

FOR LEASE

417 22nd Street North

Birmingham, AL 35203



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	30,700 SF (Third Floor Only)
Market:	Birmingham
Overview:	Suitable for office or warehouse user; Former Birmingham News Production facility

WAREHOUSE HIGHLIGHTS

- Easy Access to interstates
- Open floor plan
- Oversized freight elevator
- Dock high loading
- Off-street loading zone

OFFICE HIGHLIGHTS

- Walking distance to Birmingham's best restaurants and attractions
- Amazing 3rd Floor views of downtown Birmingham

SETH BERRY, SIOR

205.369.0809
sb@shanwalt.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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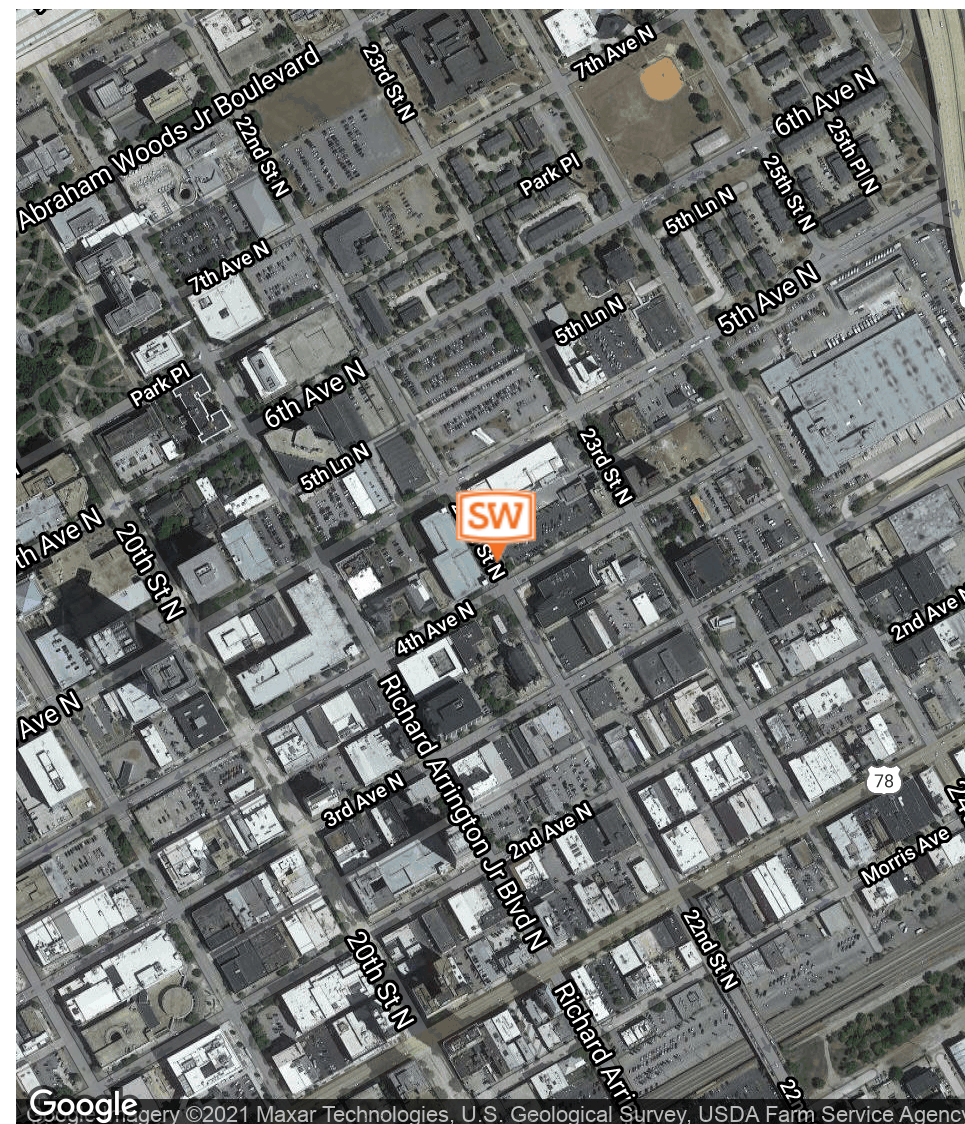
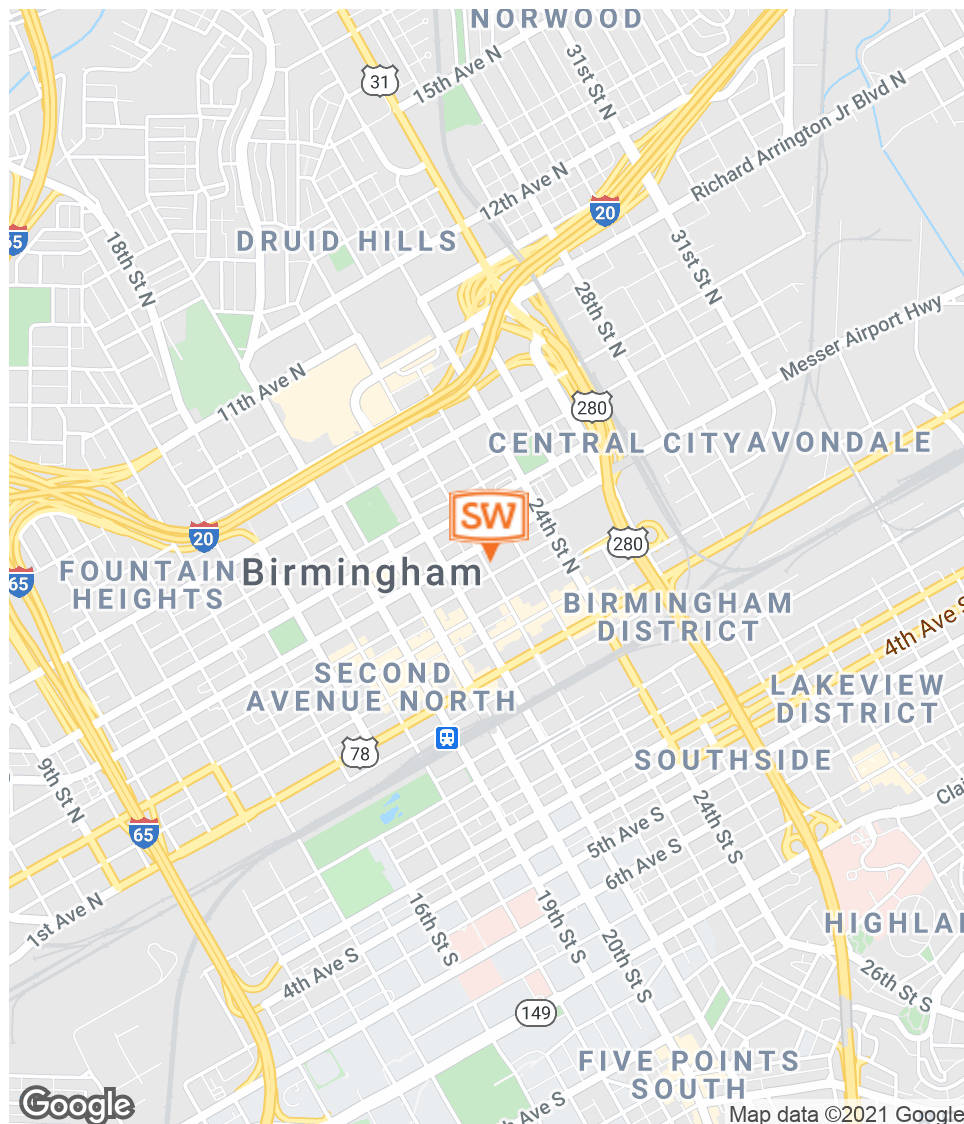
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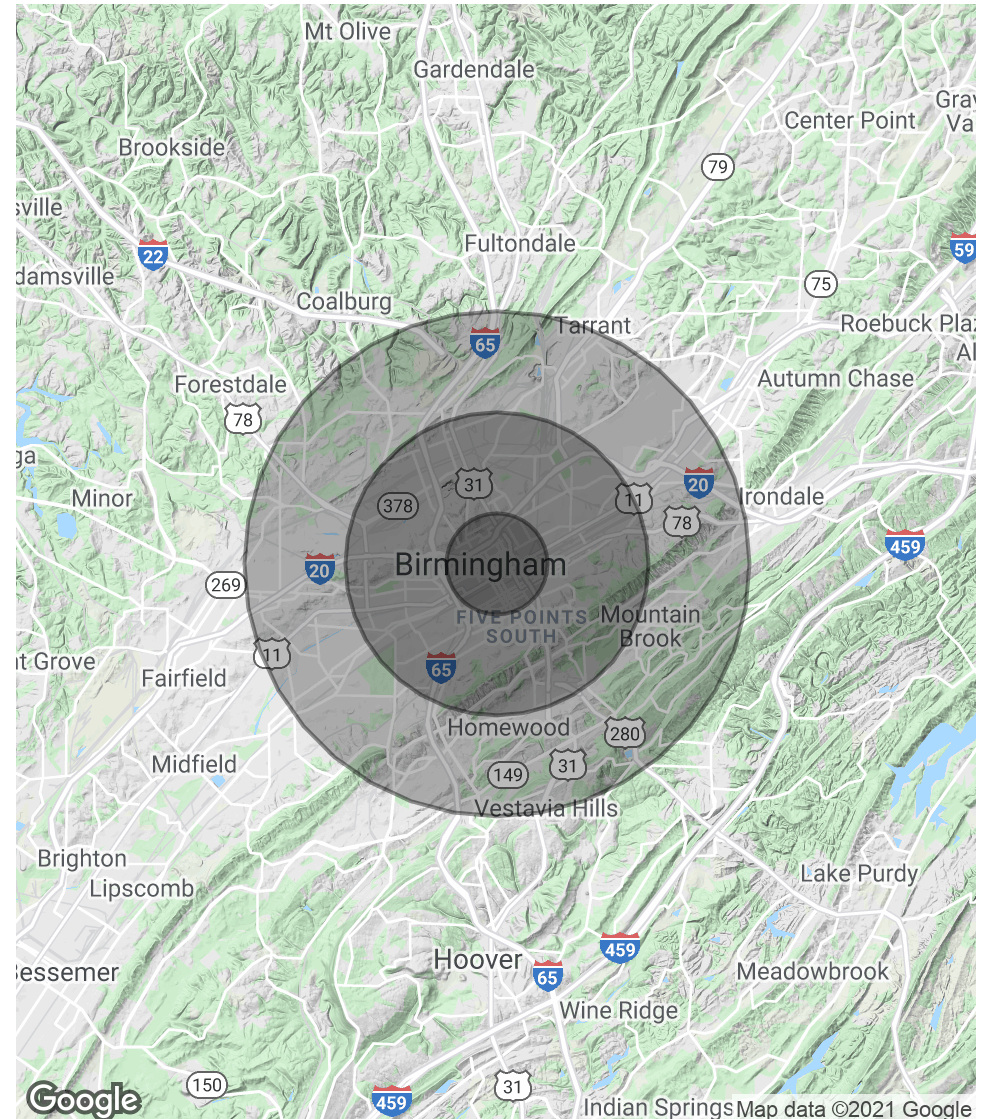


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,175	74,050	174,744
Average age	34.1	36.3	35.6
Average age (Male)	33.0	35.9	34.7
Average age (Female)	34.3	36.6	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,362	33,268	73,997
# of persons per HH	2.6	2.2	2.4
Average HH income	\$31,389	\$54,044	\$62,071
Average house value		\$192,899	\$249,733

* Demographic data derived from 2010 US Census



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