



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
- Join Pink Lantern & All Things Parties



LEASE RATE:
Contact Broker



SIZE:
Building: ±10,000 SF
1st Floor: *LEASED*
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



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

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±2,000 - 5,000 SF For Lease | 2nd Floor



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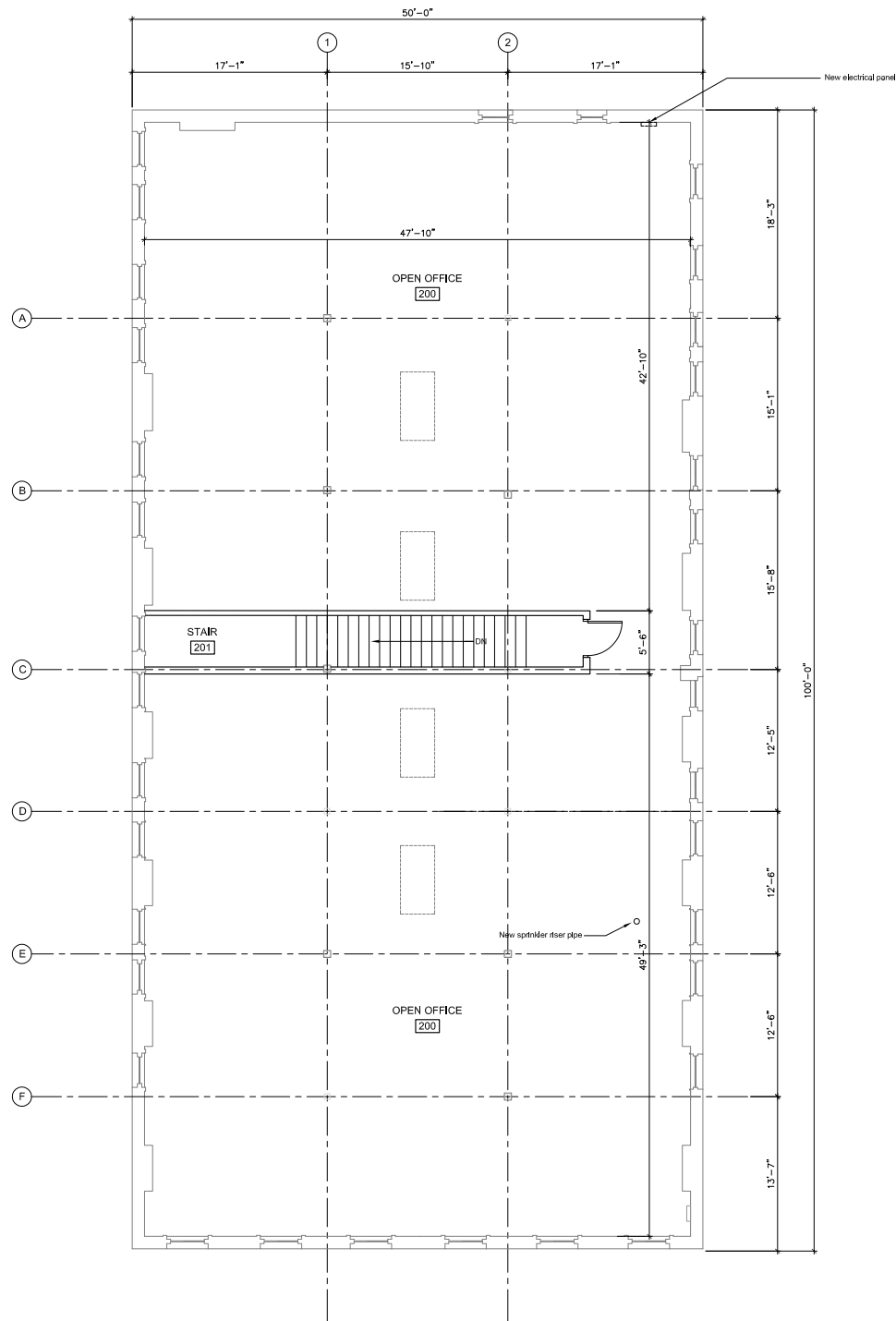
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2ND FLOOR

2,000 - 5,000 SF
AVAILABLE



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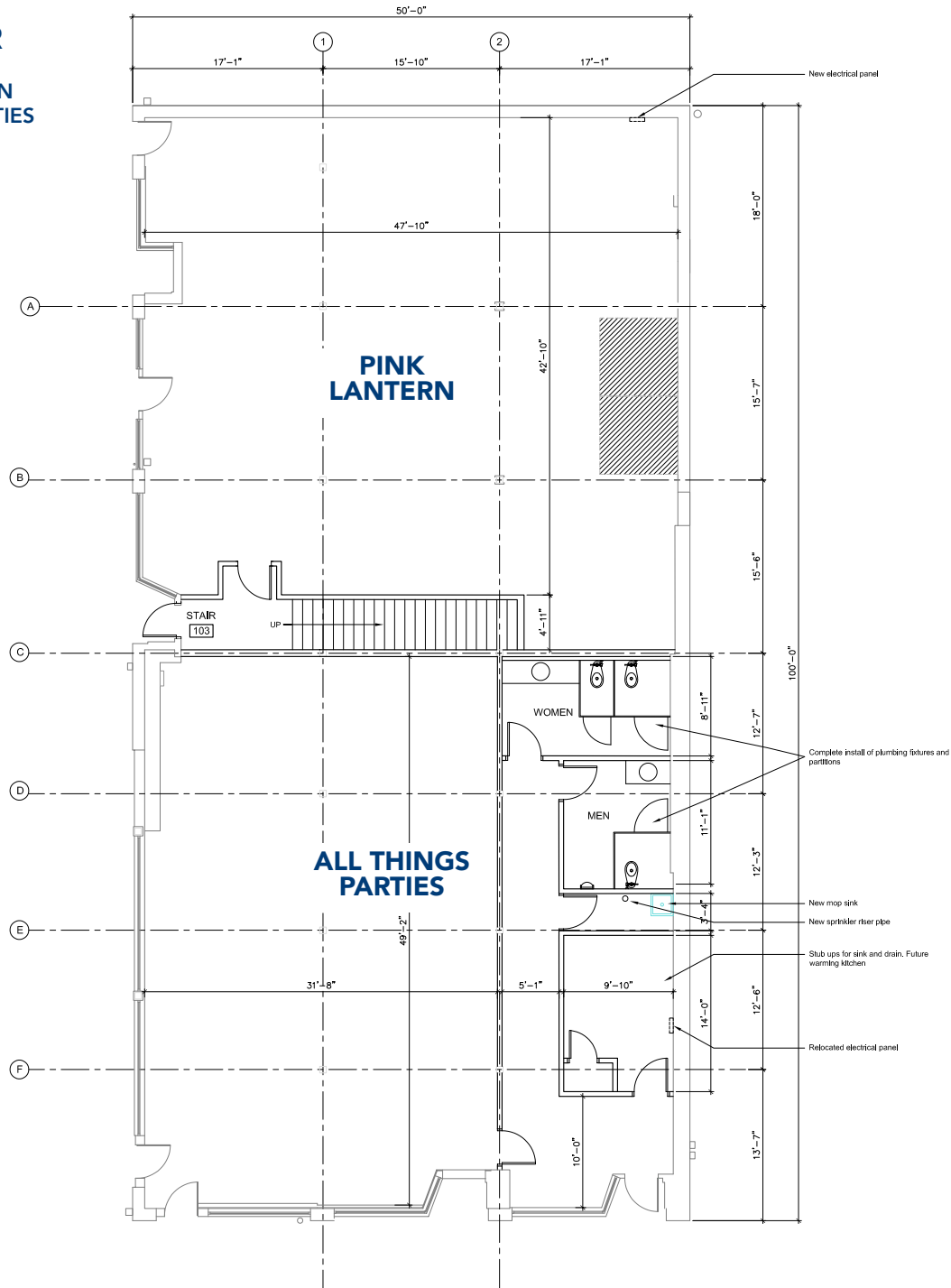
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FIRST FLOOR

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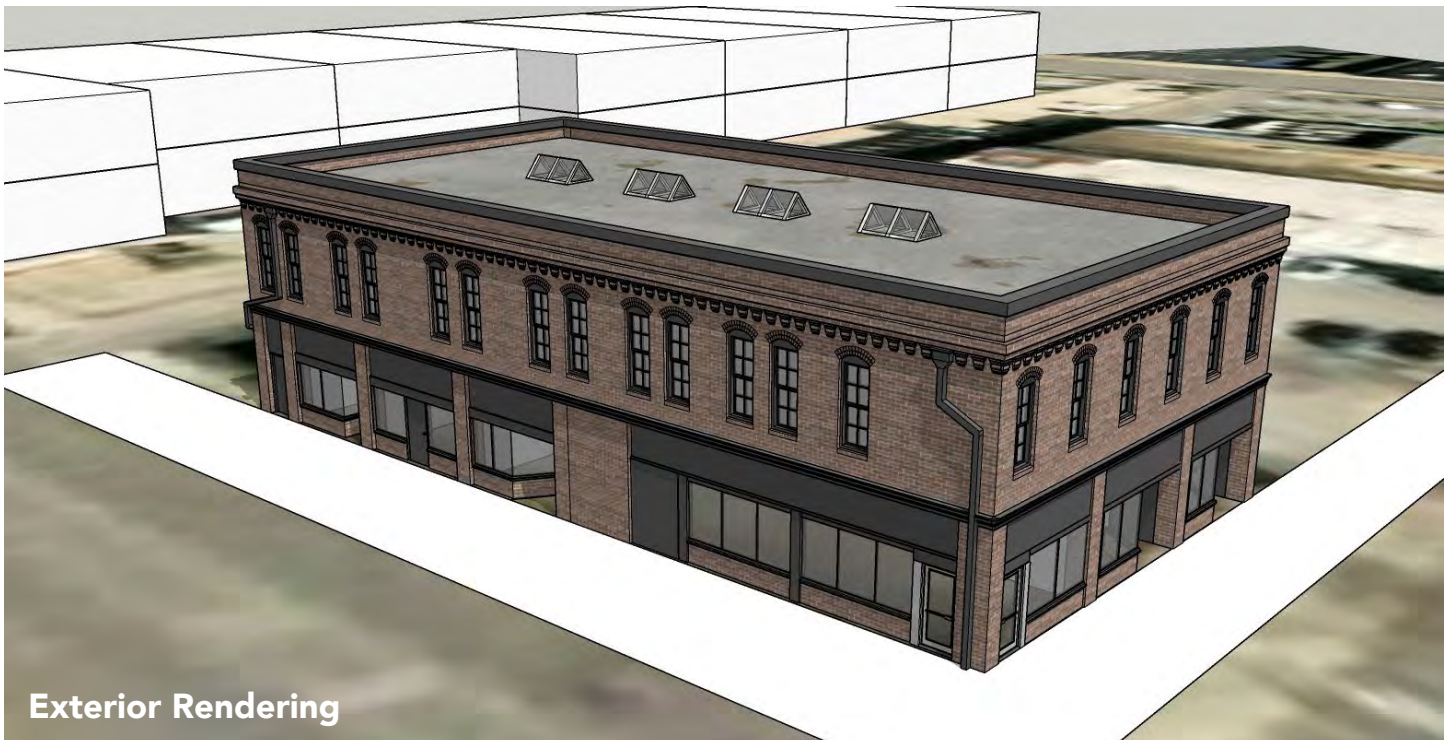
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Exterior Rendering



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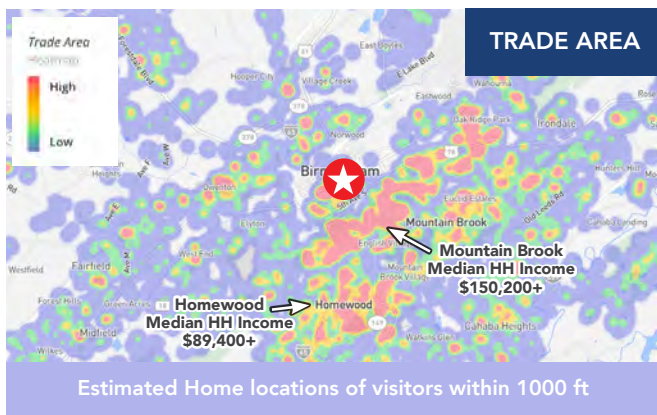
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- | | | | |
|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Carrington's Public House | 10. Frothy Monkey | 19. Wine Loft | 28. Brown-Marx 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. Pizza 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	1.2M
Visitors	423.2K
Visit Frequency	2.83x
Avg Dwell Time	81 minutes
Visitor Income	+\$60K Median HH income



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