



Colliers

**AS** Alexander Shunnarah

REDUCED PRICE

**For Sale**

**±20,160 SF Office Building**

**2900 1<sup>st</sup> Avenue South, Birmingham, AL 35233**  
Lakeview Design District

**John Hennessy**, SIOR  
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## The Opportunity

We are pleased to present the opportunity to acquire one of Birmingham's most iconic buildings located at 2900 1st Avenue South, Birmingham, Alabama 35233 in the heart of the Lakeview Design District. The 20,160 square foot industrial-chic building was built by Bradford Building Company and designed by Cohen Carnaggio & Reynolds in 2006 and was one of the first true "live, work, play" environments in Birmingham. The building is 3 stories and uniquely consists of 16,800 SF on the first 2 floors and an incredible 3,360 SF residential condo on the 3rd floor -- offering some of the most spectacular views of Birmingham from its rooftop patio including: Sloss Furnace, CBD skyline, Pepper Place, and Vulcan. It uniquely couples walkability to nearby restaurants and night life in and around Pepper Place, while also providing easy access to Red Mountain Expressway, Hwy 280, and I-20/59 -- making it an ideal headquarters location to serve the Birmingham MSA. The building offers a true Class-A headquarters setting including: an impressive central atrium rising just above the roofline allowing for natural light to flow throughout the building, 54 on-site parking spaces, a 2-car garage, a fitness facility, and a rooftop patio that could easily be used as an employee amenity area and/or hosting events.



## Property Overview

**Address** 2900 1st Avenue South  
Birmingham, AL 35233

**Municipality** City of Birmingham

**Year Built / Renovated** 2007 / 2016

**Building Size** ±20,160 SF

**Floor Plates** ±8,400 SF Office / ±3,360 SF Residential

**Zoning** QM1

**Parking** 54 Spaces and 2 car drive-in garage

**Acreage** ±0.81 Acres

**Asking Price:** ~~\$6,900,000~~

**New Asking Price:** \$6,250,000





## Key Considerations

- **Iconic Class-A Headquarters Opportunity** - offering superb identity downtown steps away from Pepper Place.
- **Walkability** - Directly across the street from the Jones Valley Trail and walking distance to the amenities at Pepper Place including: Hot & Hot Fish Club, OvenBird, Bettola, The Red Cat Coffeehouse, Blue Print on 3rd, BlueRoot, Ignite Cycle, Aero Joe Pilates, and Jeni's Ice Creams
- **Unparalleled Accessibility** - Less than 1 minute drive to Red Mountain Expressway allowing for easy access to I-20 and I-65.
- **Institutional Quality** - The replacement cost for a similar quality building construction is estimated in excess of \$400 / SF.
- **Free, On-Site Parking** - 54 spaces and a 2 car drive-in garage.
- **Uniquely Downtown** - Less than a 5-minute drive to the CBD, BJCC Legacy Arena, Uptown, Protective Life Stadium, TopGolf, and the Star Uptown (a \$300M+ multi-use development including the new Coca-Cola Amphitheater).





# Building Features

## OFFICE FEATURES



Headquarters building signage



Industrial/Modern office aesthetics with exposed ceilings and stained concrete flooring throughout provides great natural light and ceiling heights up to 15'



Striking, three-story central atrium rising the full height of the building allowing natural light throughout the building



Fitness room with shower located on 1st floor



2 car drive-in garage



Access the 2nd floor via the grand staircase from the main lobby or elevator that also provides access to the 3rd floor



Outside seating/picnic area located on 1<sup>st</sup> floor just off the breakroom

## RESIDENTIAL FEATURES



3 bedrooms and 2 1/2 bathrooms - master bedroom/bathroom provides direct access to the rooftop patio



Open kitchen, living area with Viking appliances and a gas fireplace



Rooftop terrace with fountain, full outside kitchen and multiple sitting areas for enjoying the incredible views





# Building Specifications

Address	2900 1st Avenue South, Birmingham, AL 35233	
Tax Parcel	23-00-31-2-001-001.001	
Building Size	±20,160 SF	
Office	±16,800 SF	(office on 1 <sup>st</sup> & 2 <sup>nd</sup> floors)
3 <sup>rd</sup> Floor Residence	±3,360 SF	(3 bedrooms, 2.5 bathrooms)
Year Built/ Renovated	2007 / 2016	
Architect	Cohen Carnaggio & Reynolds	
General Contractor	Bradford Building Company	
Zoning	QM1	
Acreage	±0.81 Acres	
Parking	54 spaces and a 2 car drive-in garage	
Structure	Concrete foundation with masonry and steel frame and brick exterior	
Fire/Life Safety	Fully sprinklered	
Restrooms	One (1) set of men's/women's restrooms on office floors	
Clear Height	1st Floor:	13' 4"
	2nd Floor:	15' 0"
	Atrium Lobby:	38' 8"
	3rd Floor:	9' 0"
Elevator	Schindler (4,000 lb capacity)	









# Location Highlights

The 2900 1st Ave South location offers exceptional convenience, placing you just steps away from Birmingham's vibrant dining, shopping, and entertainment options. With easy access from all major routes, it ensures a seamless commute for both employees and clients alike.







# For Sale

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