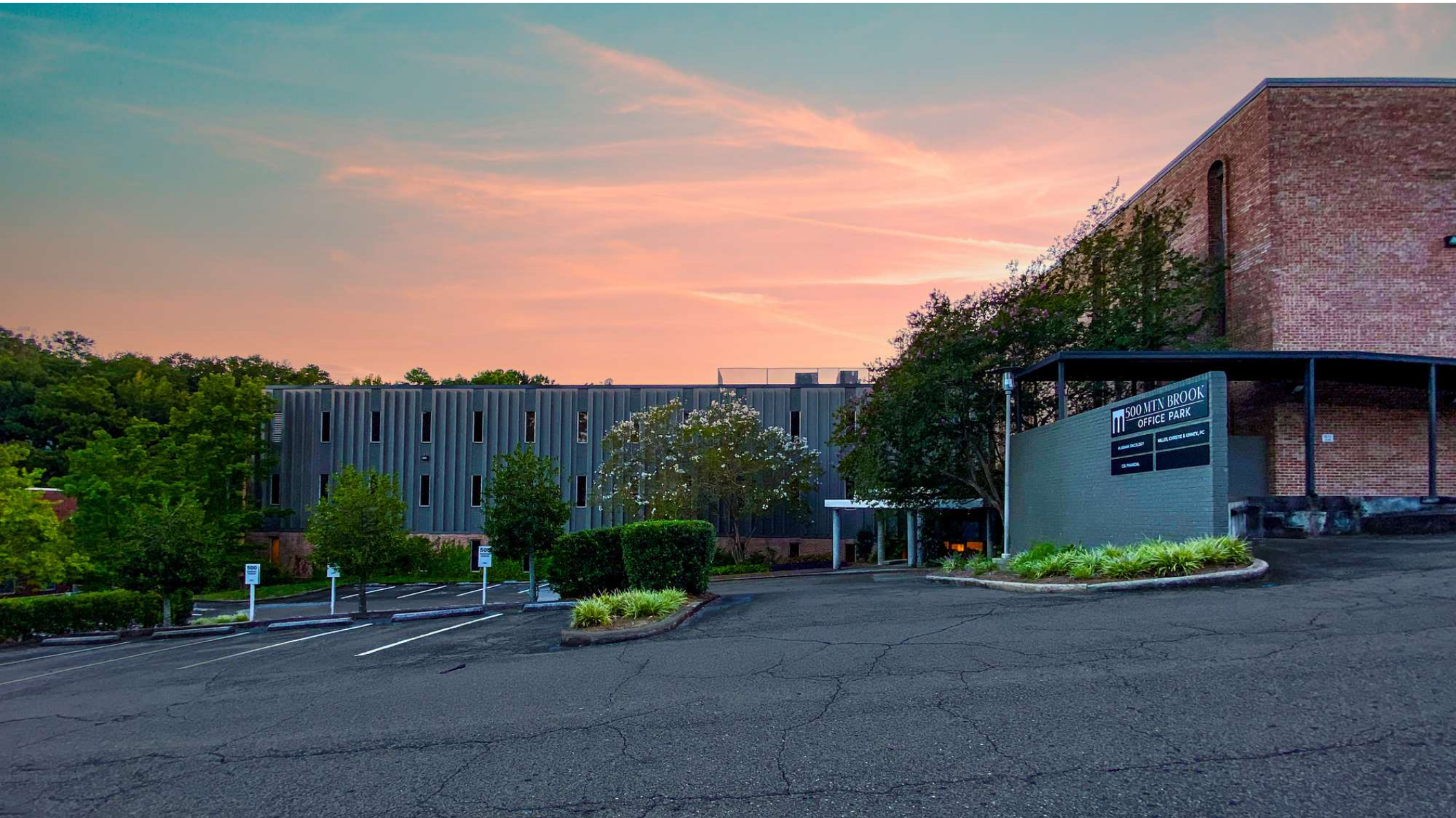


500 OFFICE PARK | 4TH FLOOR

500 OFFICE PARK DR BIRMINGHAM, AL 35223

GrahamCompany.com



FOR SALE | OFFICE CONDO IN MIDTOWN

FOR SALE

OWN A PIECE OF MIDTOWN Office Condo Available

500 Office Park Dr | 4th Floor
Birmingham, AL 35223

CONDO SIZE: 12,910 SF

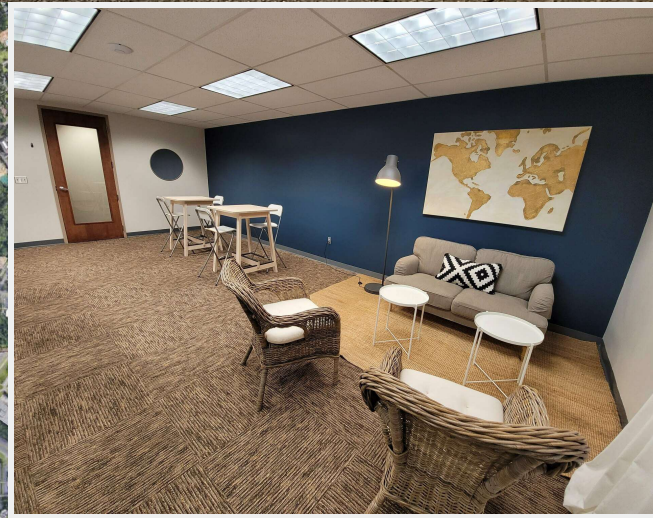
RENTABLE SPACE: 7,346 RSF Currently Available

SALE PRICE: \$1,975,000

\$153.00/SF

HIGHLIGHTS

- City of Mountain Brook; No city occupational taxes
- Building conference room
- Remodeled common area including restrooms
- Free ample surface parking
- Located prominently in Mountain Brook Office Park on Hwy 280
- Easy access to Elton B. Stephens Expressway, Hwy 31, and I-459
- Close proximity to hotels, restaurants, shopping and desirable residential areas



Information deemed reliable; not guaranteed.

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Some of Birmingham's most prestigious businesses work in this office building

Several prominent companies have chosen to make 500 Office Park home. This convenient suburban location offers value while providing modern amenities. With significant investments in renovations, the building has been transformed into a contemporary, vibrant workplace that meets the demands of today's businesses. The presence of these firms is a testament to the building's quality and appeal for forward-thinking enterprises.



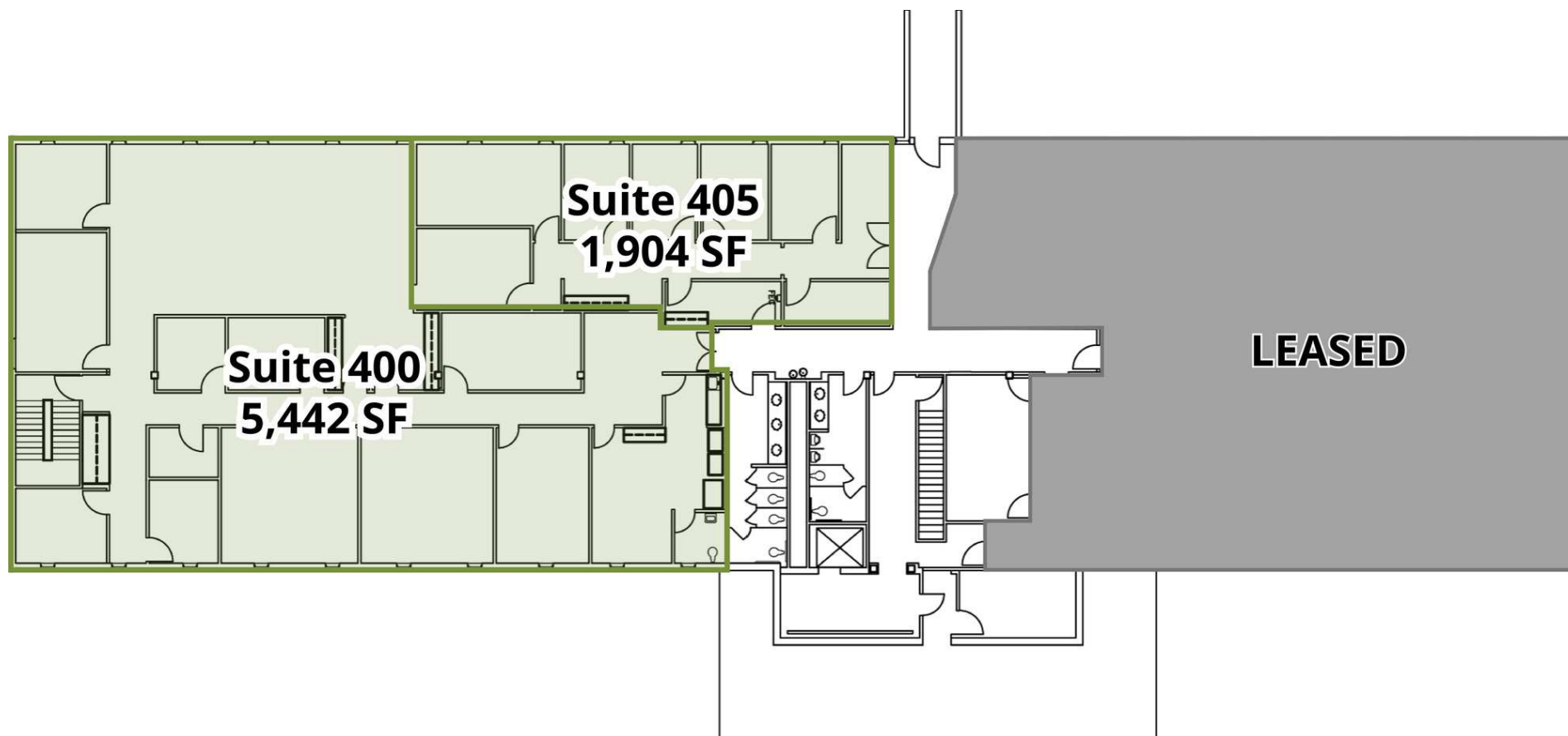
With offices all over the planet, BL HARBERT is one of the nation's leaders in best-in-class construction and development. The company has locations as far away as Dubai and Istanbul, but it calls 500 Office Park home for a portion of its Alabama headquarters.



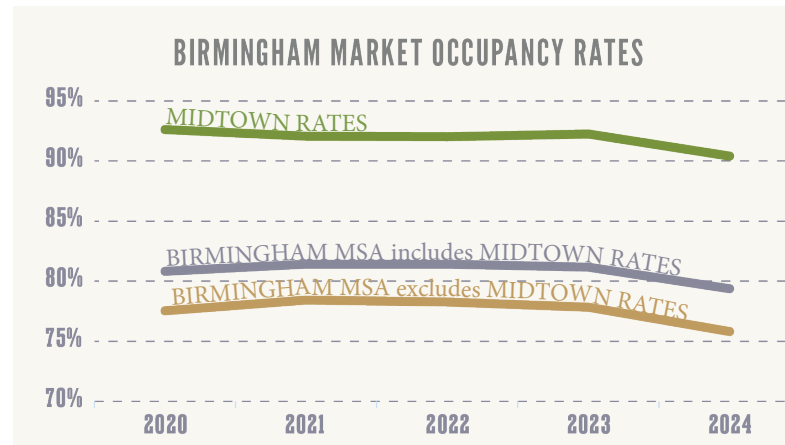
For the last several years, one of Birmingham's most outstanding law firms has been practicing law at 500 Office Park. In each area of practice, Miller Christie & Kinney is committed to zealous advocacy of its clients' best interests. Part of that advocacy is having a safe, comfortable, and professional environment to host its clients.



Landscape Workshop is a full-service grounds management company that has been providing professional service and expert maintenance for outdoor commercial spaces since 1984. With multiple locations throughout the Southeast, Landscape Workshop has the resources to consistently deliver superior landscaping services across its expansive footprint.



- 31 office buildings make up Mountain Brook Office Park.
- 14 buildings (45%) are held by a single long-term owner who has not sold in 40 years, meaning they are effectively off the market.
- Of the remaining 17 buildings, 14 are owner-occupied.
- When a building comes up for sale in Mountain Brook Office Park, there is an 82% chance it will sell to an owner-occupant.



- Average sale price is **\$192.75 PSF** which is **\$76.35/PSF** more than the remainder of Birmingham
- Average annual lease growth of, Midtown is **3.88%**, while the remainder of Birmingham **1.52%**
- Midtown submarket experienced **30%** of all new leases in the market larger than 5K SF during the last 5 years.

