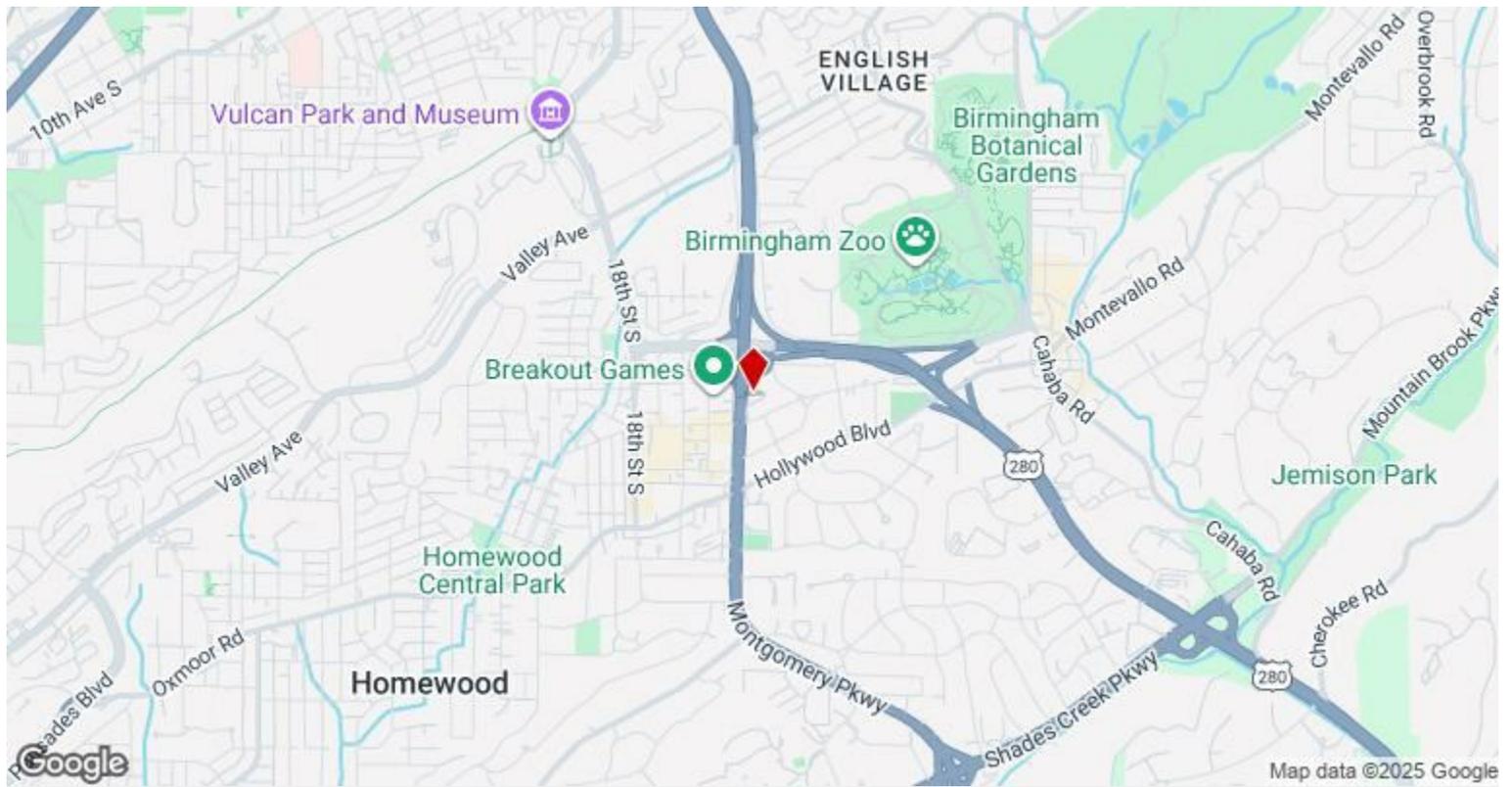
Most of the 2nd Floor newly built out as spec space with great lighting, glass inserts & finishes. Features nine private offices, but can be expanded from 2,135 RSF to 4,929 RSF. Great natural light & views of downtown Homewood. Move-in ready - available now. Call for pricing - 205.443.4559. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.

## 3rd Floor Ste 300

3

Space Available	7,999 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Entire 3rd Floor newly built out with great lighting, glass inserts & finishes. Features a mix of open floorplan & private offices, with full kitchen, private restrooms & storage space. Great natural light & views of downtown Homewood. Tenant signage is an option for this suite as well. Move-in ready - available now. Call for pricing - 205.443.4559. New ownership is investing hundreds of thousands in capital improvements (updated lobby, bathrooms, signage, parking lot, etc.) on the property to ensure it reflects its Class A caliber.



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# Property Photos



DJI\_0574



DJI\_0579

# Property Photos

