

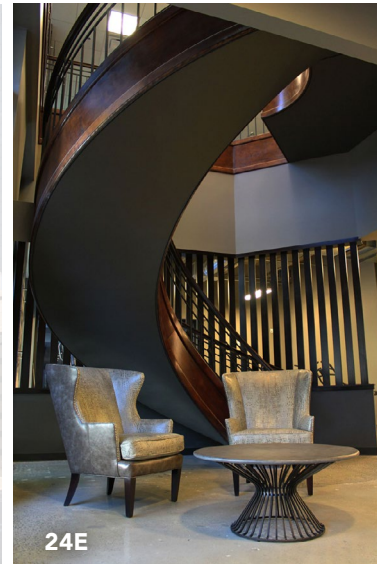
19001

SIXTH AVE

OFFICE | RETAIL | YOUR DOWNTOWN BIRMINGHAM DESTINATION

UNRIVALLED AMENITIES

The amenity package at 1901 Sixth Ave reflects both the quality of the building and tenants that have chosen the property. Offerings such as the City Club Birmingham, a full service Wells Fargo branch in the retail promenade, which offers a new 24e Health Club as well as a variety of restaurants and conveniences, mirror the amenity package found within a Class A office building in some of the nations largest metropolises, and are not found elsewhere in the city.



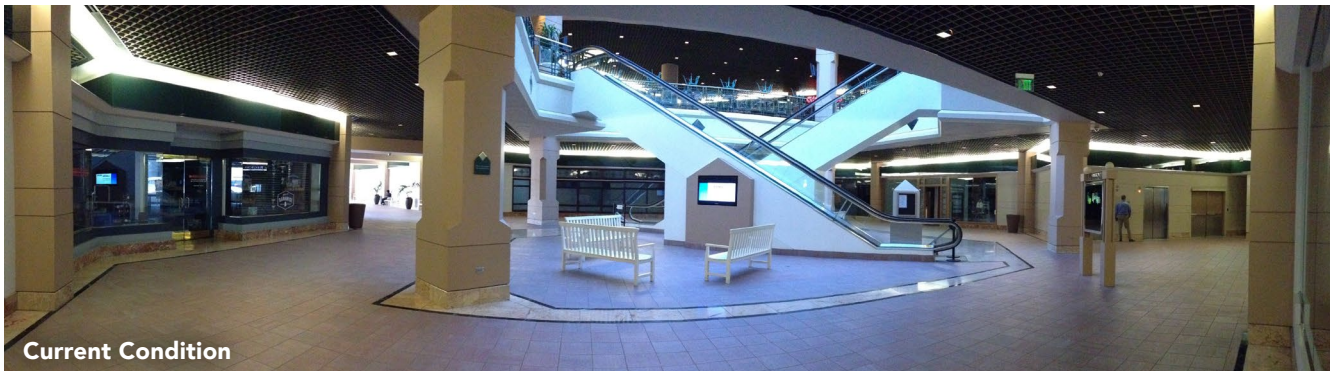
- Located in the heart of Birmingham's Central Business District
- 24/7 Security
- On-site management
- Service providers - chiropractor, coffee, hair salon, banking, dining options

- Car Wash & Detail Shop
- City Club located on floors 30-31
- Loading dock
- Over market parking
- Informal meeting spaces

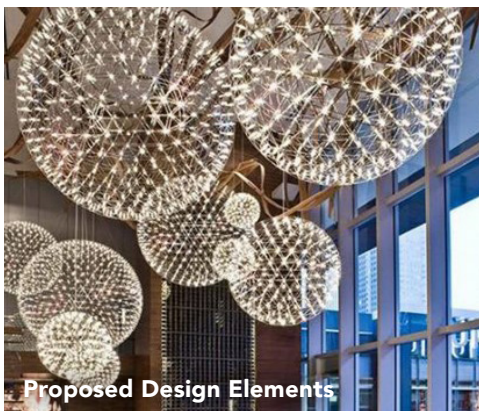
THE FUTURE LOOKS BRIGHT



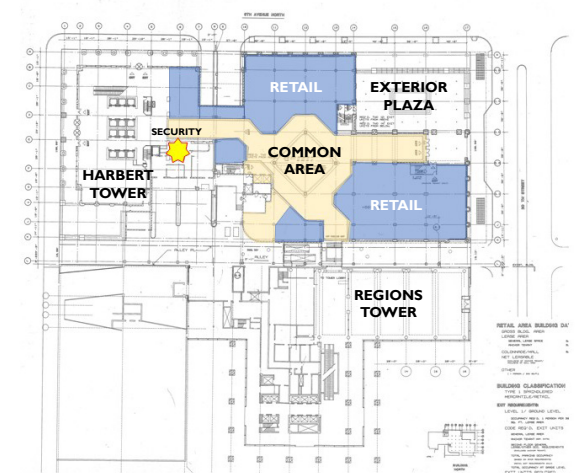
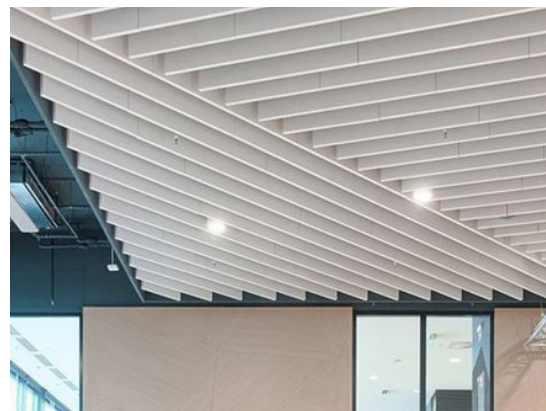
UNDER RENOVATION - Proposed Updates



Current Condition



Proposed Design Elements



GROUND LEVEL PLAN

The updated design aims to bring the current outdated retail area into the modern day with clean, polished finishes. The new design will center around warm white colors, indirect lighting sources, light wood textures and polished glass walls. The current mezzanine will be removed to make better use of available square footage above. An open seating area with glass walls will be centrally located in the space, offering ideal seating for informal meetings or a relaxing place to enjoy a cup of coffee before work. Soon the space will be light, bright and inviting, providing a favorable environment for retail tenants, customers and office tenants.

1901 SIXTH AVE

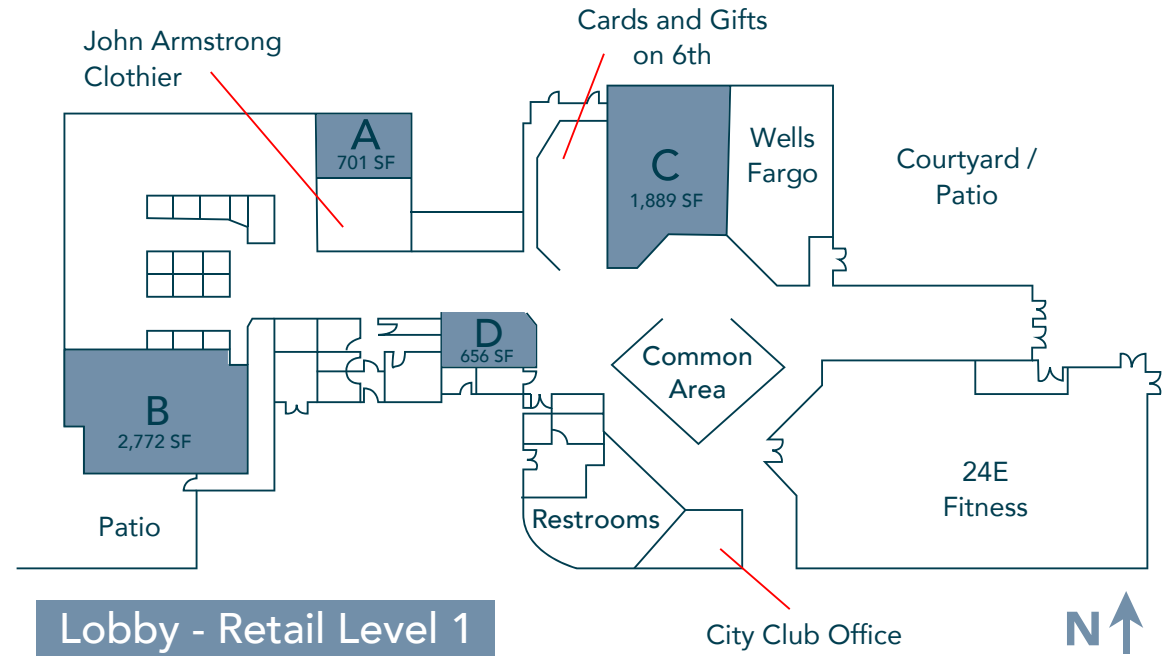
AVAILABLE

A: 701 SF

B: 2,772 SF

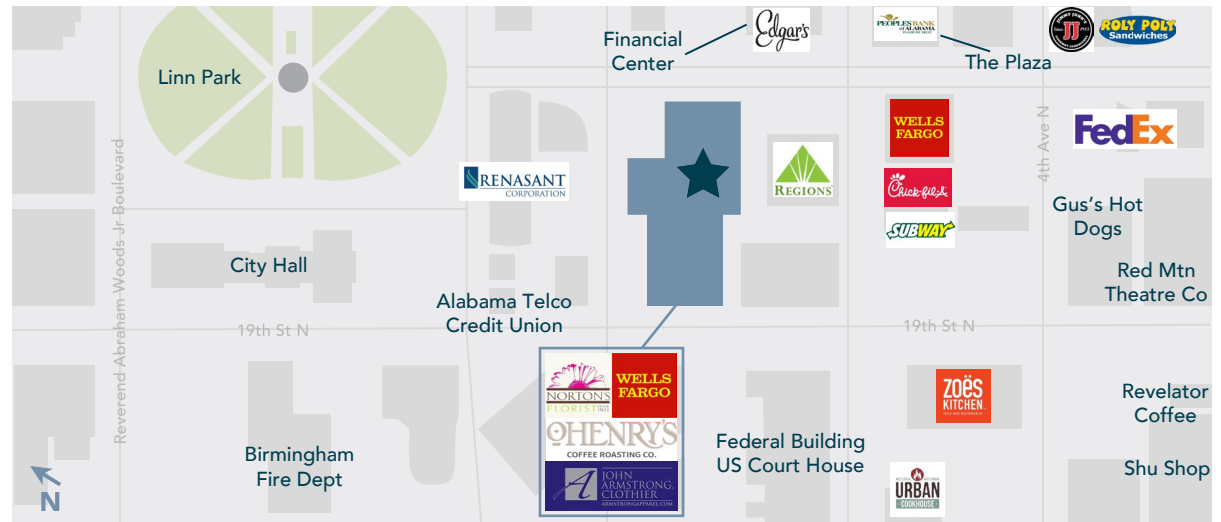
C: 1,889 SF

D: 656 SF



Retail Space For Lease

- Call For Pricing
- Ground level retail lease opportunities now available - undergoing extensive upgrades!
- Signage opportunities available
- TI packages available
- Entrances from 20th Street & 6th Ave N
- Patio / Courtyard space available
- 613,764/SF Total Complex
- 569,845/SF Office



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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