

# MAGIC CITY CASKET BUILDING

BIRMINGHAM, AL

OFFICE SPACE FOR LEASE

**HARBERT**<sup>®</sup>  
REALTY SERVICES

## IMMEDIATE AVAILABILITY

- +/- 800 SF Available
- Call For Pricing
- Can be divided into single executive suites
- Shared breakroom / conference room

## UNIQUE / HISTORIC OFFICE

- Executive Suites Available: Call For Pricing
- Class A professional, two story, multi-tenant office building
- Rotary Trail runs directly in front of building along 1st Avenue South
- Centrally located in Downtown Birmingham
- Excellent access to US 280 and 1st Avenue South

### DEMOGRAPHICS

#### POPULATION

1 mile 8,011  
3 miles 76,315  
5 miles 171,822

#### AVERAGE HOUSEHOLD INCOME

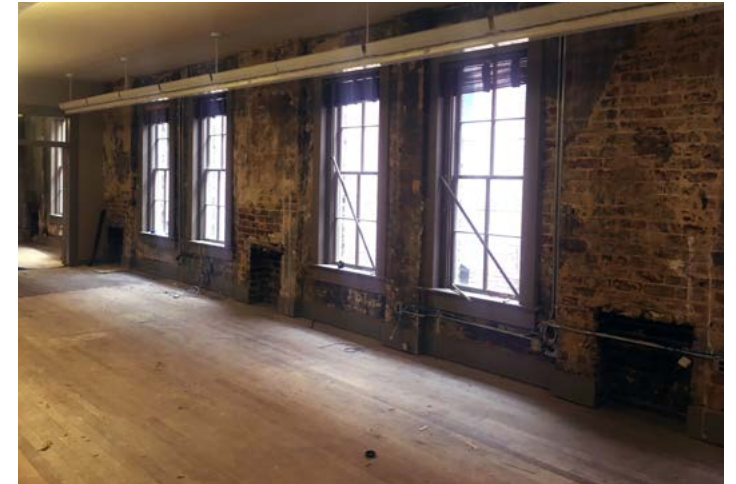
1 mile \$39,008  
3 miles \$57,589  
5 miles \$62,056

#### DAYTIME BUSINESS POPULATION

1 mile 68,774  
3 miles 137,681  
5 miles 206,719

#### TRAFFIC COUNTS

over 160,000 vehicles/day  
within 1 mile of the site



## BUILDING IMAGES



### THE APPEAL

- Charming Historic Downtown Office Building on First Avenue South along new Rotary Trail.
- Walkability to all new entertainment venues including Regions Field, Railroad Park, Powell Steam Plant, Entertainment District, and Publix (20 Midtown).
- First Avenue South is a high demand corridor due to its proximity to the Central Business District, Southside and Lakeview Districts.
- Neighbors include art galleries, architectural firms, banks, retail, legal firms and more.



