GROUND FLOOR OFFICE SPACE FOR LEASE

7,988 SF 1st Floor

Rate: \$18/SF (net of janitorial)

Beautiful new modern office buildout with historic charm that includes:

- New Santo's Coffee Shop on site
- 7 private offices
- large kitchen/break room
- storage
- reception area

- large conference room
- open work area
- copy room
- studio space
- open seating area
- Completely renovated 3-story brick building with rich history formerly the city of Birmingham Department of Revenue
- Building has both rear and front entrances and stairwells
- ADA elevator
- Parking spaces available \$100/month
- 1/2 block to city parking deck. Street parking in front of the building
- Walking distance to business district, restaurants, parks, bars, McWane
 Center and Pizitz Building.
- Fantastic new Santo's Coffee Shop on site





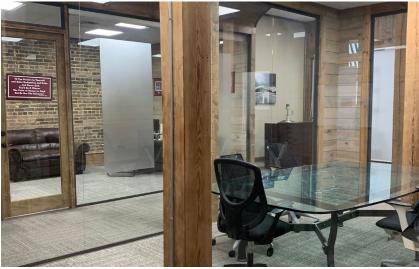
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior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

Casey Howard choward@harbertrealty.com 205.202.0814

2 North 20th Street Suite 1700 Birmingham, AL 35203







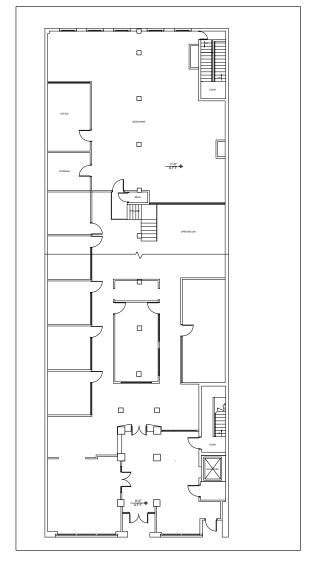


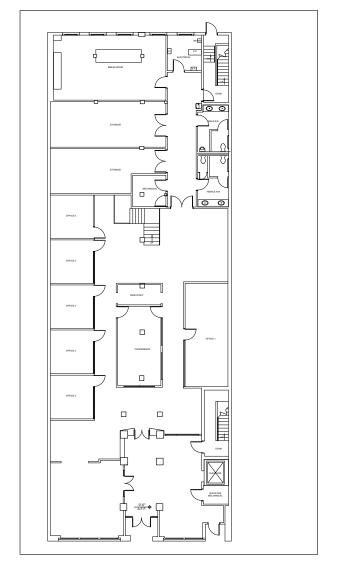


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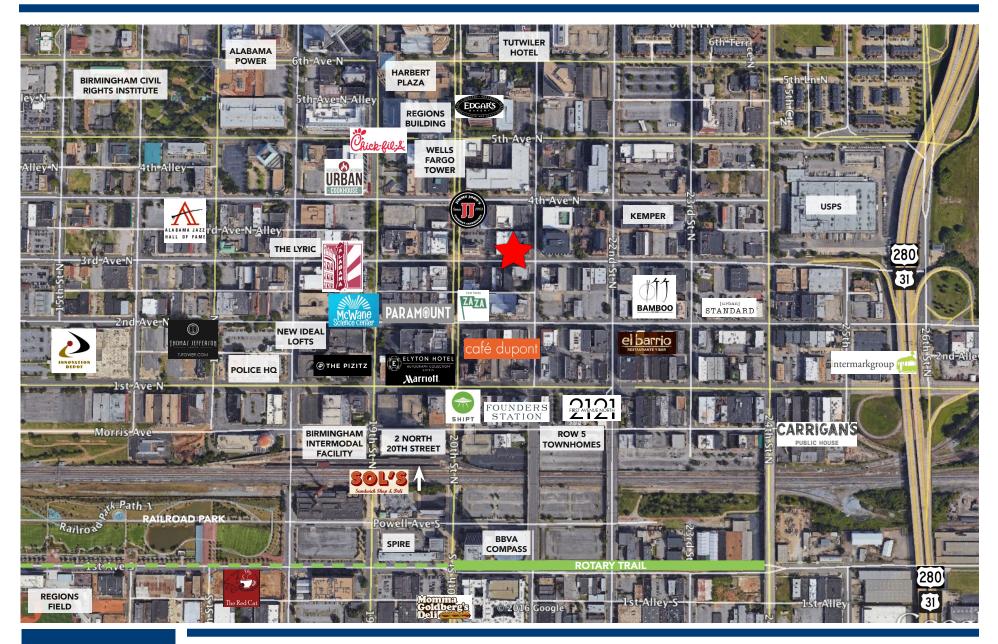




2 EXISTING MEZZANINE FLOOR PLAN
(A2.1) 1/8*=1'-0*

1 EXISTING FIRST FLOOR PLAN
(A2.1) 1/8"=1"-0"







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2024 3RD AVENUE NORTH, BIRMINGHAM, AL



A BPA Morris Ave Lot 1

20th Street & Morris Avenue Birmingham, AL 35203

Daily Parking: \$3.00 Monthly: \$51.00

BPA Morris Ave Lot 2

23rd Street & Morris Avenue Birmingham, AL 35203

Daily Parking: \$3.00 Monthly Parking: \$43.00 2 BPA Deck 2

801 North 19th Street Birmingham, AL 35203

First Hour: \$3.00 Monthly Parking: \$70.00

3 BPA Deck 3

401 North 20th Street Birmingham, AL 35203

Two Hours: \$3.00 Monthly Parking: \$100.00 - \$110.00 BPA Deck 4

2128 4th Avenue North Birmingham, AL 35203

Two Hours: \$3.00 Monthly Parking: \$95.00

BPA Deck 5

2012 5th Avenue North Birmingham, AL 35203

Two Hours: \$3.00 Monthly Parking: \$100.00 - \$110.00 6 BPA Deck 6

2010 2nd Avenue North Birmingham, AL 35203

Two Hours: \$3.00 Monthly Parking: \$100.00 - \$110.00

BPA Deck 7

509 North 17th Street Birmingham, AL 35203

Two Hours: \$3.00 Monthly Parking: \$85.00



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