

# For Lease

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## The Forbes Building

1914 4th Avenue North  
Birmingham, AL 35203

### Property Highlights

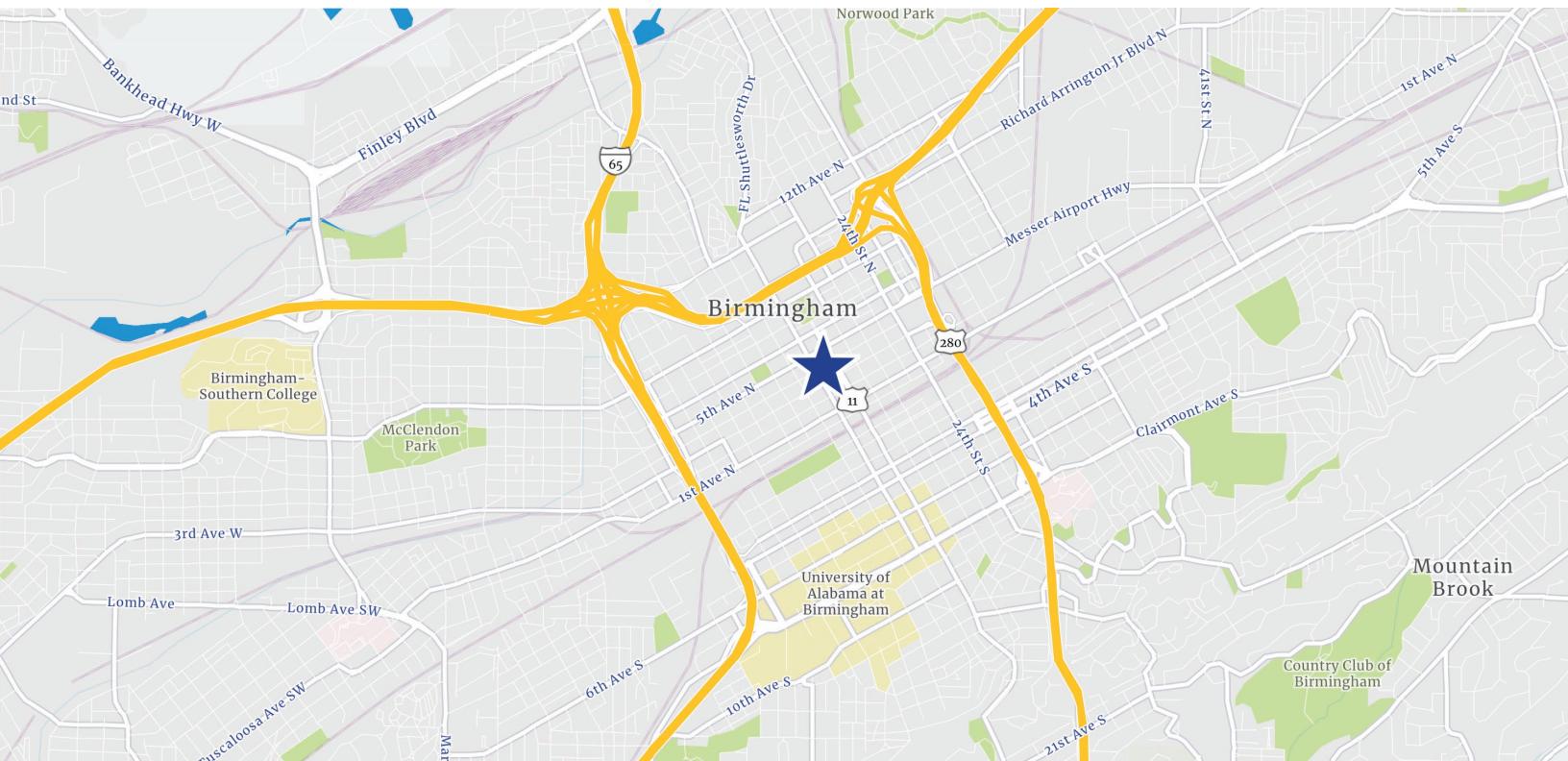
- First Floor: ±896 SF
- Third Floor: ±2,566 SF
- Suite 300: ±3,517 SF (Sublease)
- Fourth Floor: ±3,600 SF
- Controlled parking, 3.88 spaces per 1,000 SF
- Historic building in the Central Business District

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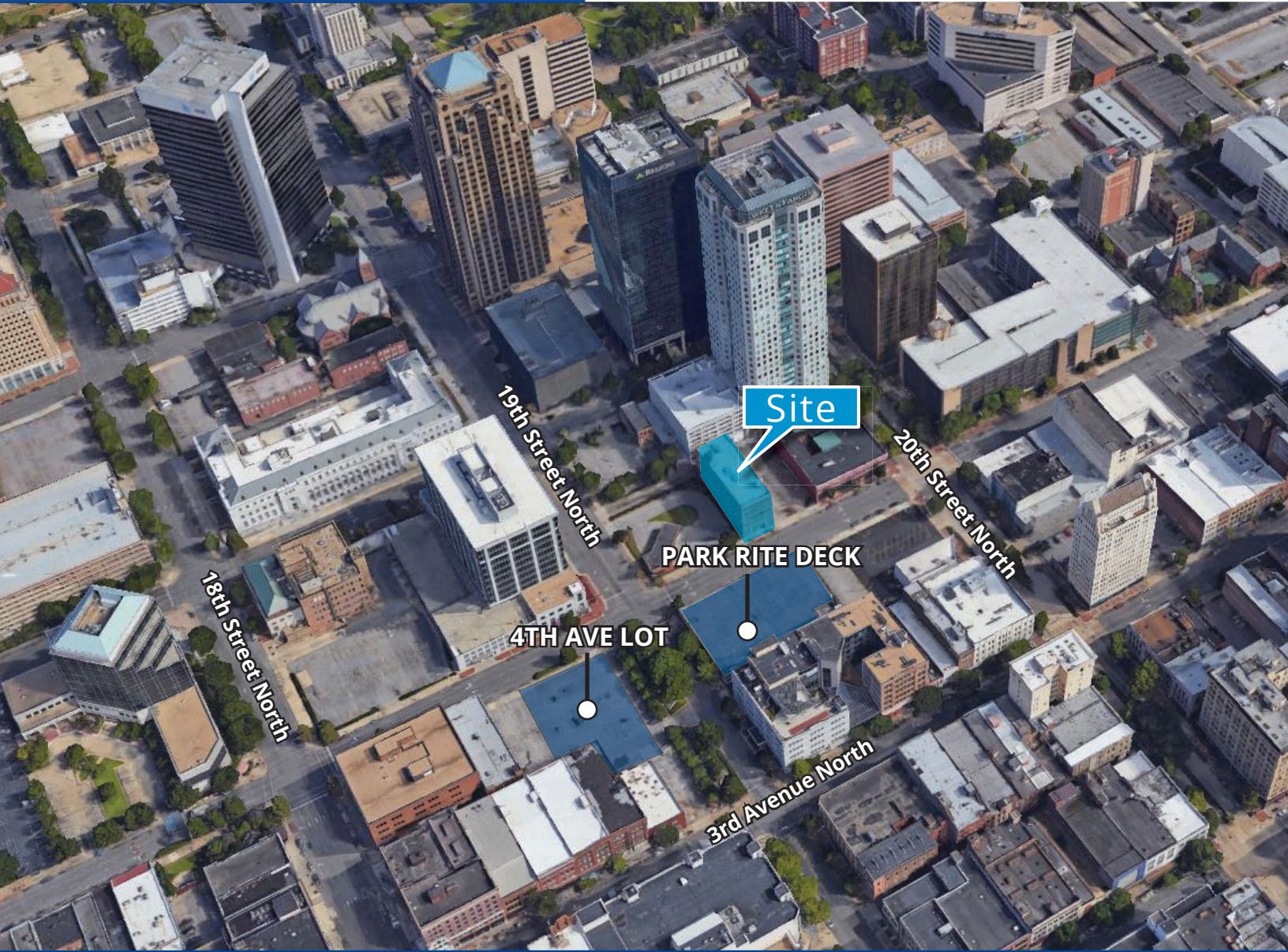
# For Lease

## The Forbes Building

Address	1914 4th Avenue North Birmingham, AL 35203
Location	Central Business District
Building Size	$\pm 32,000$ SF
Available Space	1st Floor: $\pm 896$ SF (\$22.50/RSF, Full Service) 3rd Floor: $\pm 2,566$ SF Suite 300: $\pm 3,517$ SF (\$24.75/RSF, Sublease) 4th Floor: $\pm 3,600$ SF
Parking	3.88 spaces per 1,000 SF
Rental Rate	\$26.50/RSF, Full Service
Building Features	<ul style="list-style-type: none"><li>Prominent location on 4th Ave North</li><li>122 parking spaces located across the street in a privately owned lot and deck</li><li>Walking distance to an abundance of restaurants</li><li>24-hour monitored surveillance and building card access</li><li>Fiber optics AT&amp;T and Spectrum</li><li>Access to I-20 &amp; I-65</li></ul>



# Location & Access



## Walkable Amenities

### Restaurants

- El Barrio
- Yo Mama's
- East West
- Bamboo on 2nd
- Bistro Two Eighteen
- Brick & Tin
- Trattoria Zaza
- Cafe Dupont
- Paramount Bar
- Salud Taqueria
- Jimmy John's
- Helen
- Found Objects
- Edgar's Bakery
- Cala Coffee
- The Collins Bar
- Paper Doll
- The Pizitz Food Hall
- Cayo Coco Rum Bar
- Bayonet

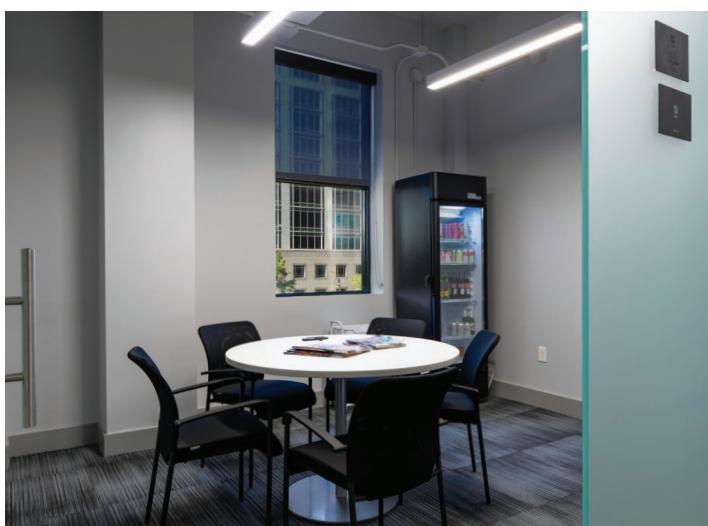
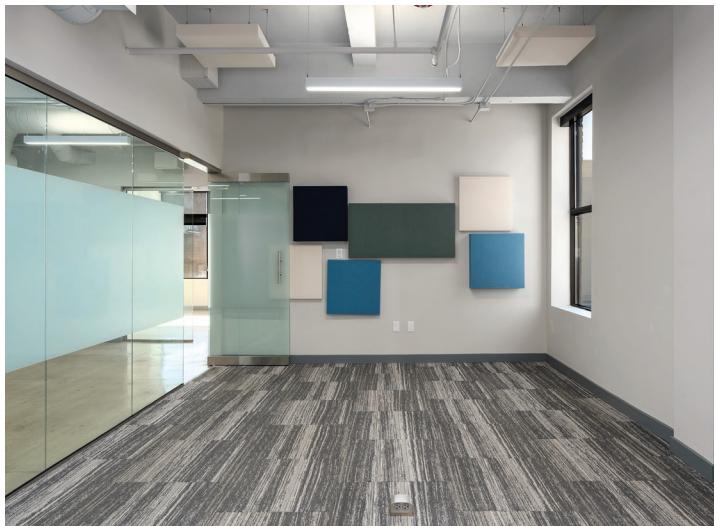
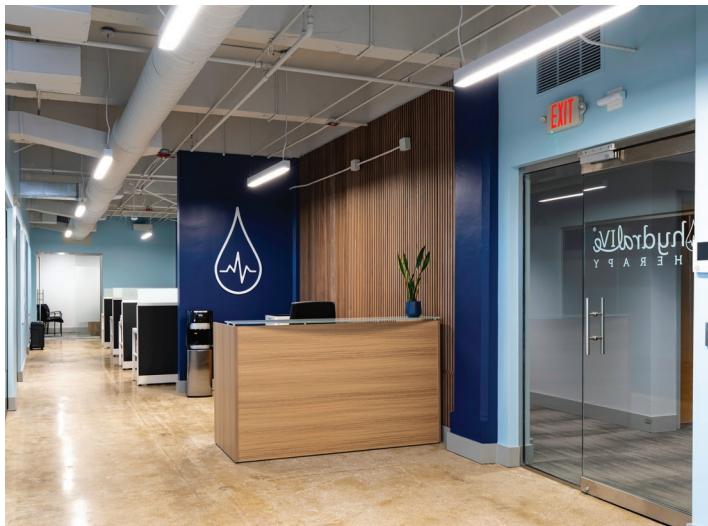
### Entertainment

- Le Fresca
- The Yard
- Pilcrow Cocktail Cellar
- The Wine Loft
- The Roof
- The Essential
- Urban Cookhouse
- Shu Shop
- Johin'na
- Armour House

### Self-Service

- FedEx Print & Ship
- The UPS Store
- Birmingham City Hall
- Jefferson County Courthouse
- Birmingham Public Library

# Property Gallery





# THE FORBES BUILDING

## Contact



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