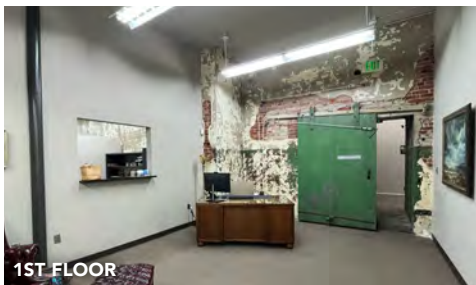


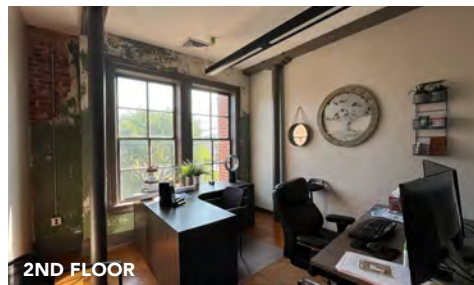
LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

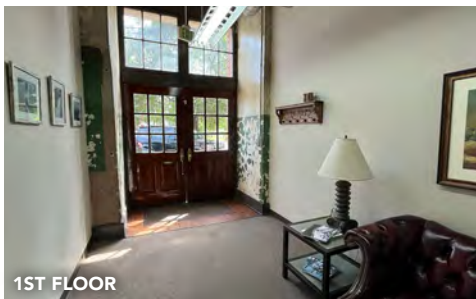
Office Space For Lease in Historic Building Along Rotary Trail



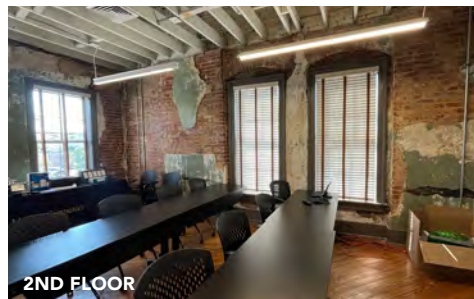
1ST FLOOR



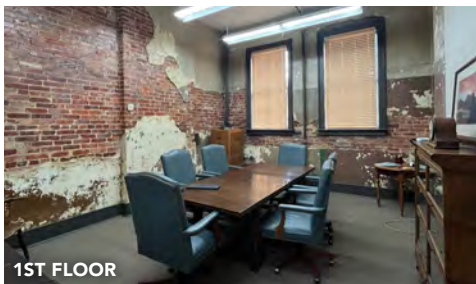
2ND FLOOR



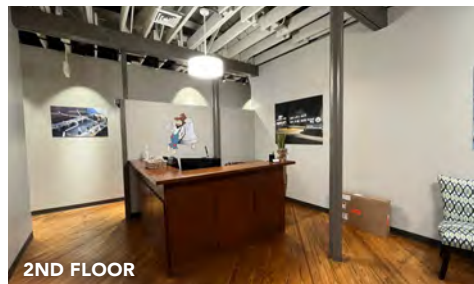
1ST FLOOR



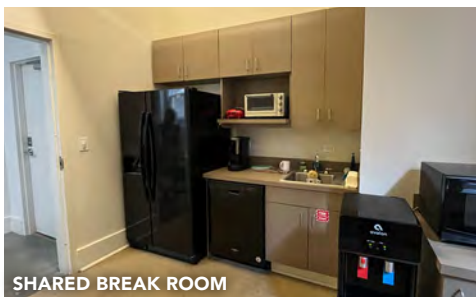
2ND FLOOR



1ST FLOOR



2ND FLOOR



SHARED BREAK ROOM



SAMPLE EXECUTIVE OFFICE



LEASE RATE:
\$26/SF Full Service



SIZE:
First Floor: $\pm 2,980$ SF
Second Floor: $\pm 2,980$ SF
Can be combined: $\pm 5,960$

EXECUTIVE OFFICES AVAILABLE
Furnished single offices - \$1000/month



DETAILS:

- Located along iconic Rotary Trail
- Street parking on 23rd Street South as well as building parking lot
- Professional, two-story, multi-tenant office building
- Centrally located in Downtown Birmingham
- Excellent access to US 280 and 1st Avenue South
- Space offers excellent historic character with exposed brick walls



HARBERT
REALTY SERVICES

NORMAN TYNES

ntynes@harbertrealty.com | 205.458.8105

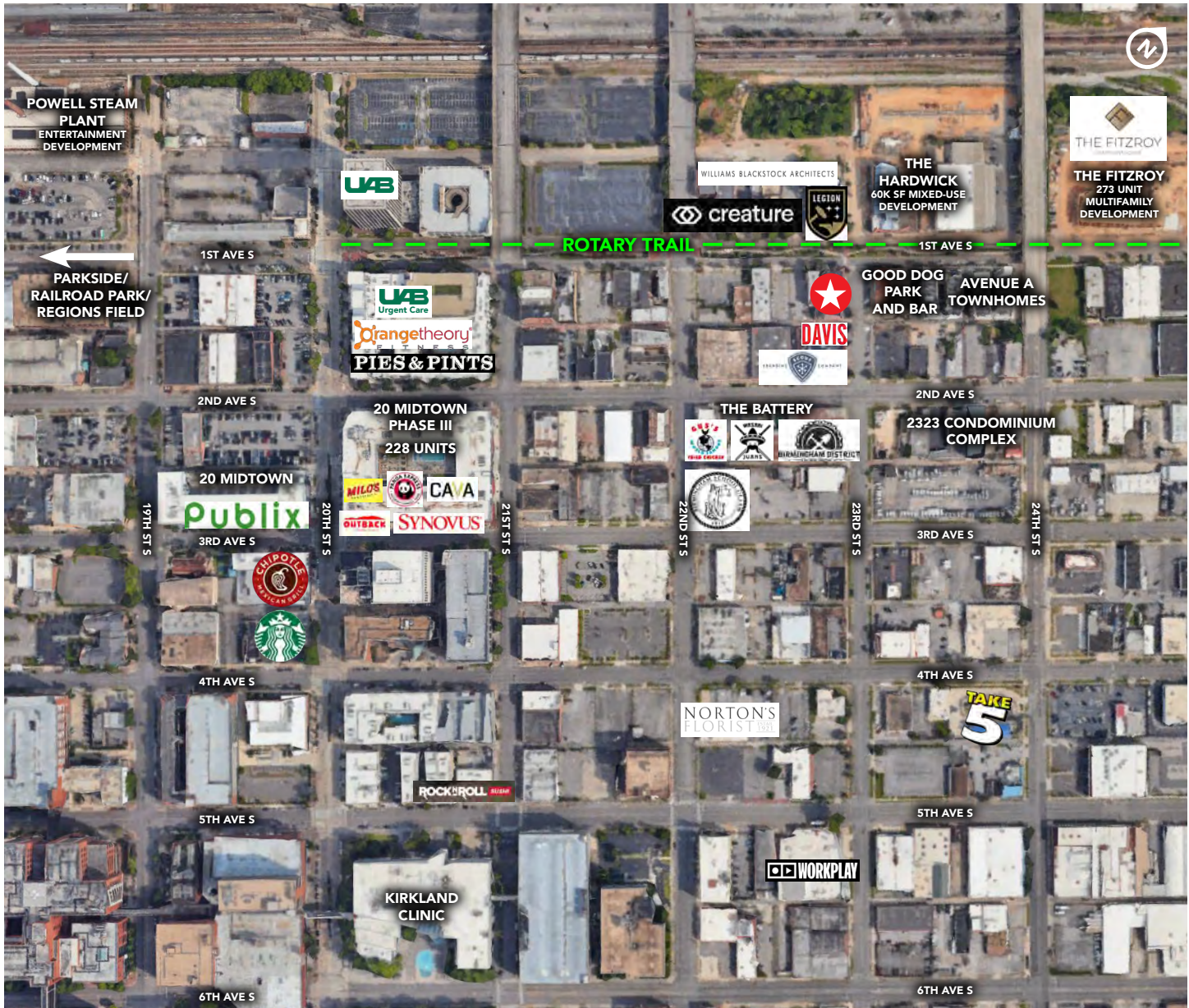
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

Office Space For Lease in Historic
Building Along Rotary Trail



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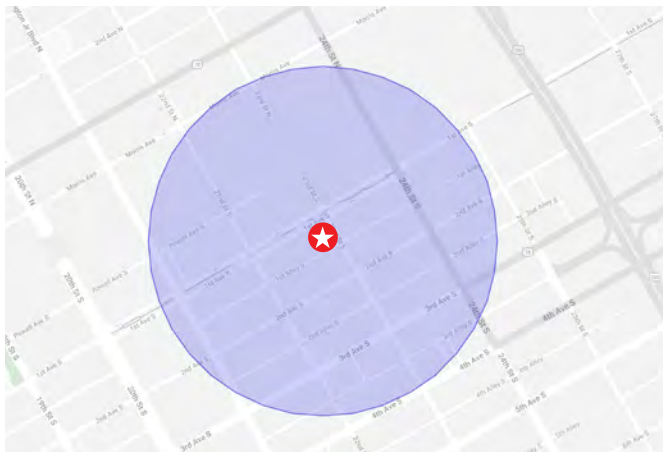
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LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

Office Space For Lease in Historic Building Along Rotary Trail

LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



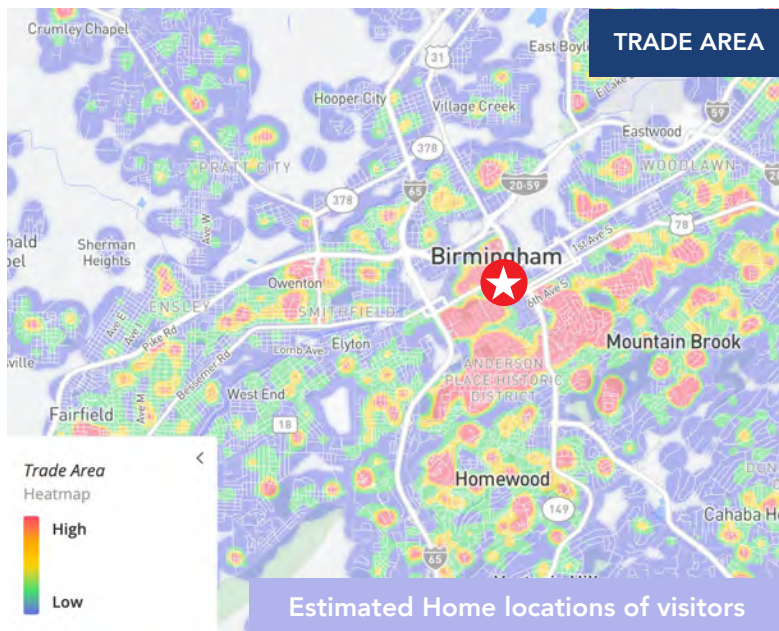
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	726.2K
Visitors	279.6K
Visit Frequency	2.6x
Avg Dwell Time	68 minutes

726.2K
VISITS

50K+
EMPLOYEES
WITHIN 1 MILE

279.6K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	13,686	79,395	171,512

BUSINESSES	1 MILE	3 MILES	5 MILES
2024 Estimated Businesses	3,279	8,201	12,494

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	51,102	104,898	158,991

Estimated Home locations of visitors



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LANDMARK BUILDING ALONG ROTARY TRAIL

104 23rd St S, Birmingham, AL 35233

Office Space For Lease in Historic
Building Along Rotary Trail



- Landmark Historic Downtown Office Building on First Avenue South along Rotary Trail.
- Convenient walkability to entertainment and eating venues including Regions Field, Railroad Park, The Battery, Ghost Train Brewing and 20 Midtown.

- First Avenue South is a high demand corridor due to its proximity to the Central Business District, Southside and Lakeview Districts.
- Neighbors include art galleries, architectural firms, banks, retail, legal firms and more.



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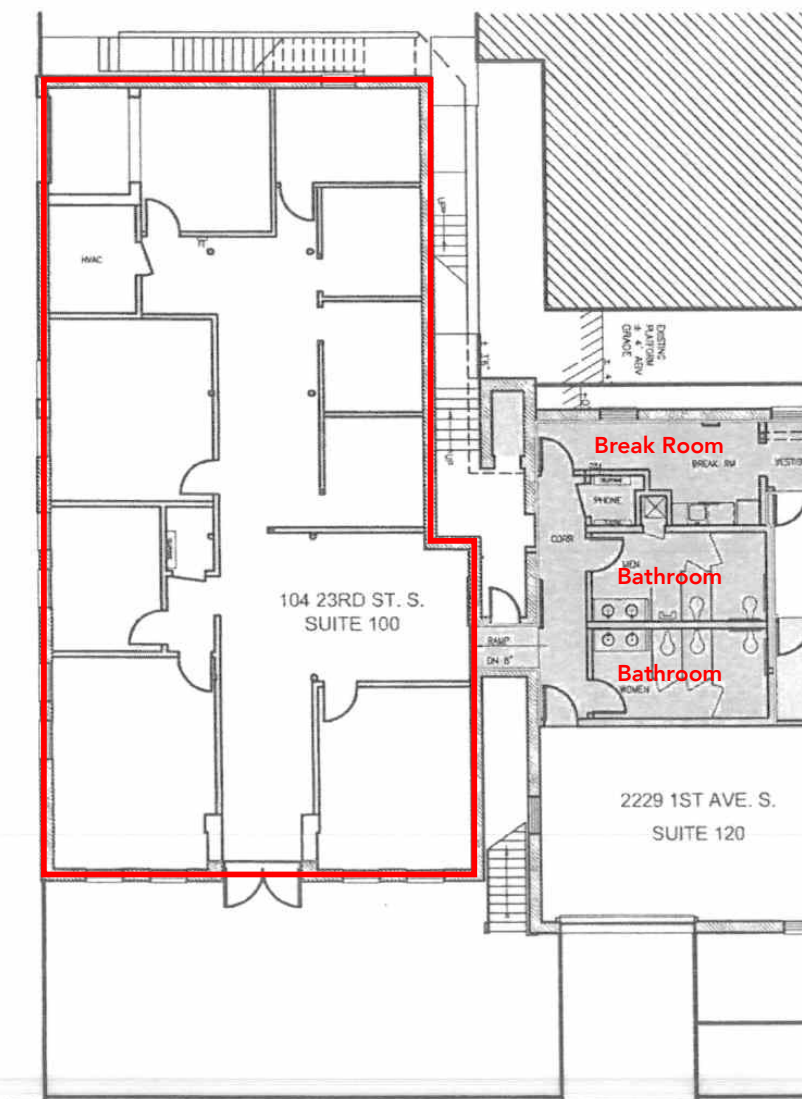
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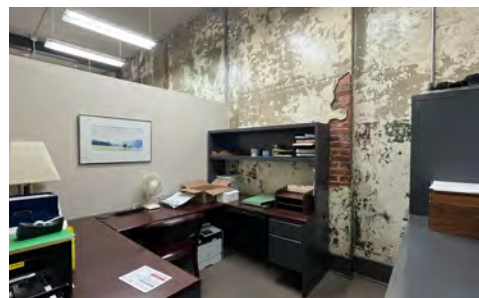
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Office Space For Lease in Historic
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1st Floor - ±2,980

23RD STREET



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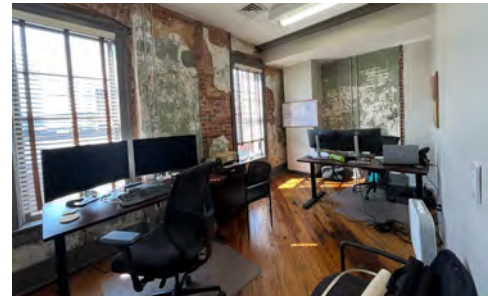
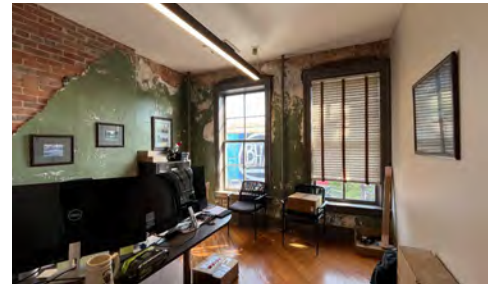
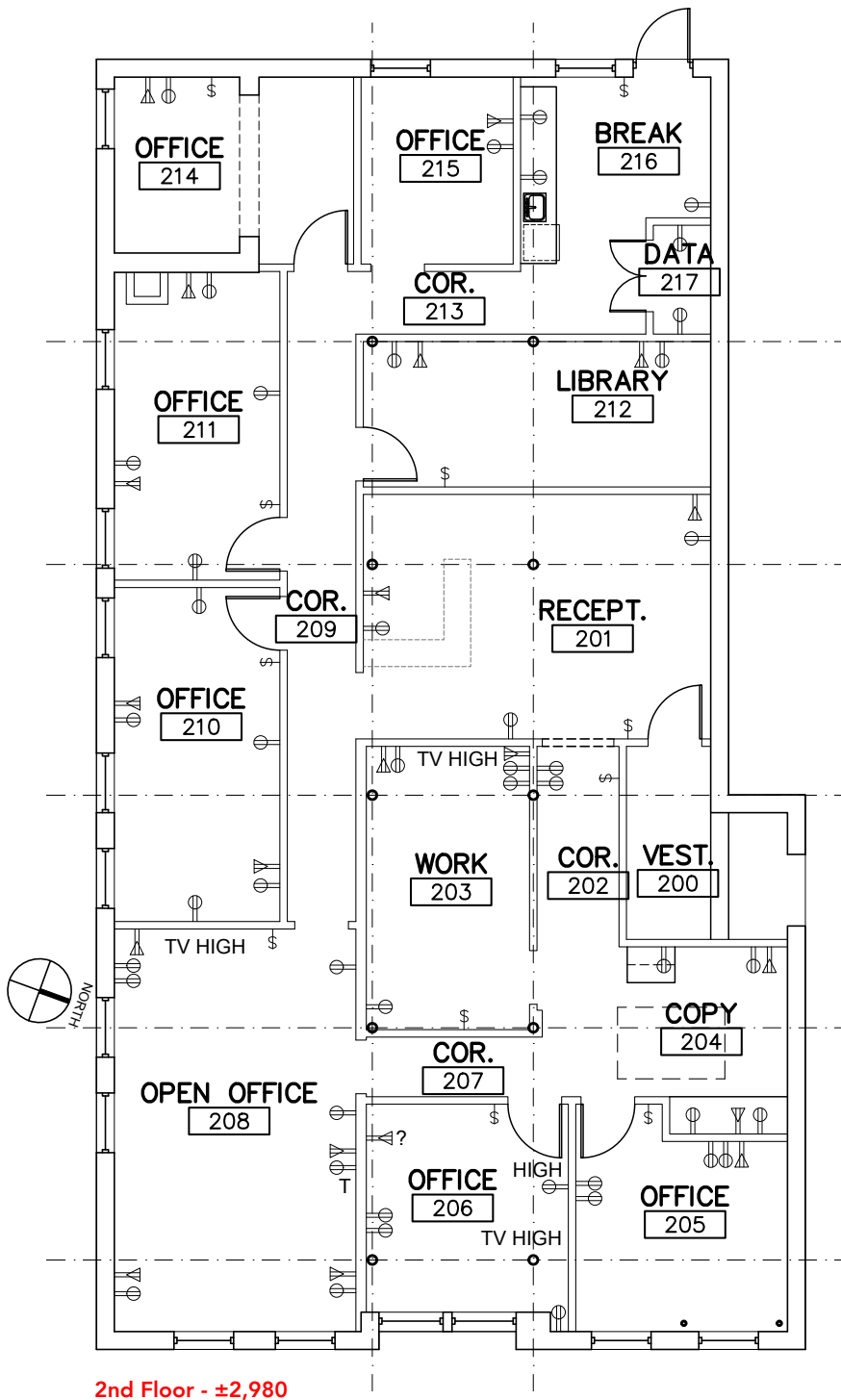
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