

**FOR LEASE**

# University Park

1201 2nd Avenue South, Birmingham, AL 35233



**SHANNON  
WALTCHACK**



SPACES	LEASE RATE	SPACE SIZE
Suite 1201	\$16.00 SF/yr	3,255 SF
Suite 1209	\$16.00 SF/yr	4,016 SF

## PROPERTY DESCRIPTION

- Located in the Medical/Parkside District
- Excellent access to I-65
- Good fundamentals - signage, visibility, access and parking
- Medical and Non-Medical office and retail users
- Located adjacent to several of Birmingham's newest developments
- Parking: In addition to ample spaces in the lot immediately outside each suite, there are numerous street spaces around the perimeter as well as a 30-space private lot across the street which can be reserved

**LEN SHANNON, CCIM, CPM**  
205.222.1664  
ls@shanwalt.com

**JACKSON PARKER**  
256.221.1273  
jp@shanwalt.com

**WE LOVE  
REAL ESTATE**



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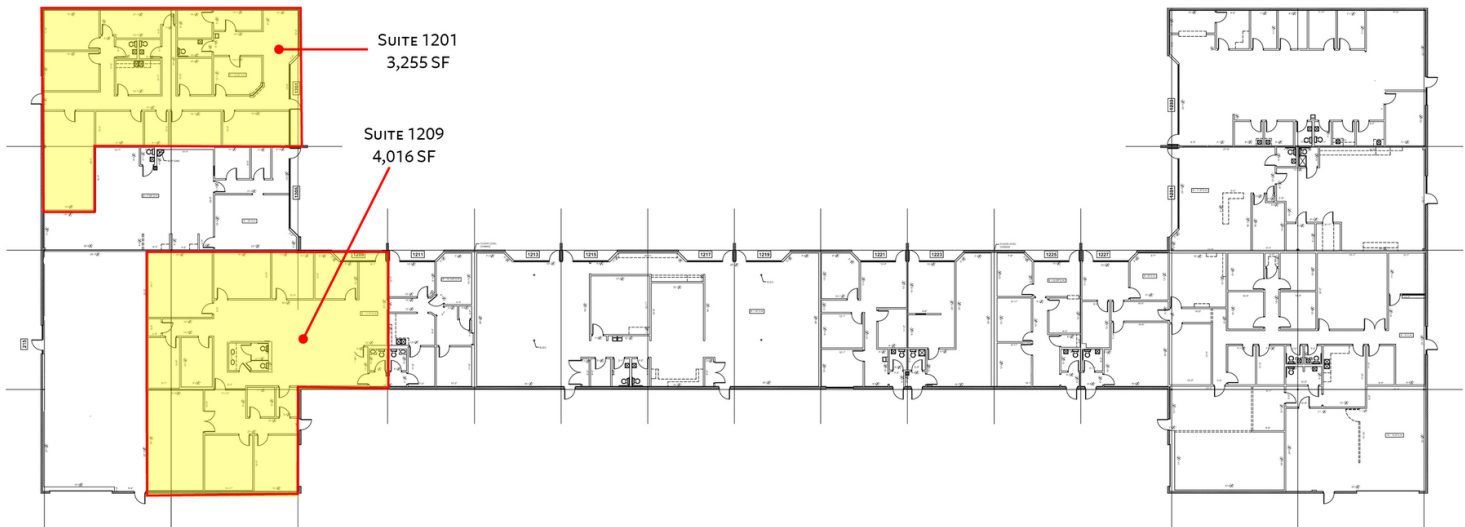
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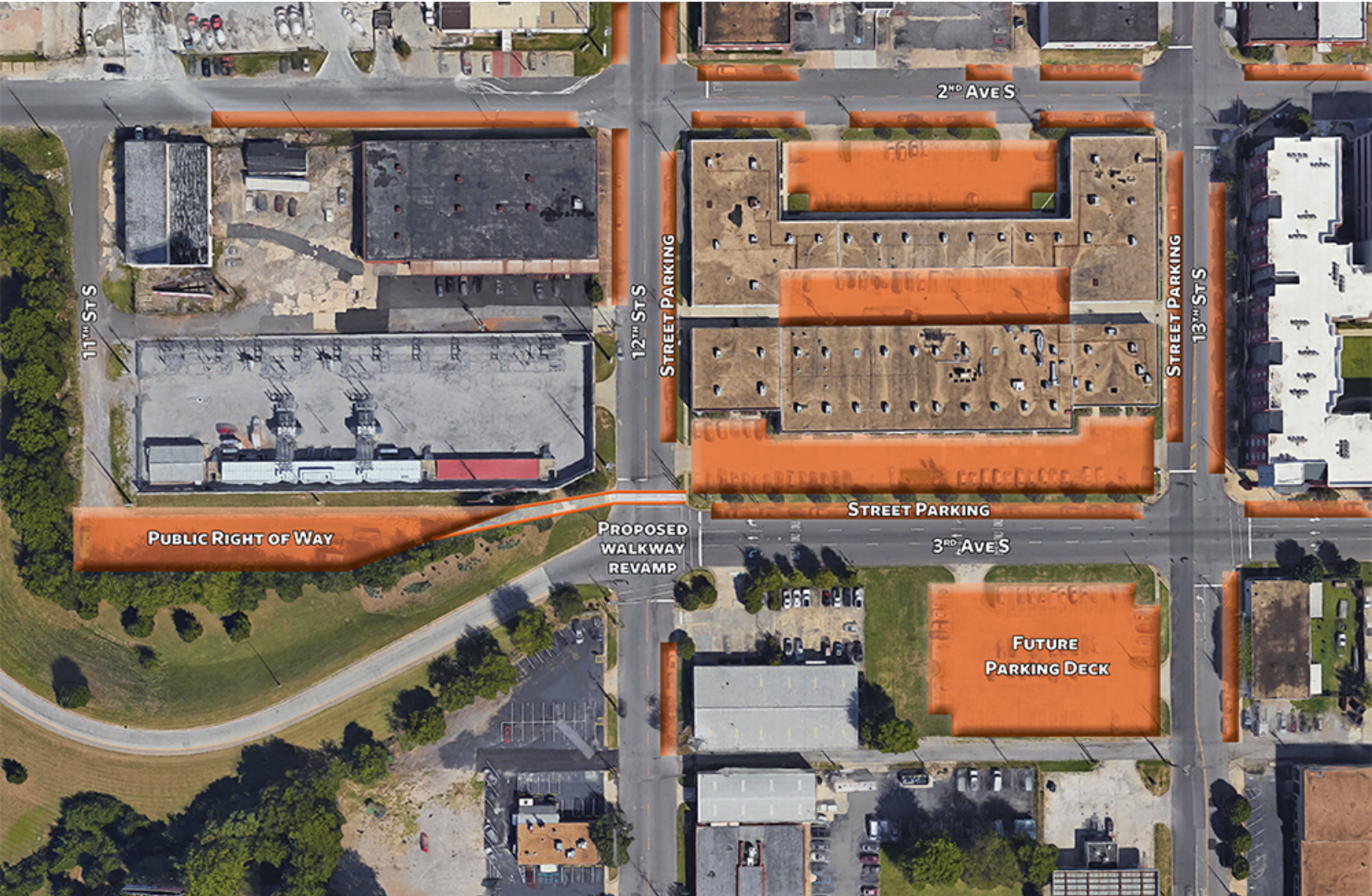
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## Parking Options

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