



📍 317 20TH STREET NORTH
BIRMINGHAM, ALABAMA
35203

HARBERT REALTY.COM

2 North 20th Street
Birmingham, AL 35203
205.323.2020

HARBERT®
REALTY SERVICES

CONTACT

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COME BE A PART OF THIS HISTORIC RENOVATION!

CALL FOR PRICING

Shell work was completed 2nd Quarter 2018. Building can be ready for Tenant(s) in as little as 90-120 days. Ownership ideally would like a single tenant or the building, but is willing to subdivide to accommodate 1 Tenant per floor.

HISTORIC OFFICE RENOVATION IN CBD CORE

Birmingham, Alabama's Central Business District is a growing vibrant market with many new opportunities on the rise. With approximately \$600 million invested into new projects in the downtown area, Birmingham's downtown life is growing more bustling every day.

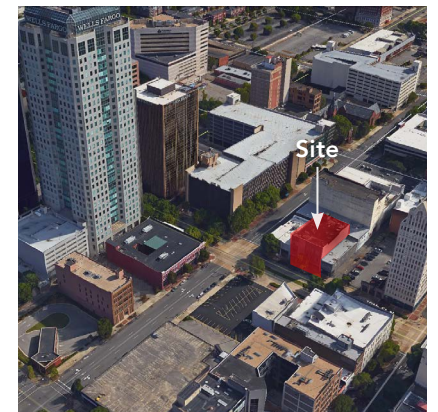
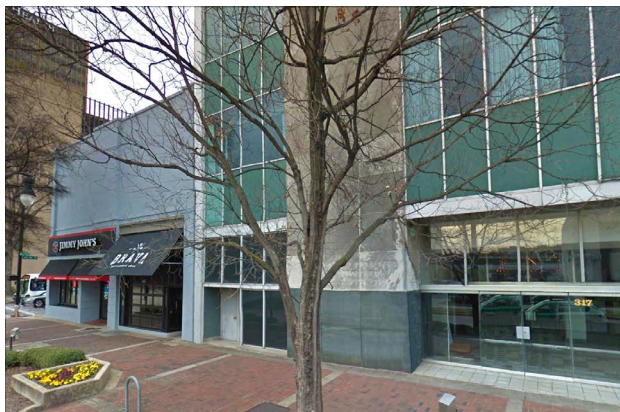
THE SITE

- +/- 6,000 - 19,500 sf
- Healthy TI packages available for strong Tenants
- Ideal for Office / Retail
- Zoned B-4 (CBD)
- Heart of the CBD
- High foot traffic area
- Building Signage opportunity
- Parking: City deck right across 4th Ave + Several other deck options in immediate area

1st Floor: +/- 6,585 rsf
2nd Floor: +/- 6,447 rsf
3rd floor: +/- 6,447 rsf
TOTAL: +/- 19,479 rsf

SITE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Daytime business population:	45,198	125,809	195,402
Population:	6,567	77,685	176,093
Average House Hold Income:	\$45,608	\$53,640	\$61,698
Traffic Counts:	over 162,000+ vehicles / day on 1-20		





FIRST FLOOR



FIRST FLOOR LOBBY



FIRST FLOOR ATRIUM



SECOND FLOOR



SECOND FLOOR ATRIUM



SECOND FLOOR



THIRD FLOOR ATRIUM



THIRD FLOOR



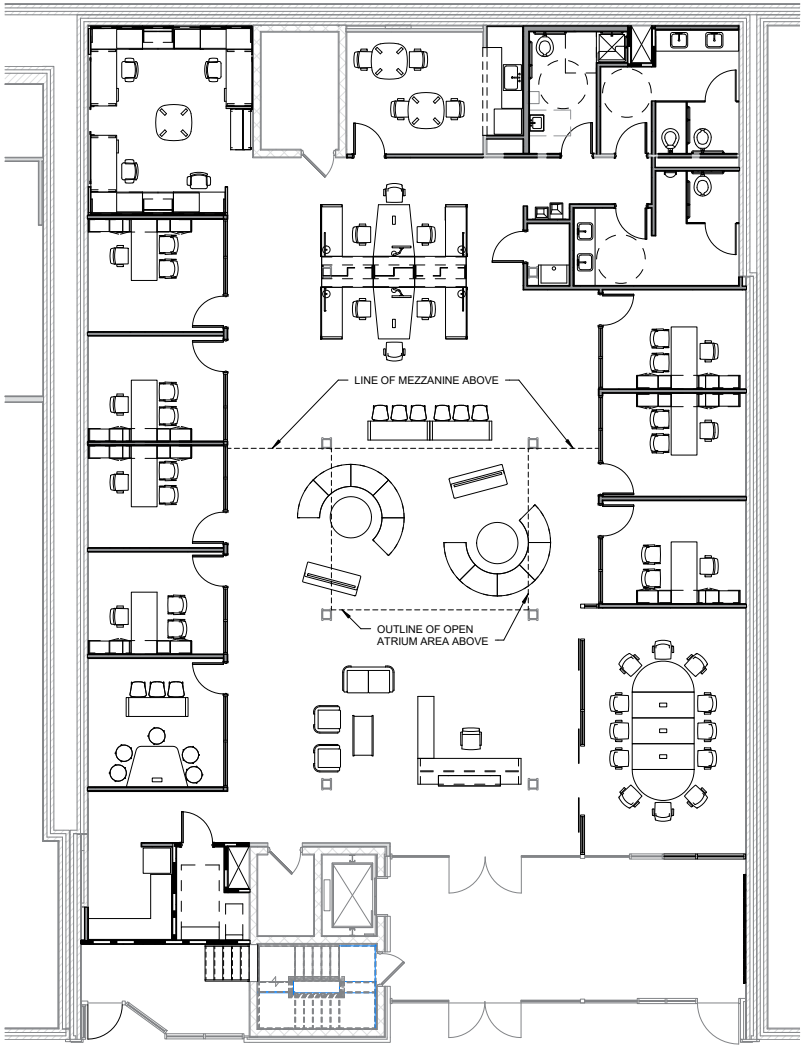
THIRD FLOOR



3D CUTAWAY - FRONT FACADE



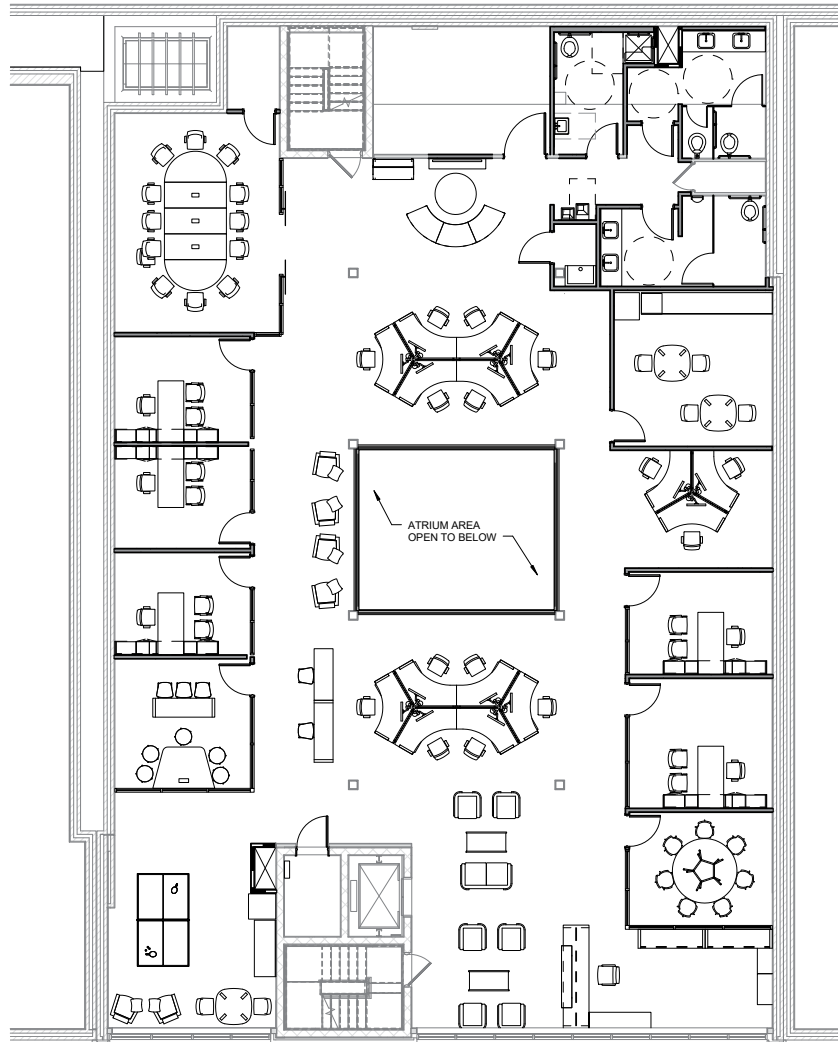
3D CUTAWAY - SECTION



1

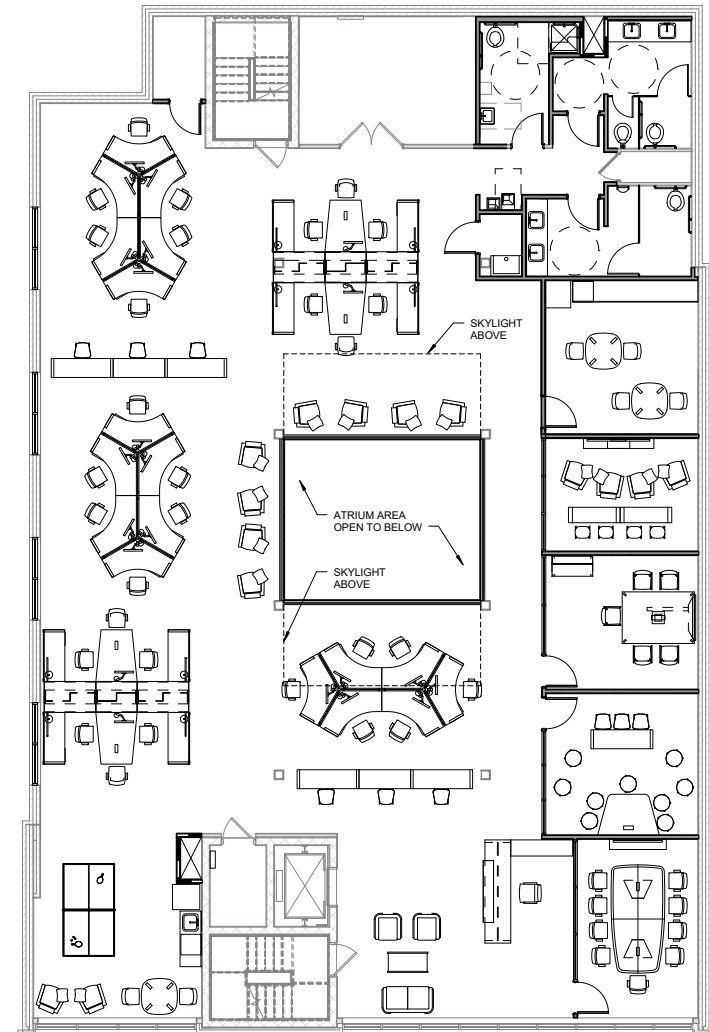
FIRST FLOOR TENANT PLAN
1/8" = 1'-0"

6,585 SF



1 SECOND FLOOR TENANT PLAN
1/8" = 1'-0"

6,447 SF



2 THIRD FLOOR TENANT PLAN
1/8" = 1'-0"

6,447 SF







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FOR MORE INFORMATION

www.HarbertRealty.com

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