



## OFFICE FOR LEASE IN MIXED-USE DEVELOPMENT

2309 1st Avenue North, Birmingham, AL 35203

Ideally located office for lease in high-end, mixed-use development along 1st Avenue North

### ARMOUR & CO. BUILDING

- **Completed in 1911**, the Armour & Company, one of the country's largest meatpacking companies, operated 2309 First Avenue North as a "branch house" distribution center.
- Because the Birmingham branch house could no longer be profitably operated as a wholesale meat distribution center, Armour & Co. withdrew all sales activities from the premises. The building has since been briefly used as a photo studio then remained vacant until 2021.
- The building began new renovation in recent years, led by local architect, Christopher Architecture & Interiors, to **transform the existing facility into a mixed-use occupancy with first floor commercial retail and restaurant with apartment units on the upper floors**. The new design preserves the historic integrity of the original building and blends modern and historic elements together for a refreshing vibe.



#### LEASE RATE:

\$28/SF modified gross



#### AVAILABILITY:

4,556 SF - 2-level space



#### YEAR BUILT:

1911 Historic Building



#### HIGHLIGHTS:

- High-end office in beautiful Armour & Co. mixed-use development
- On site parking available
- Beautiful Common Roof Top Deck!
- New restrooms
- Two stories in historical downtown building with access to Morris Ave and 1st Ave. North.
- Walking distance to nationally acclaimed restaurants and entertainment.



**HARBERT**  
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

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

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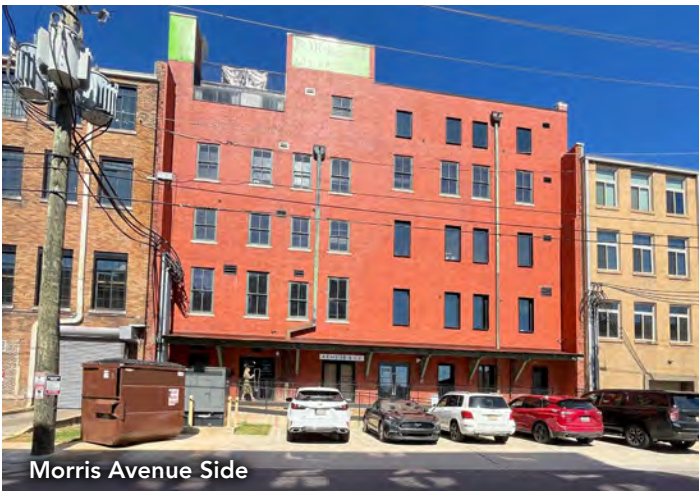
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Office Space



Office Space



Morris Avenue Side



Office Space



Rooftop Deck Amenity



Rooftop Clubhouse Amenity

- Flush with natural light
- Walking distance to nationally acclaimed restaurants and entertainment
- Tall ceilings
- Option to take space furnished
- New common areas
- **Amenities:** Amazing indoor and outdoor rooftop spaces. On-site Gym. Common lounge area(s). High-end restaurant and bar in the building with discounts and priority reservations for tenants. Opportunities for "live-work" (20 high-end apartments and discounts for office tenants).



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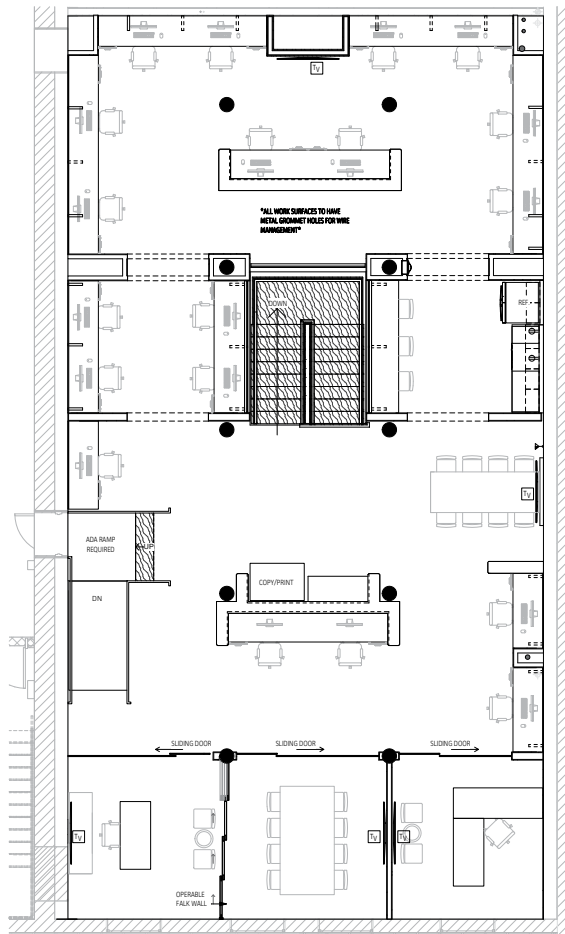
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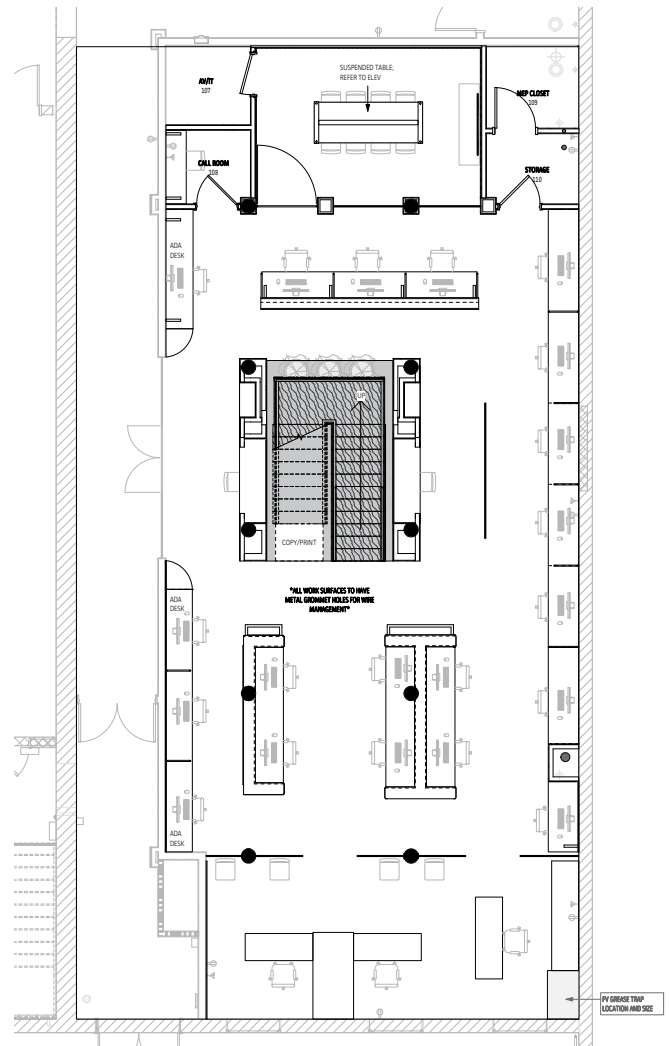
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2 | LEVEL 1 FURNITURE PLAN  
1/4" = 1'-0"



1 | BASEMENT FURNITURE PLAN  
1/4" = 1'-0"



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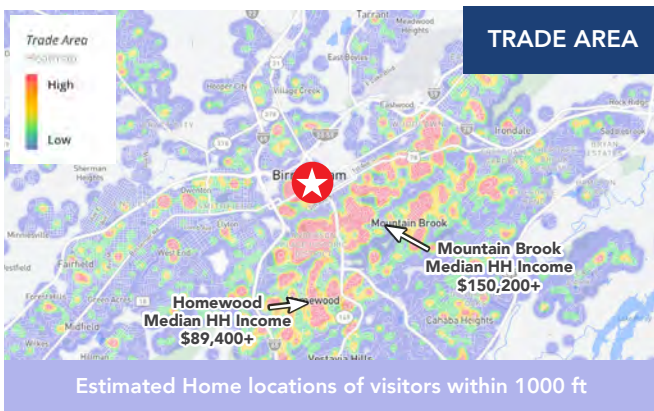
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- |                                  |                           |  |   |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now                      | 9. Neon Moon              | 18. The Kelly Birmingham Hilton Tapestry | 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.



TRADE AREA

### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	1.7M
Visitors	582.1K
Visit Frequency	2.86x
Avg Dwell Time	96 minutes



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