



OFFICE/RETAIL FOR LEASE

2229 1st Avenue North, Birmingham, AL 35203

Ideally located office/retail for lease on busy 1st Ave N corner with on-site surface parking lot

BLACK DIAMOND BUILDING

- The Black Diamond building is a beautiful historic building situated perfectly in between First Avenue North and Morris Avenue
- Located in the heart of Birmingham's Loft District, The Black Diamond office building is located within walking distance to the city's most popular restaurants and offers excellent access to Red Mtn Expressway, I-20 & I-65.
- Walking distance to an abundance of restaurants and retail nearby including Mercantile on Morris, Kelly Hotel, Founder's Station, Bamboo on 2nd, The Margaret, Helen, El Barrio, Queen's Park, Cafe Dupont and many more.
- Built in 1905, The Black Diamond Building offers the character and charm of an early 20th century building but has been meticulously maintained and updated throughout the years.



LEASE RATE:

1st Floor:	\$27/SF MG
Mezzanine:	\$25/SF MG
2nd Floor:	\$25/SF MG
Lower Level:	\$25/SF MG



AVAILABILITY:

1st Floor:	4,000 SF
Mezzanine:	1,721 SF
2nd Floor:	500 - 4,000 SF
Lower Level:	500 - 4,000 SF



YEAR BUILT:

1905 Historic Building



HIGHLIGHTS:

- On-site, gated surface parking
- "Very Walkable" - Walkscore.com
- Great natural light
- Close to popular restaurants/ bars and CBD
- Ideally located at intersection of 1st Ave N and 23rd Street



HARBERT
RETAIL

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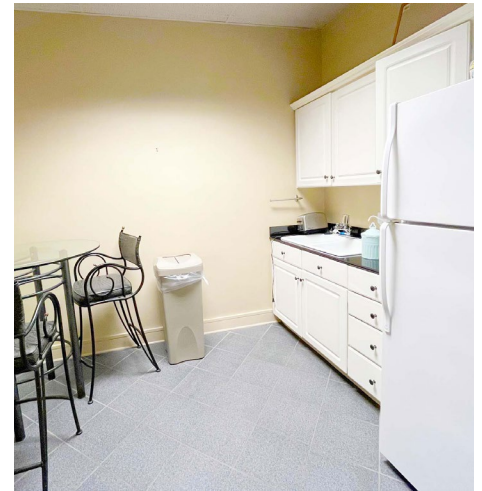
For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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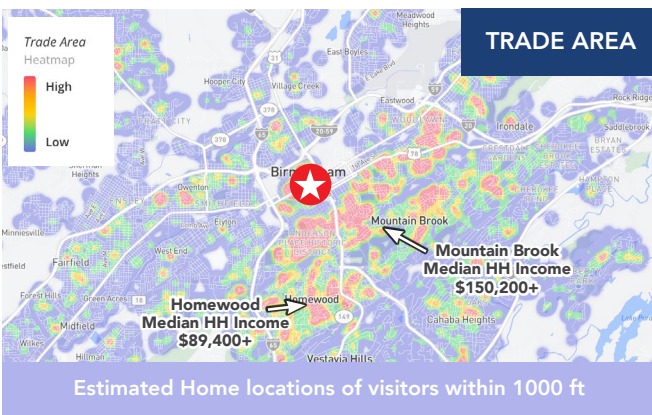
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- | | | | |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Carrington's Public House | 10. Frothy Monkey | 19. Wine Loft | 28. Brown-Marx Redevelopment |
| 3. Intermark | 11. Bocca Ristorante | 20. Adios | 29. Helen |
| 4. Bridgeworth Wealth Management | 12. Le Fresca | 21. The Margaret | 30. The Florentine |
| 5. Johnston Lofts | 13. Bamboo on 2nd | 22. Magic City Dentistry | 31. Paramount |
| 6. Mercantile on Morris | 14. Pizz Grace | 23. John Hand Club / Landing HQ | 32. Bistro 218 |
| 7. Queen's Park | 15. El Barrio | 24. Elyton Hotel | 33. The Hardwick |
| 8. Paper Doll | 16. Market Lofts on Third | 25. Cayo Coco | 34. Birmingham Animal Hospital + Resort |
| | 17. Bham Now | 26. The Essential | 35. The Tracks |

HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

The property is located along the busy 1st Avenue North corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris** mixed-use retail/residential development, **Pizitz Food Hall** and **McWane Science Center**. The properties are also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.7M
Visitors	606.5K
Visit Frequency	2.84x
Avg Dwell Time	94 minutes



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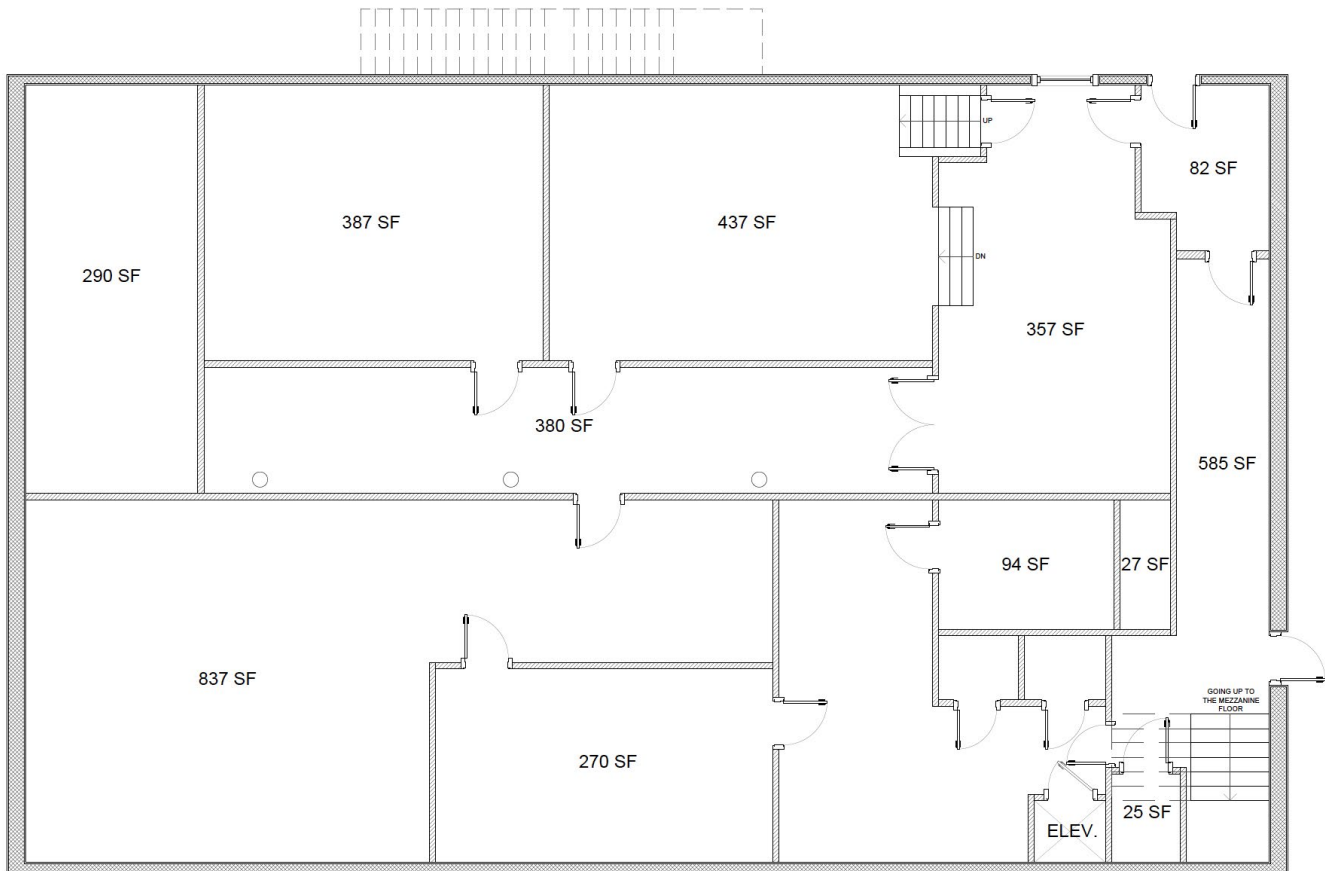
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LOWER LEVEL

±500-4,000 SF



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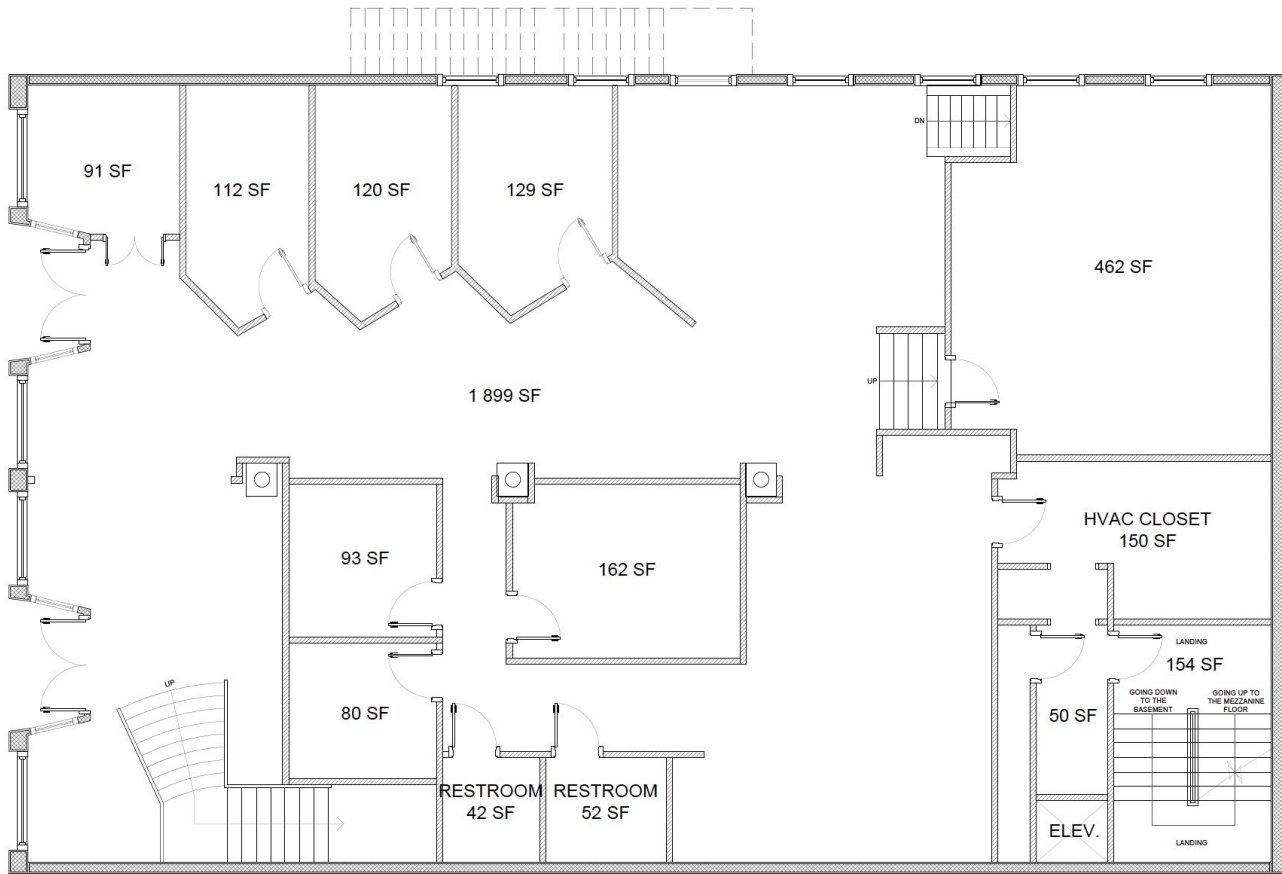
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FIRST FLOOR

±4,000 SF



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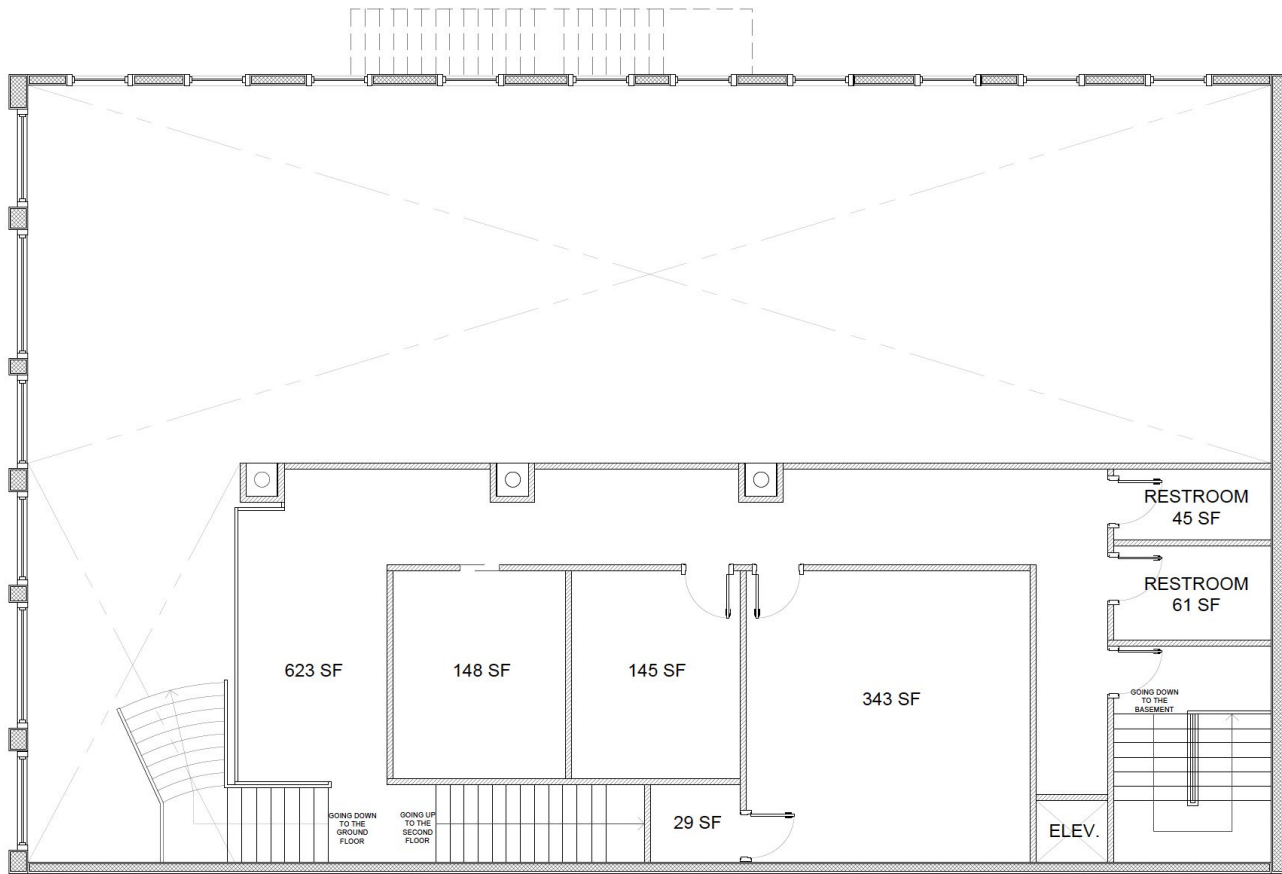
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MEZZANINE

±1,721 SF



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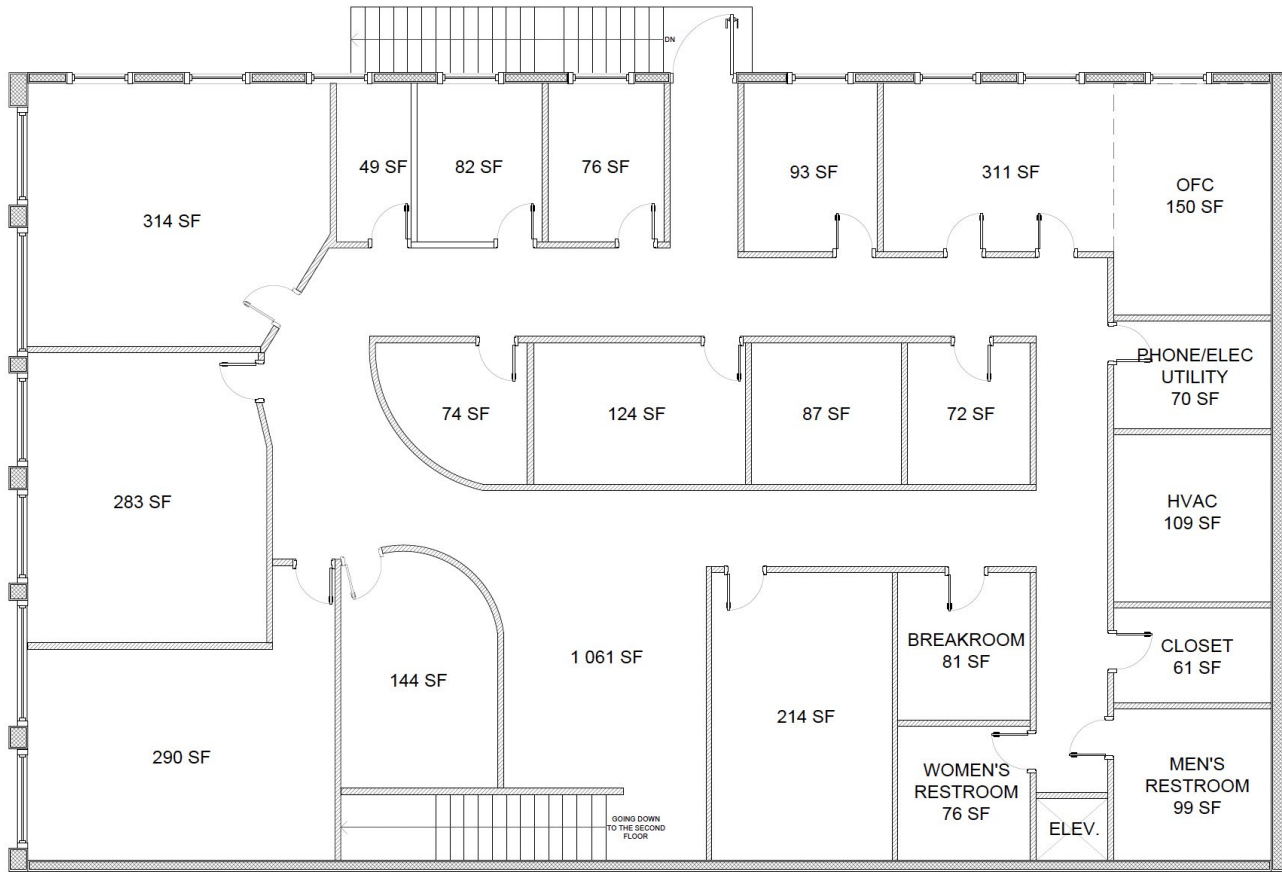
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SECOND FLOOR

±500-4,000 SF



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