



OFFICE SPACE FOR LEASE OR SALE



317 20TH STREET NORTH | BIRMINGHAM, AL 35203

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HARBERT

REALTY SERVICES

HarbertRealty.com

2 North 20th Street
Suite 1700
Birmingham, AL 35203
205.323.2020

PROPERTY OVERVIEW

LEASE RATE

RATE SLASHED
\$22/SF Full Service

SALE PRICE

Undisclosed
Price

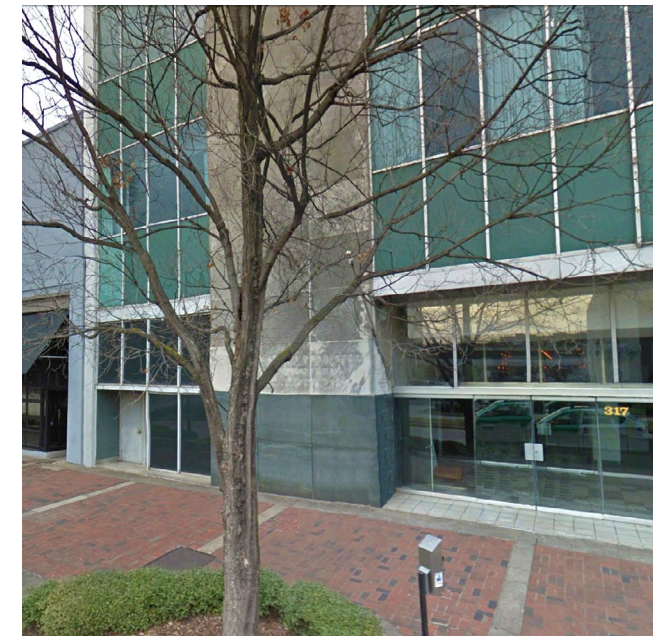
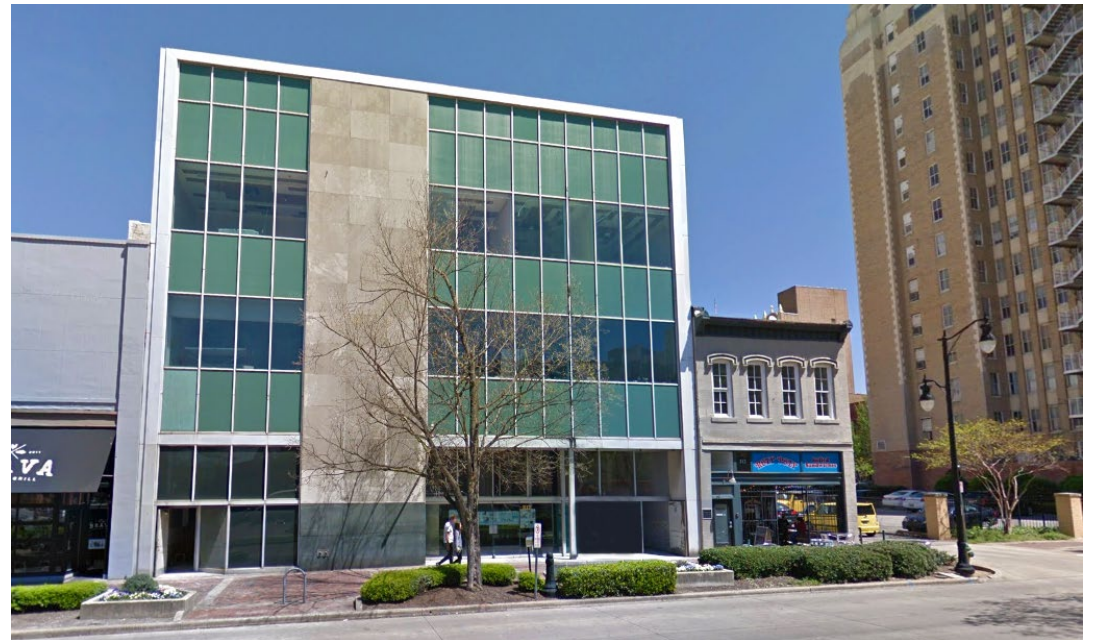
Warranties in place on shell construction as well as tax credits.

Shell work is complete. Building can be ready for Tenant(s) in as little as 90-120 days. Ownership ideally would like a single tenant for the building, but is willing to subdivide to accommodate the right tenant(s).

• Available For Lease or For Sale

- +/- 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

	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		



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

CURRENT UPDATES



FIRST FLOOR



FIRST FLOOR LOBBY



FIRST FLOOR ATRIUM



SECOND FLOOR



SECOND FLOOR ATRIUM



SECOND FLOOR



THIRD FLOOR ATRIUM

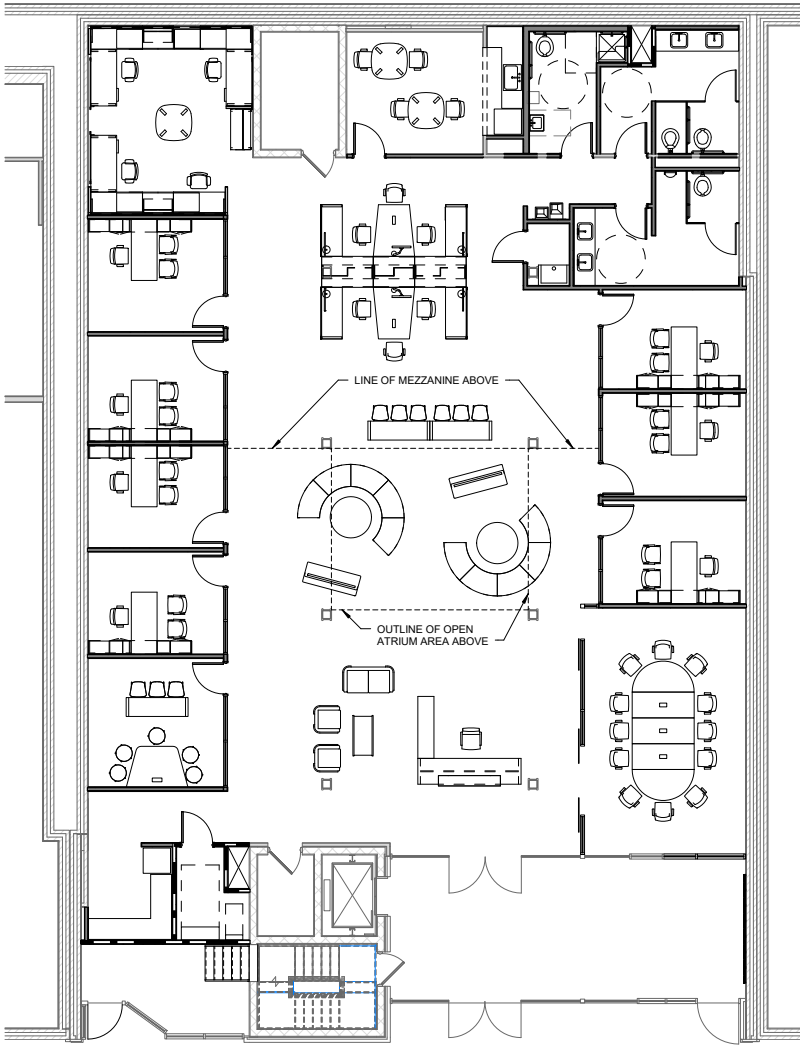


THIRD FLOOR



THIRD FLOOR

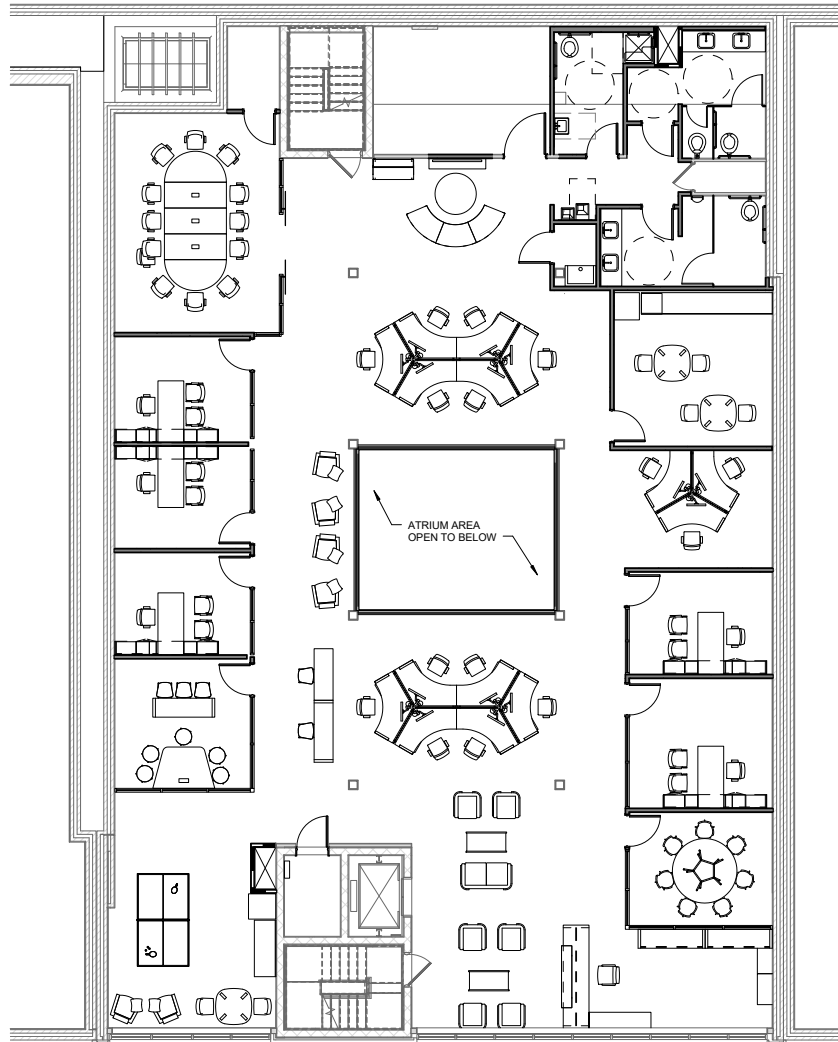
POTENTIAL FLOORPLANS



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

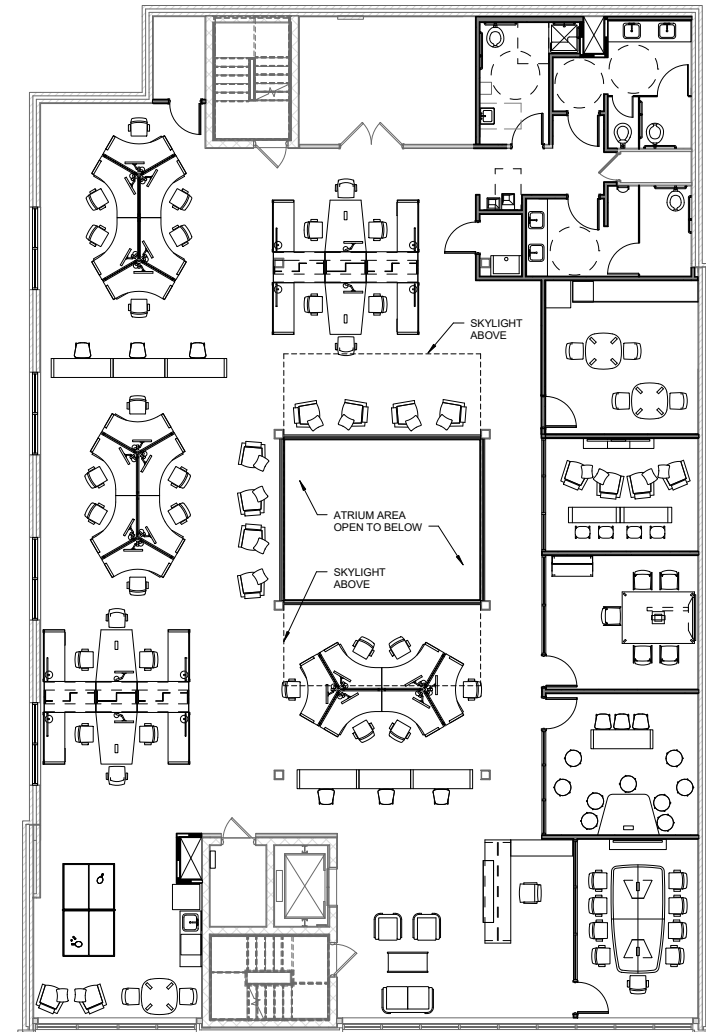
6,585 SF

POTENTIAL FLOORPLANS



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

6,447 SF



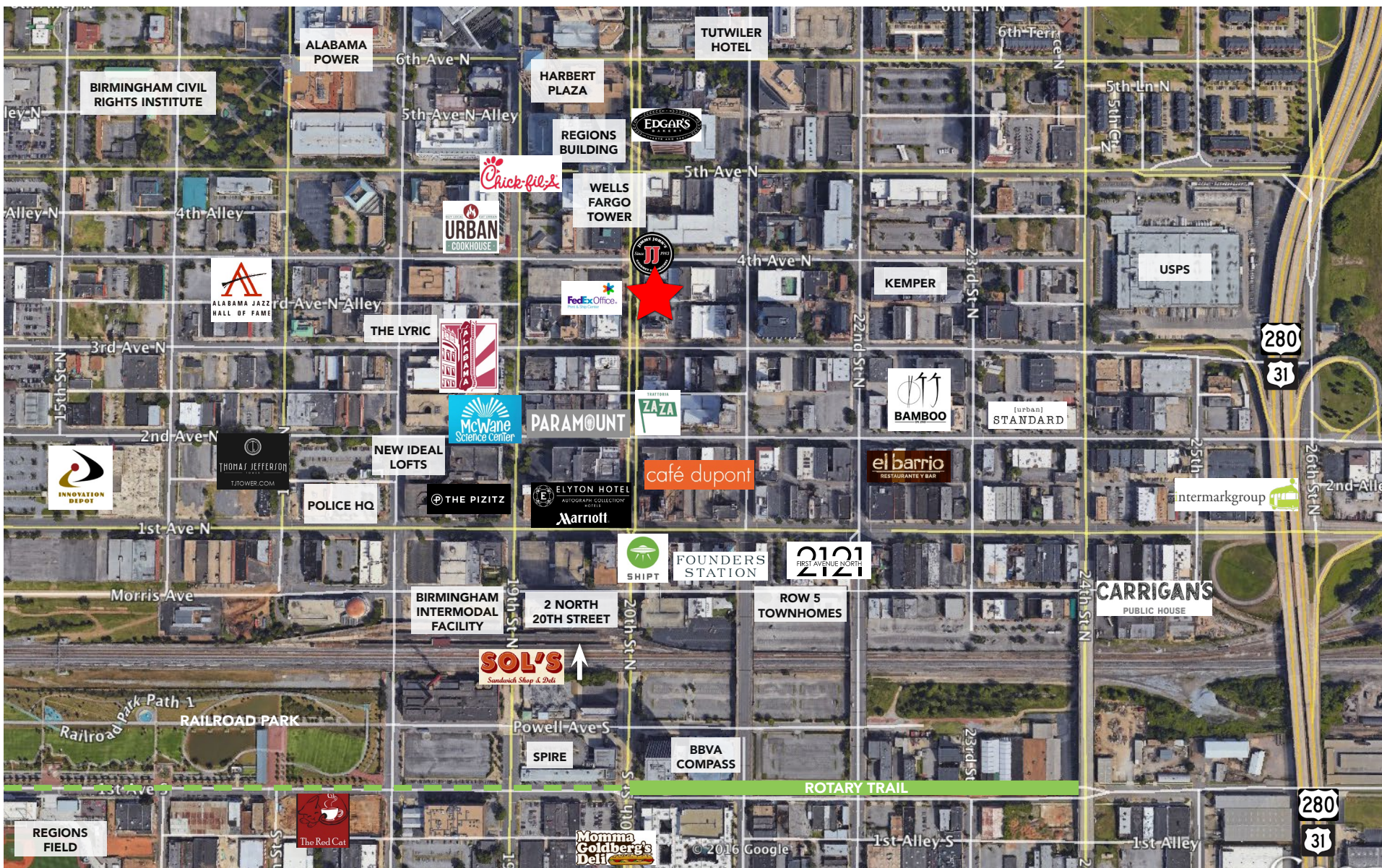
2 THIRD FLOOR TENANT PLAN
1/8" = 1'-0"

6,447 SF

FUTURE POSSIBILITIES



AREA MAP





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