

GROUND FLOOR OFFICE SPACE FOR LEASE

7,988 SF 1st Floor

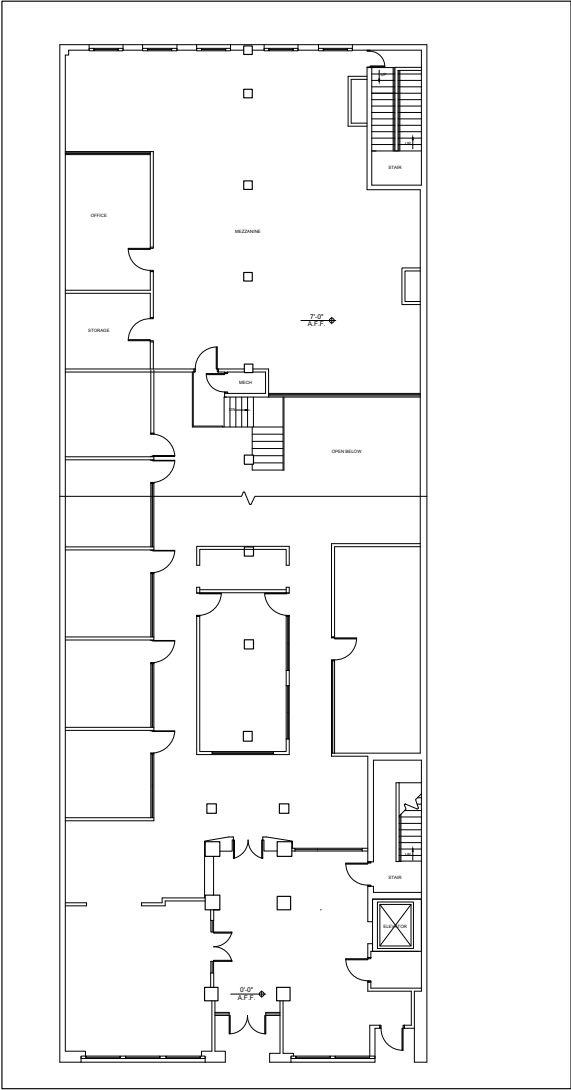
Rate: \$18/SF (net of janitorial)

Beautiful new modern office buildout with historic charm that includes:

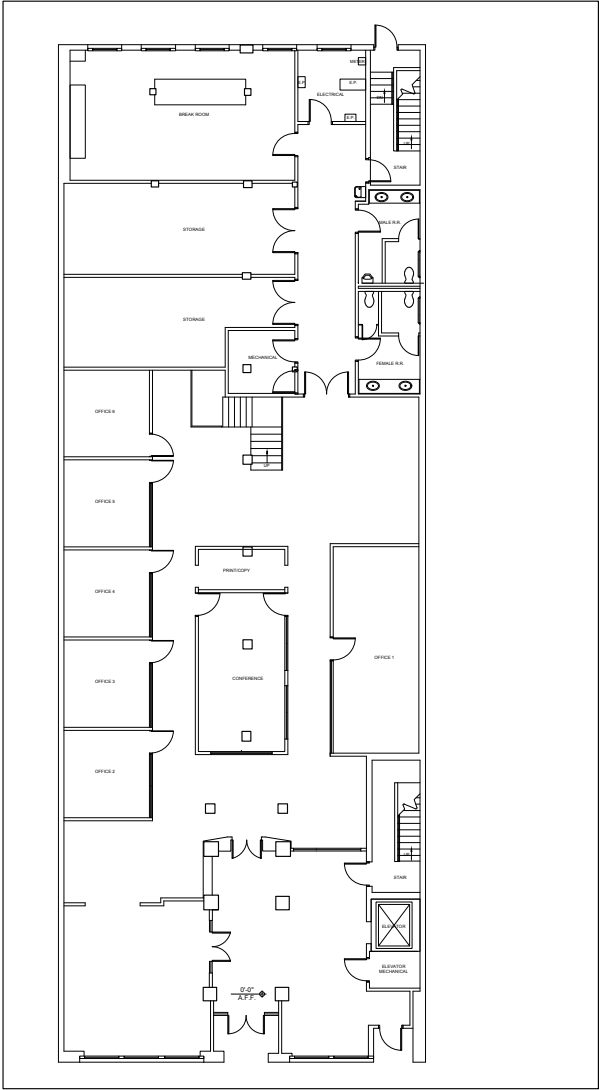
- New Santo's Coffee Shop on site
 - 7 private offices
 - large kitchen/break room
 - storage
 - reception area
 - large conference room
 - open work area
 - copy room
 - studio space
 - open seating area
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- Completely renovated 3-story brick building 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



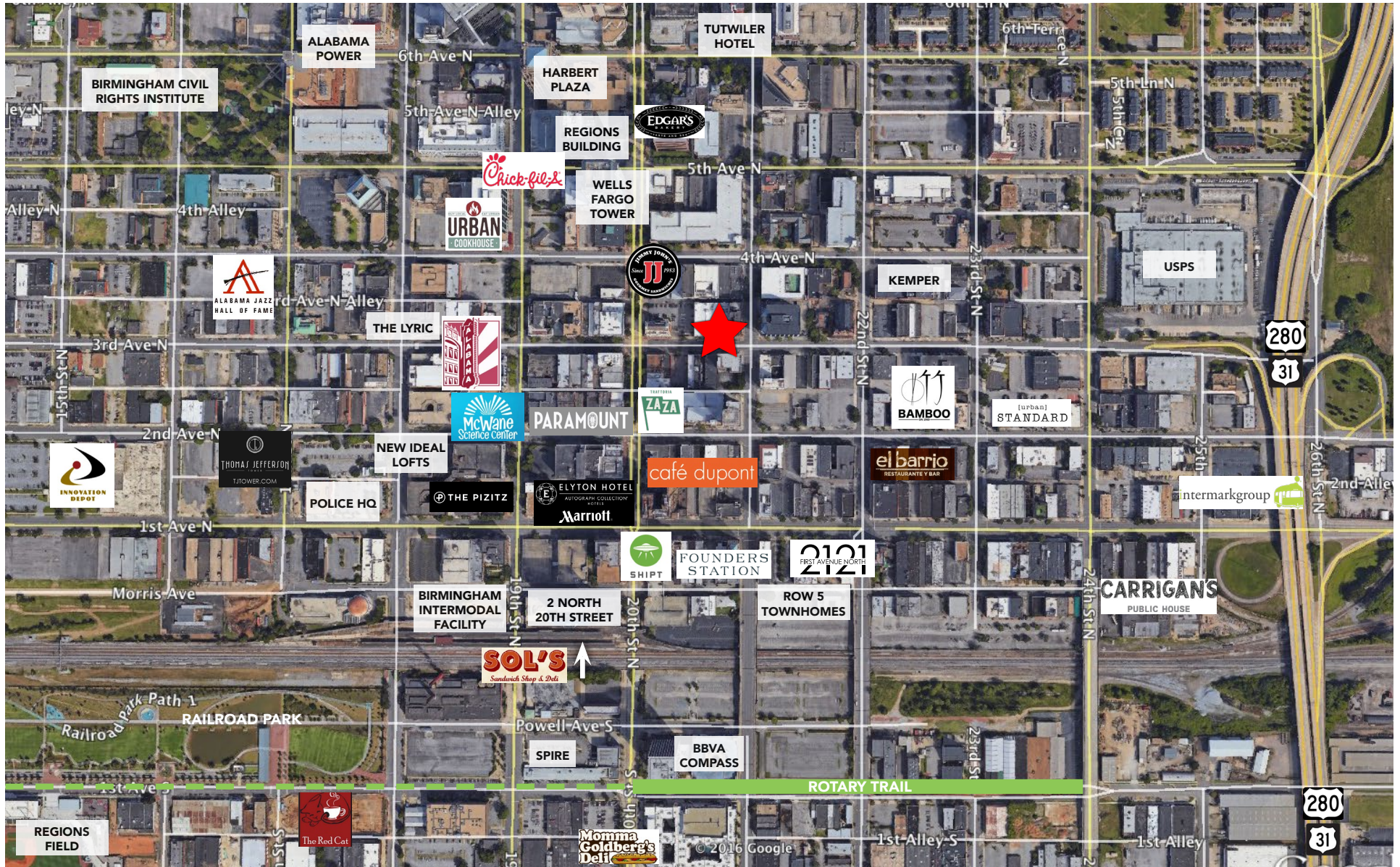


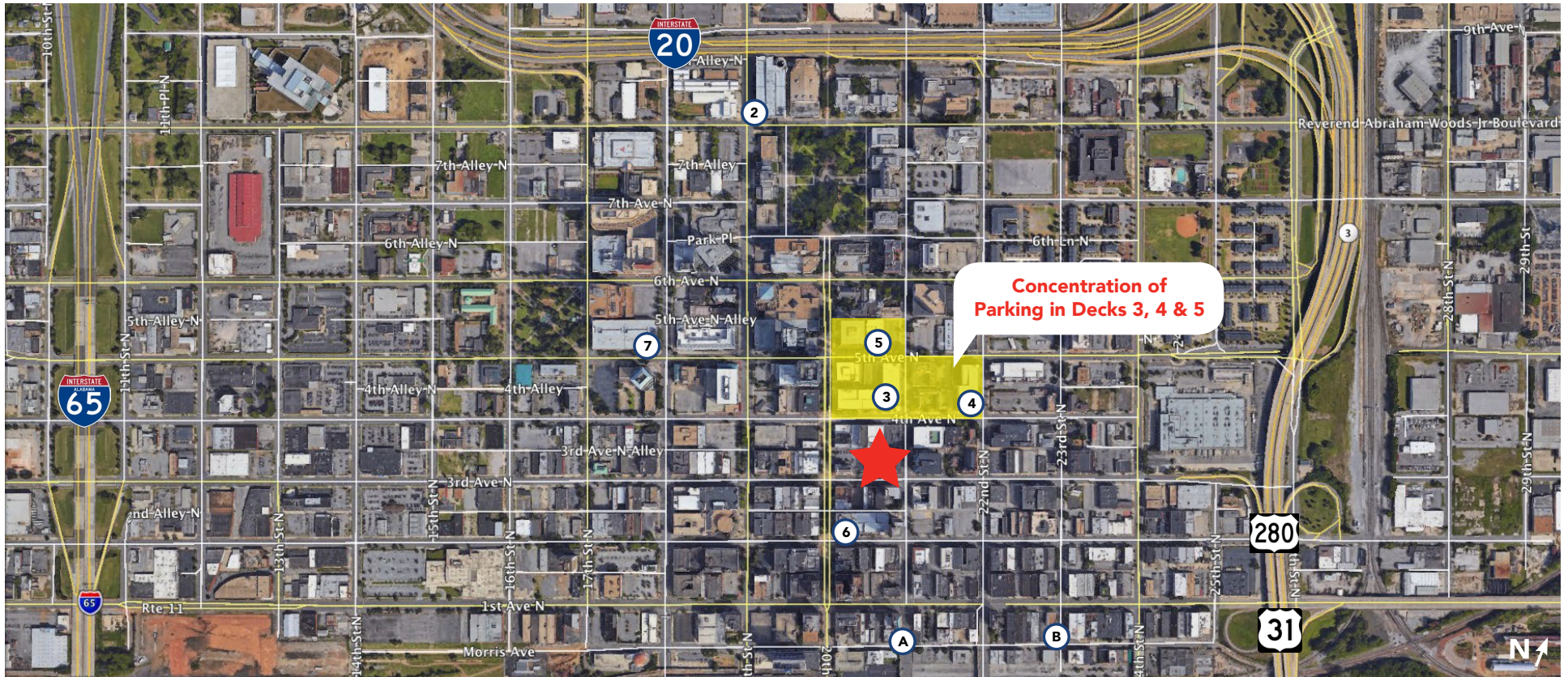


2 EXISTING MEZZANINE FLOOR PLAN
A2.1 1/8"=1'-0"



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





A BPA Morris Ave Lot 1

20th Street & Morris Avenue
Birmingham, AL 35203

Daily Parking: \$3.00
Monthly: \$51.00

B 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

4 BPA Deck 4

2128 4th Avenue North
Birmingham, AL 35203

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

5 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

7 BPA Deck 7

509 North 17th Street
Birmingham, AL 35203

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