

Transfer on 1st Delivering Spring 2025



Construction Underway



For Lease

\$34.50/SF

Net of Electrical

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**Unique Office Redevelopment in the Heart of
Birmingham's Parkside District**

Property Highlights

- ±2,500 - 10,000 SF of historic office/retail space remaining
- Featuring an abundance of natural light, vaulted ceilings, and brick and beam aesthetics
- Walking distance to Regions Field, Railroad Park, East Pole Coffee, Monday Night Brewing, Urban Hai, Tucana Tiki Lounge and more
- Building signage available
- 4/1,000 SF secured parking in the adjacent deck (free of charge)
- Adjacent to Urban Supply's mixed-use redevelopment with up to 100,000 SF of planned commercial space
- Large tenant improvement package available

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Accelerating success.

Location

Located in Birmingham's most dynamic district:
Parkside



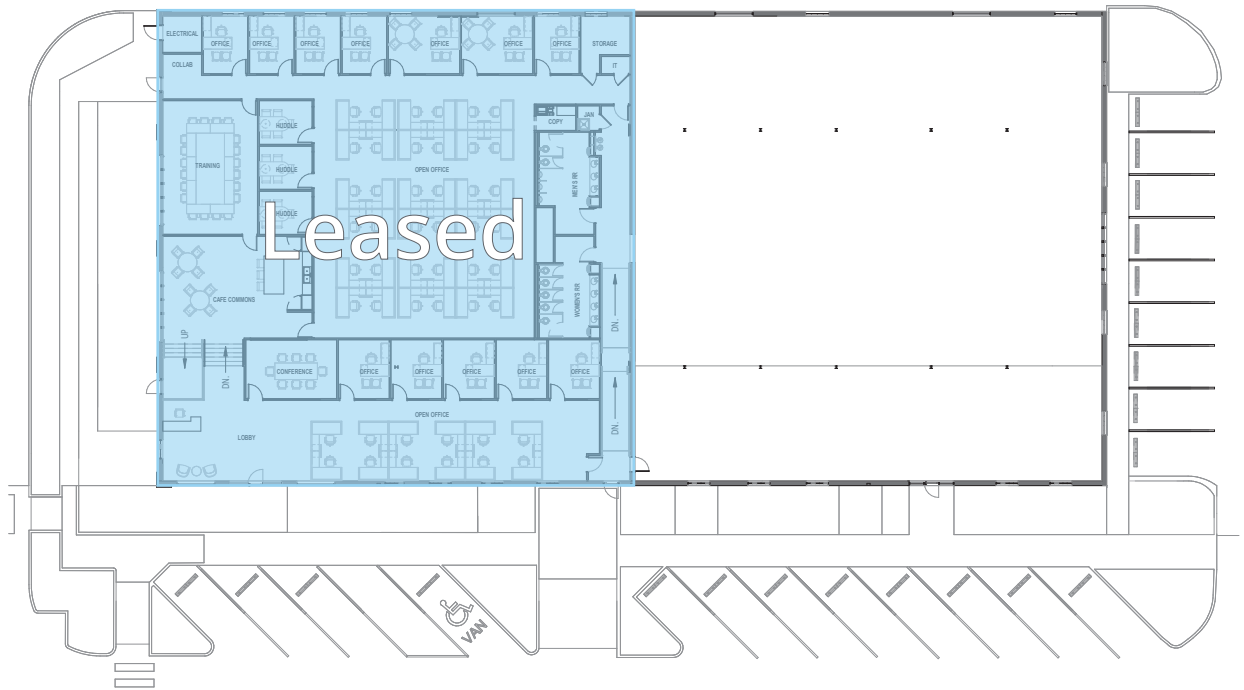
Area Highlights

- Just blocks away from the University of Alabama at Birmingham Campus and Children's Hospital
- Surrounded by an abundance of walkable amenities such as Monday Night Brewing, East Pole Coffee, Tasty Town, Good People Brewing, Tortugas Pizza, Tucana, and Urban Hai.
- Adjacent to Foundry Yards (268 luxury apartments), Denham Building (59 luxury apartments), and Urban Supply (73,000 SF mixed use development)
- Located on the same block as The Denham Building, a mixed-use development with 65,000 SF of office, retail, and fifty-nine multifamily units
- Adjacent parking deck offers ample 4/1,000 SF of free parking



Renderings

Proposed Floor Plan & Site Plan



Property Gallery



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