



BRICK-AND-BEAM OFFICE FOR LEASE

2127 1st Ave N, Birmingham, AL 35203

Historical Downtown Birmingham
Office For Lease in High Growth
Corridor

PROPERTY HIGHLIGHTS

- Centrally located on 1st Ave N with easy highway/interstate access
- Zoning: B4
- Walk Score: 93 - Walker's Paradise – Walking distance to all of the downtown core and nearby retail/restaurants
- Beautiful updated interiors
- Brick-and-beam open concept appeal
- Ample natural light and bright interiors

EXCELLENT GROWTH ALONG 1ST AVENUE AND MORRIS AVE.

2127 is poised to take advantage of the recent growth taking place along 1st Avenue North and Morris Avenue. Founders Station and Mercantile on Morris, which front both 1st Ave and Morris and features upscale dining and retail space and condominiums, have been met with much excitement and bring traffic to the area. The Kelly Hotel opened in 2021, just blocks away. The Row5 development on Morris, featuring 5 luxury row-houses, was recently completed and all units have been sold. These are just a few of the exciting projects creating momentum in this high growth 1st Avenue North corridor.

ON-SITE PARKING

2127 1st Avenue features 16 dedicated, on-site parking spots for its tenants. This is very uncommon for smaller office buildings downtown and is a major competitive advantage over other office buildings in the downtown CBD.



LEASE RATE:
\$24.00/SF NNN



SIZE:
±10,000 SF Building +
16 Space Parking Lot



LOCATION:
Centrally located on 1st
Ave N with easy highway
interstate access



HISTORIC PROPERTY:
Built in 1924; Renovated
2017-2018



PARKING LOT INCLUDED:
Rare 16-Space Gated
Parking Lot Included



HARBERT
REALTY SERVICES

CASEY HOWARD

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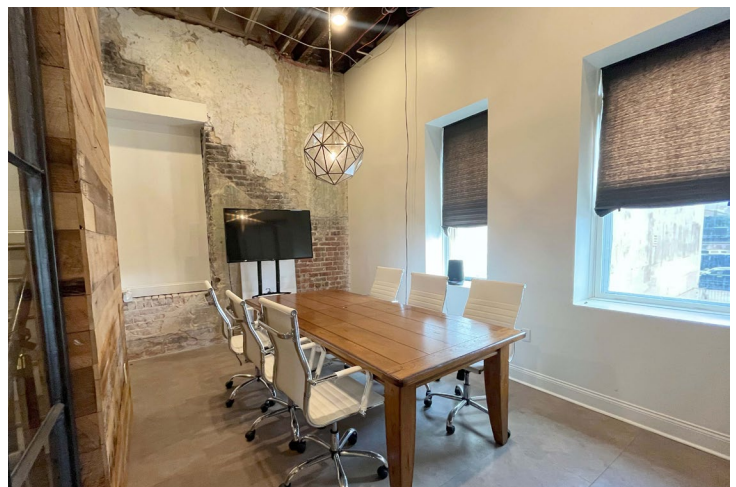
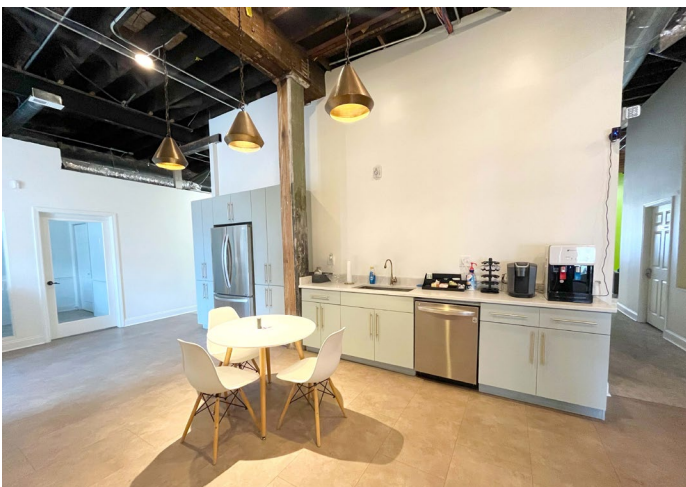
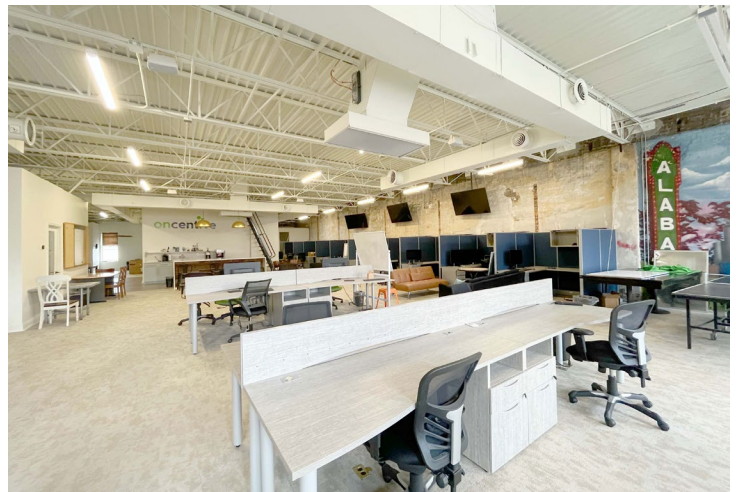
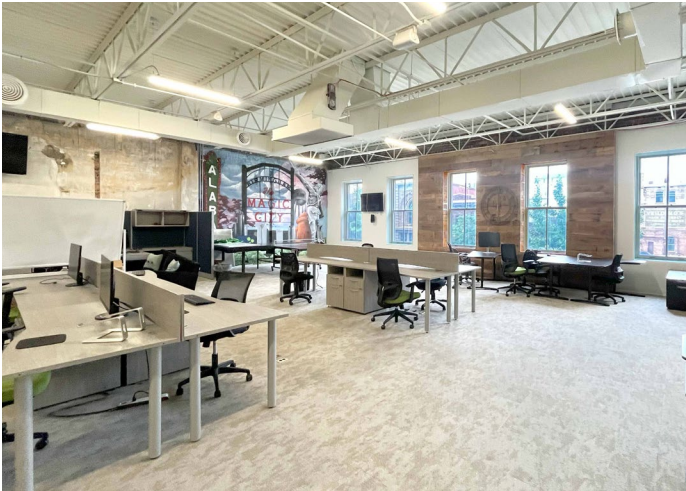
For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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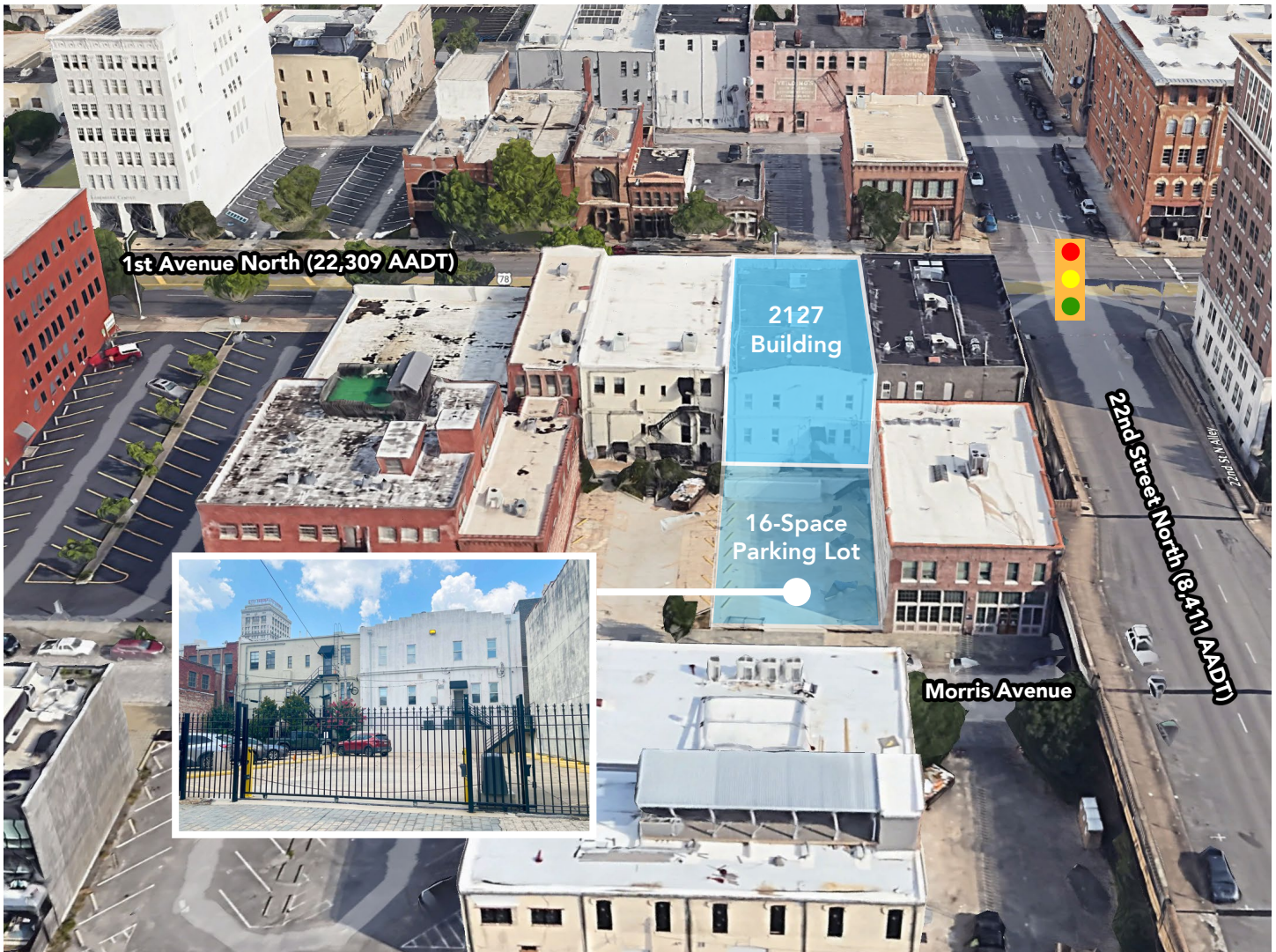
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HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

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 property is also boasts easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



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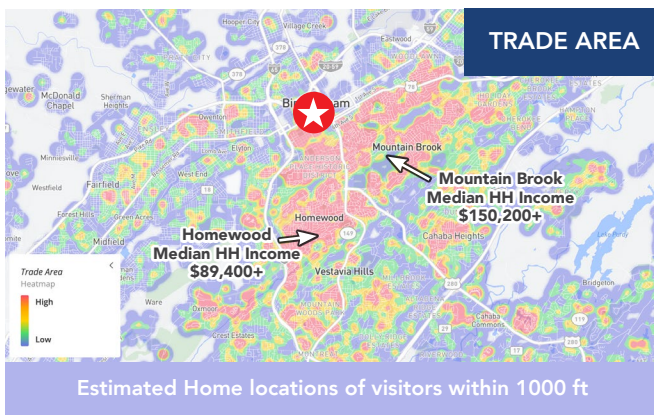
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|----------------------------------|---------------------------|--|---|
| 1. Bham Now | 9. Neon Moon | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank |
| 2. Armour House | 10. Frothy Monkey | 19. Wine Loft | 28. Brown-Marx Redevelopment |
| 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 |



TRADE AREA

12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1.5M
Visitors	487.9K
Visit Frequency	3.0x
Avg Dwell Time	147 minutes
Traffic Counts	30,720 AADT at Intersection of 1st Ave N & 22nd St

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
45,255	99,593	156,322

WALKABILITY SCORE

93/100 - Walker's Paradise

TRAFFIC COUNTS

1st Avenue North: $\pm 22,309$ AADT
22nd Street North: $\pm 8,411$ AADT



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