

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE

VIRTUAL
TOUR
LINKS
INSIDE

St. Vincent's POB II

888 – 5,937 RSF Available

2700 10th Avenue South, Birmingham, AL 35205

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PROPERTY OVERVIEW

Located on the Ascension St. Vincent's Birmingham campus, this property offers convenient covered skywalk connectors to the rest of the campus facilities. The property also features on-campus property management, a covered patient drop-off area, and direct access to surface parking and a parking deck. On-site services include a pharmacy, rehabilitation, orthopedics, OB-GYN, neurology, cardiology, home medical services, urology, general surgery, pain management, dermatology, and plastic surgery.

Campus Setting On-campus – Ascension St. Vincent's Birmingham

Building Details 66,169 RSF
Built in 1988
Five stories

Available Ste 403: 888 RSF
Ste 404: 3,059 RSF
Ste 406: 3,033 RSF
Ste 502: 5,937 RSF
Ste 509: 2,250 RSF

Access Easy access to and from US-31 and US-280
Directly connected to the hospital campus via covered skywalk

Parking Direct access to surface parking & parking deck

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AFFILIATED HOSPITAL

Ascension St. Vincent's Birmingham is a 409-bed acute care hospital that offers a variety of care specialties, including a state-of-the-art robotics surgery program and the first Heart Valve Clinic in the state. In addition, the hospital provides a 24/7 emergency department, imaging, laboratory, and pharmacy. The hospital specializes in medical services, including oncology, cardiology, women's and children's services, orthopedics/sports medicine, neurology, community/corporate wellness services, and surgical services. Ascension St. Vincent's Birmingham has a long history of recognition, including being named the "Best Hospital to Have a Baby," "Best Birthing Suites," "Favorite Hospital," and is listed on the Most Wired for Hospitals and Health Networks rankings.

AREA OVERVIEW

Birmingham, Alabama, is known as the "Dinner Table of the South," featuring award-winning barbecue and a blend of international influences. The Birmingham metropolitan area is consistently rated as one of the United States' best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses. Birmingham is home to the University of Alabama at Birmingham, ranking fifteenth in federally-funded research among public universities. It is also home to three private institutions: Samford University, Birmingham-Southern College, and Miles College.

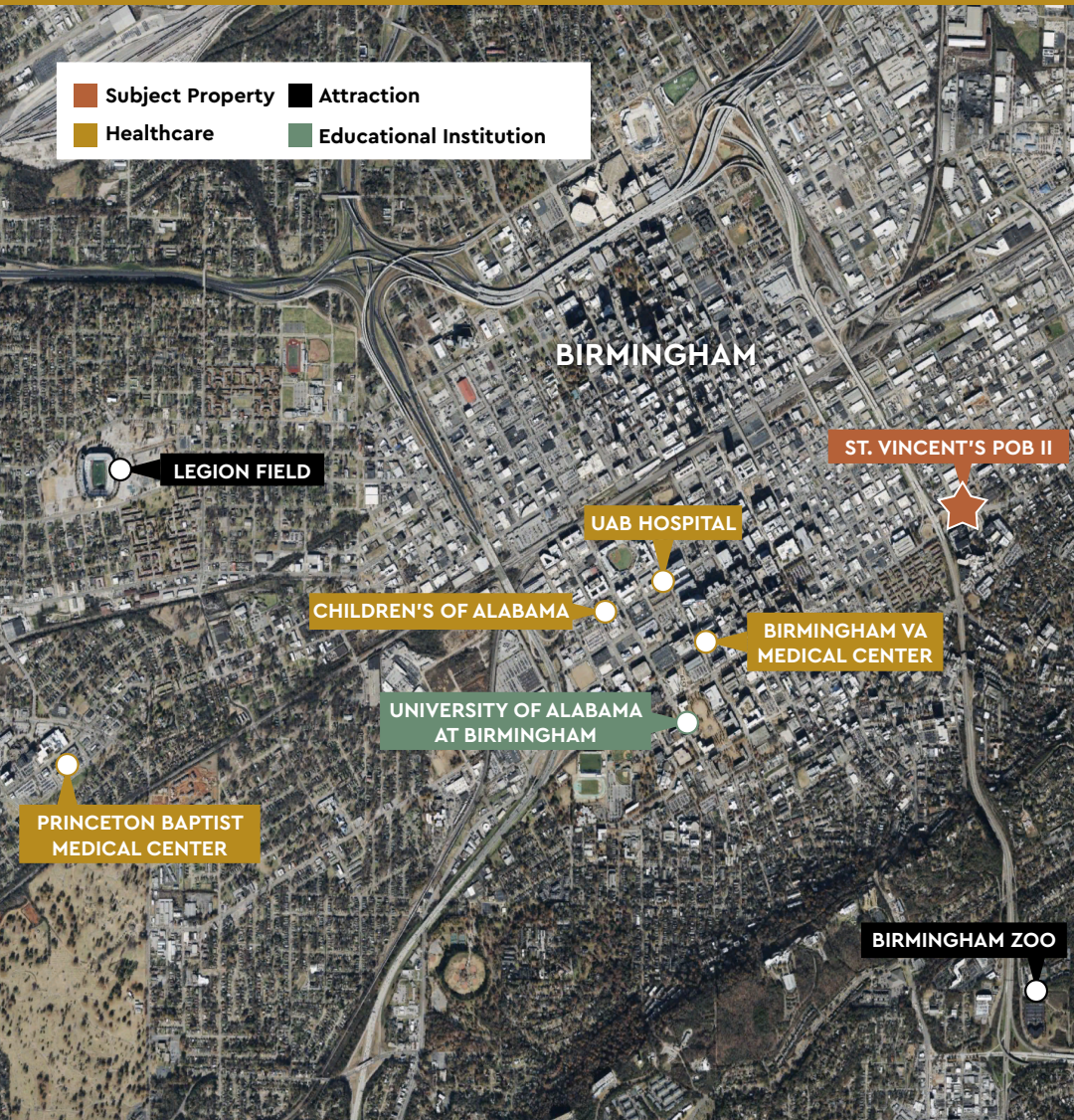
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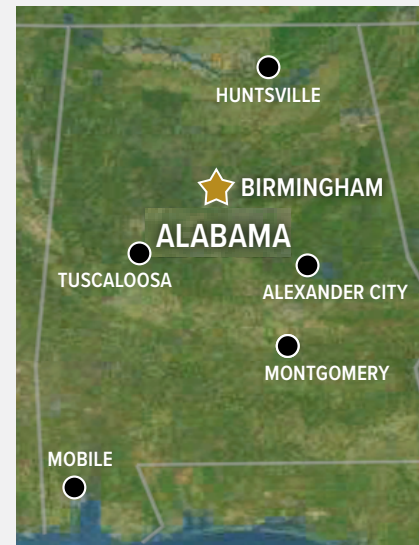
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DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	14,788	\$53,666
3-Miles	82,150	\$56,640
5-Miles	175,137	\$57,072



Area Healthcare

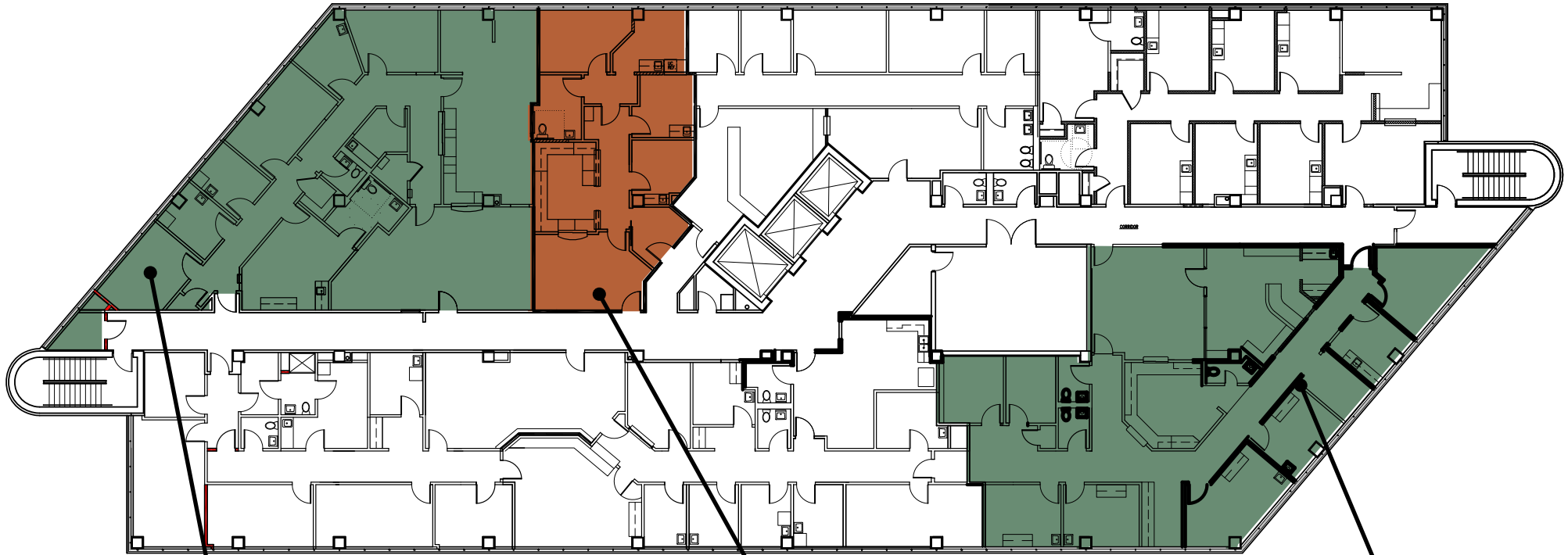
- Alexander City**
 - Russell Medical Center
- Huntsville**
 - Huntsville Hospital
 - Crestwood Medical Center
- Mobile**
 - USA Health Children's & Women's Hospital
 - Infirmary Health
 - Providence Memorial Hospital
 - Springhill Medical Center
- Montgomery**
 - Jackson Hospital
 - VA Medical Center
 - Baptist Medical Center South
- Tuscaloosa**
 - DCH Regional Medical Center
 - VA Medical Center

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FOURTH FLOOR



SUITE 406

3,033 RSF



SCAN OR
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SUITE 403

888 RSF

SUITE 404

3,059 RSF



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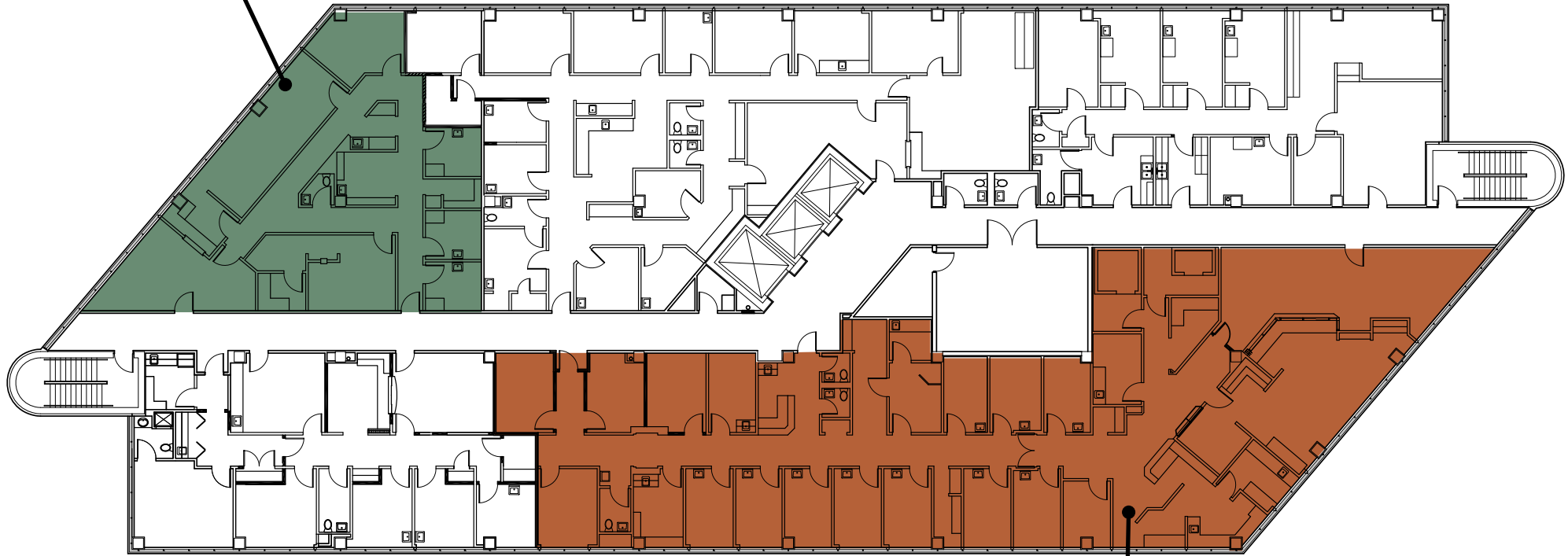
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FIFTH FLOOR

SUITE 509
2,250 RSF



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SUITE 502
5,937 RSF



SCAN OR
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