



DOWNTOWN OFFICE/RETAIL BUILDING FOR LEASE

2400 1st Avenue North, Birmingham, AL 35203

Corner building for lease at 1st Ave North and 24th Street with over 36 Parking Spaces

PROPERTY HIGHLIGHTS

- Post-and-Beam construction provides no load-bearing walls, enabling complete reconfiguration of both floors
- The second story features historic wood flooring throughout with modern "period" skylights overhead
- 12.5' ceiling heights with exceptional views of both the Downtown Birmingham city skyline and Red Mountain



LEASE RATE:
Contact Broker



SIZE:
Building: ±10,000 SF
1st Floor: ±674 - 5,000 SF
2nd Floor: ±2,000 - 5,000 SF



LOCATION:
Centrally located at intersection of 1st Ave N and 24th Street



YEAR BUILT:
1910 Historic Building



HIGHLIGHTS:

- 36+ Surface Parking spaces
- Tall Ceilings (12.5'+)
- Great natural light with windows on every side



HARBERT
RETAIL

CASEY HOWARD

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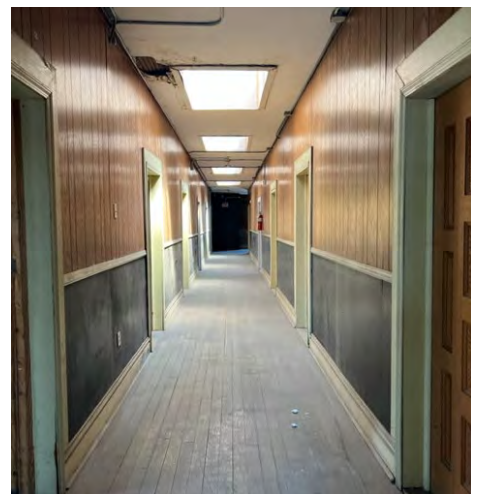
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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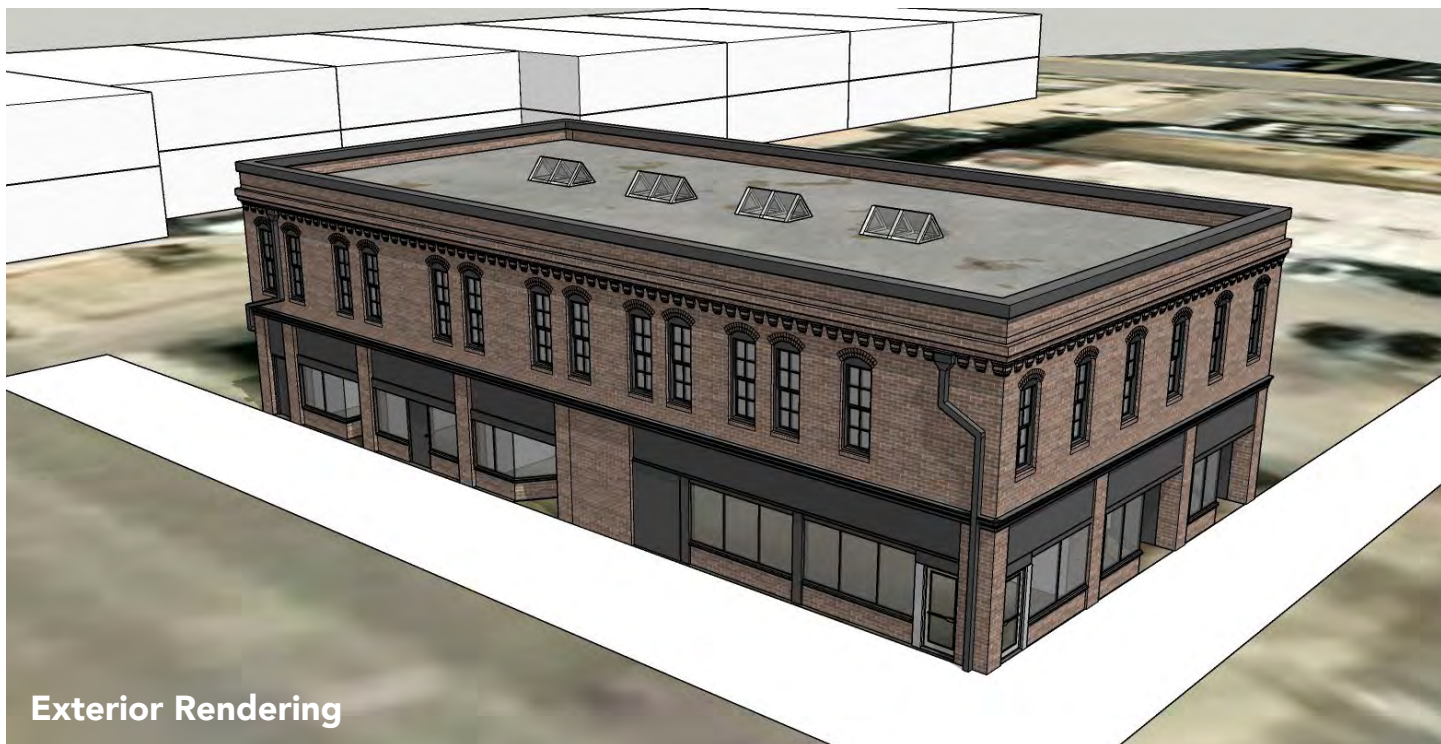
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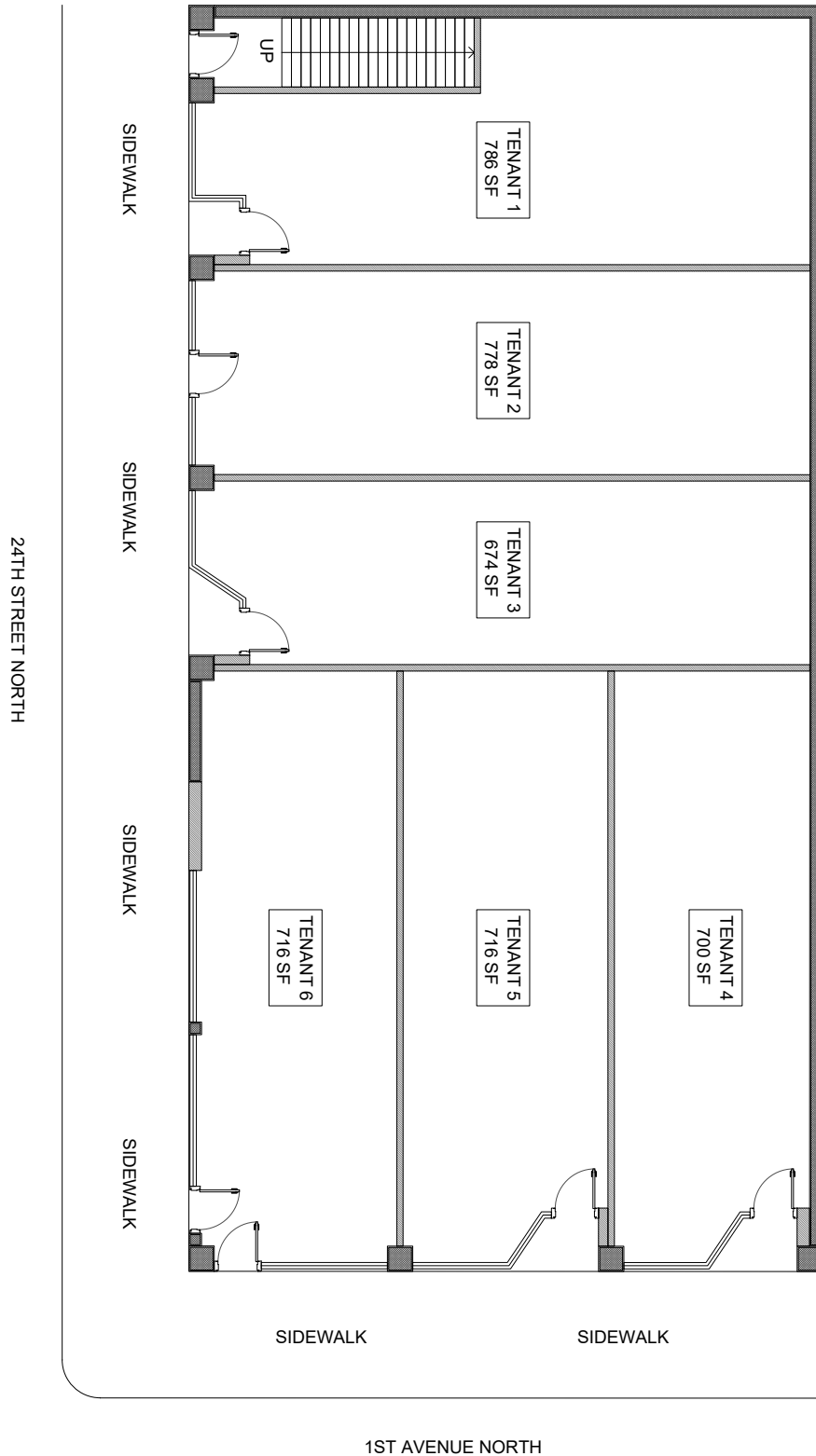
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1ST FLOOR

674 - 5,000 SF



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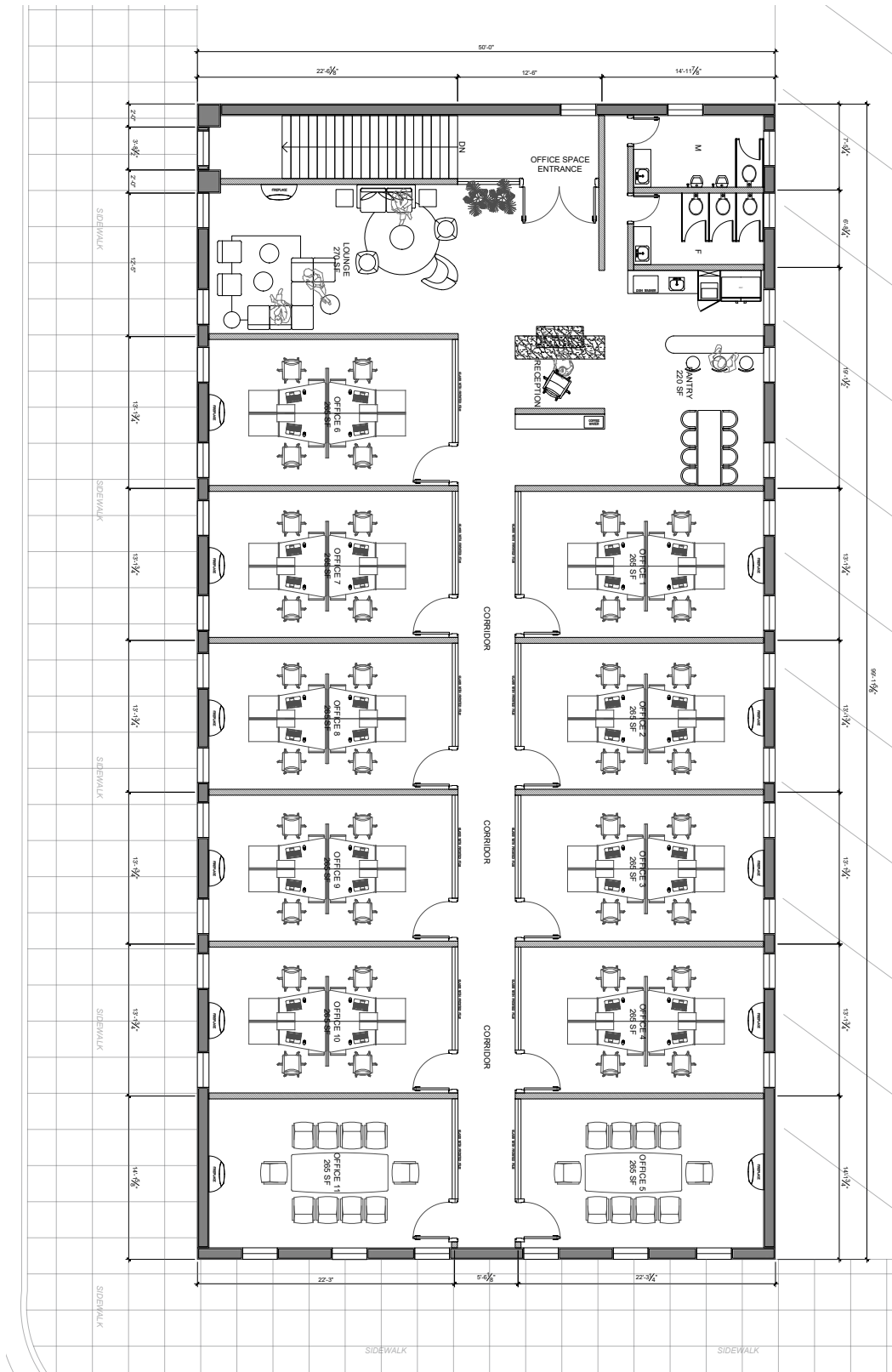
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2ND FLOOR

2,000 - 5,000 SF



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