

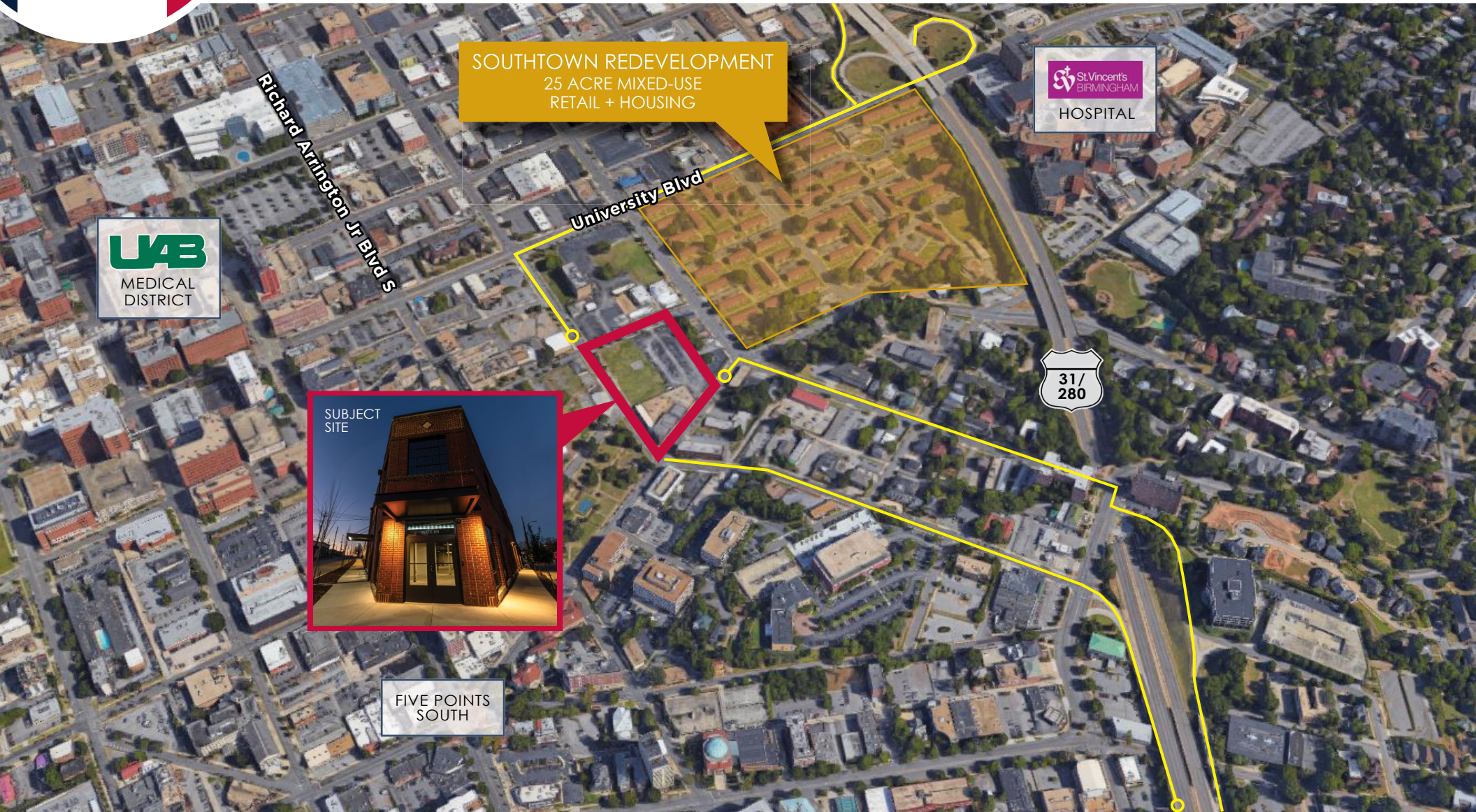


retail SPECIALISTS

FOR LEASE

OFFICE SPACE AVAILABLE HIGHLY VISIBLE GROUND-FLOOR CORNER LOCATION

2200 MAGNOLIA AVENUE S, BIRMINGHAM, ALABAMA 35205



SOUTHTOWN REDEVELOPMENT
25 ACRE MIXED-USE
RETAIL + HOUSING

St. Vincent's
BIRMINGHAM
HOSPITAL

UAB
MEDICAL
DISTRICT



SUBJECT
SITE

FIVE POINTS
SOUTH

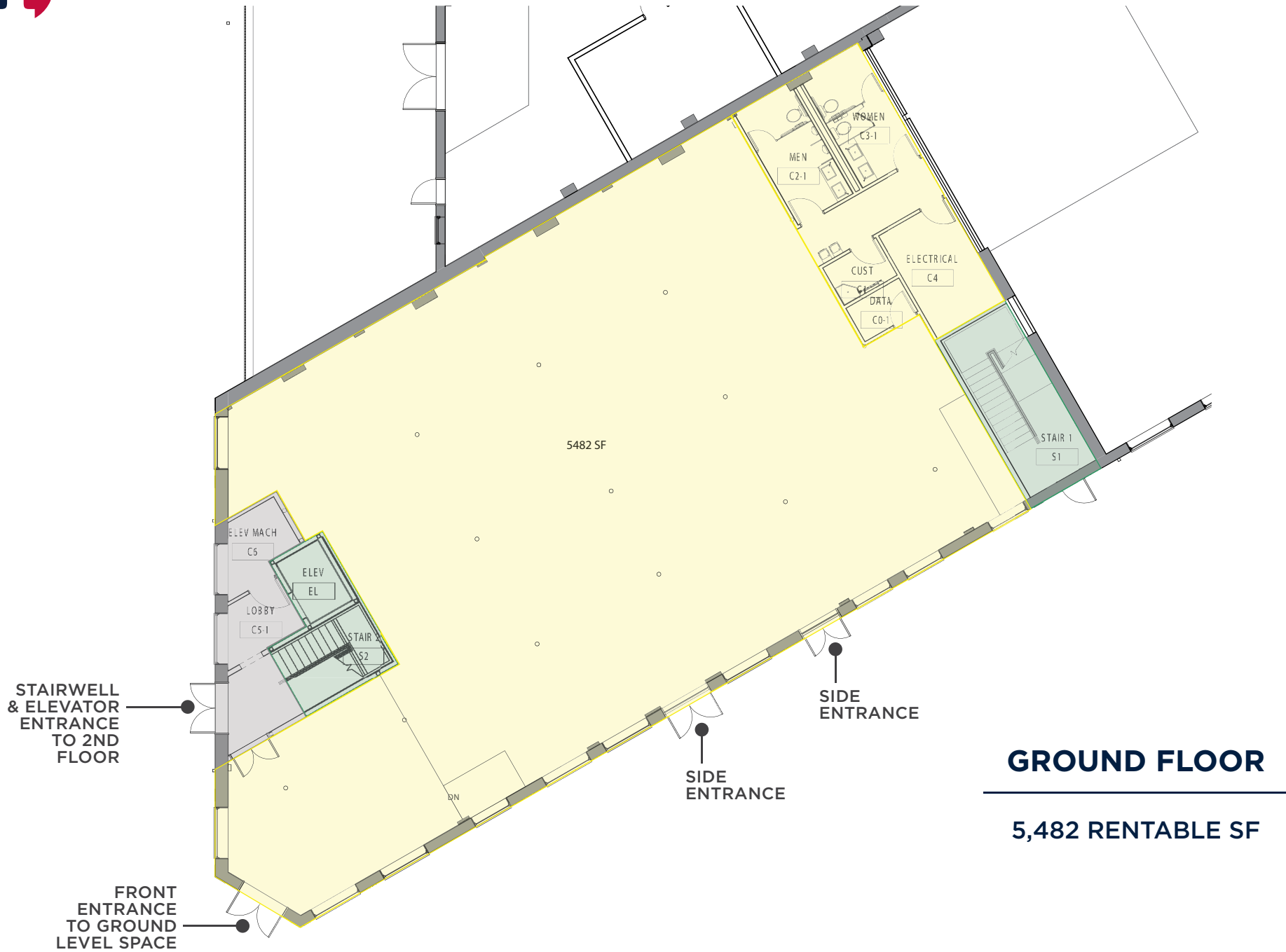


JOIN RETAIL SPECIALISTS & RETAIL STRATEGIES AT STUNNING SOUTHSIDE REDEVELOPMENT!

- Excellent walkability to some of the city's most popular restaurants including Highlands Bar and Grill, Chez Fonfon, Hot and Hot Fish Club, Bottega Cafe, Garage Cafe, Jim 'N Nick's BBQ, 5 Point Public House, Ocean and others
- Directly adjacent to the proposed Southtown redevelopment, a 25-acre mixed-use center that will include retail, restaurants and housing
- Close proximity to UAB and St. Vincent's Hospitals as well as the Southside Medical District
- Quick, easy access from two US-31/280 exits: University Boulevard and Highland/Arlington Avenue
- Multiple hotels within a half mile of the property: great for in-town clients!
- 152 on-site parking spaces



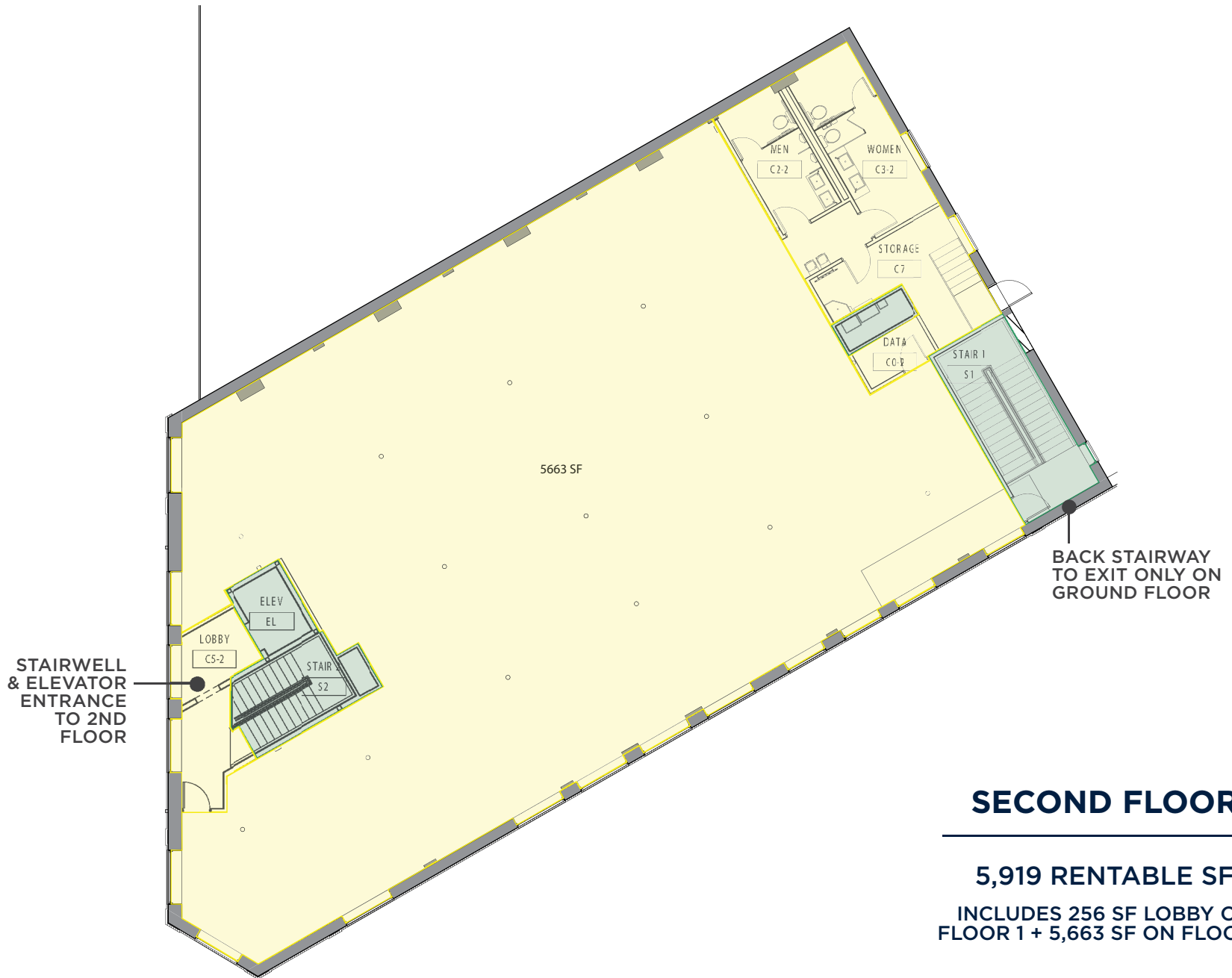
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GROUND FLOOR

5,482 RENTABLE SF

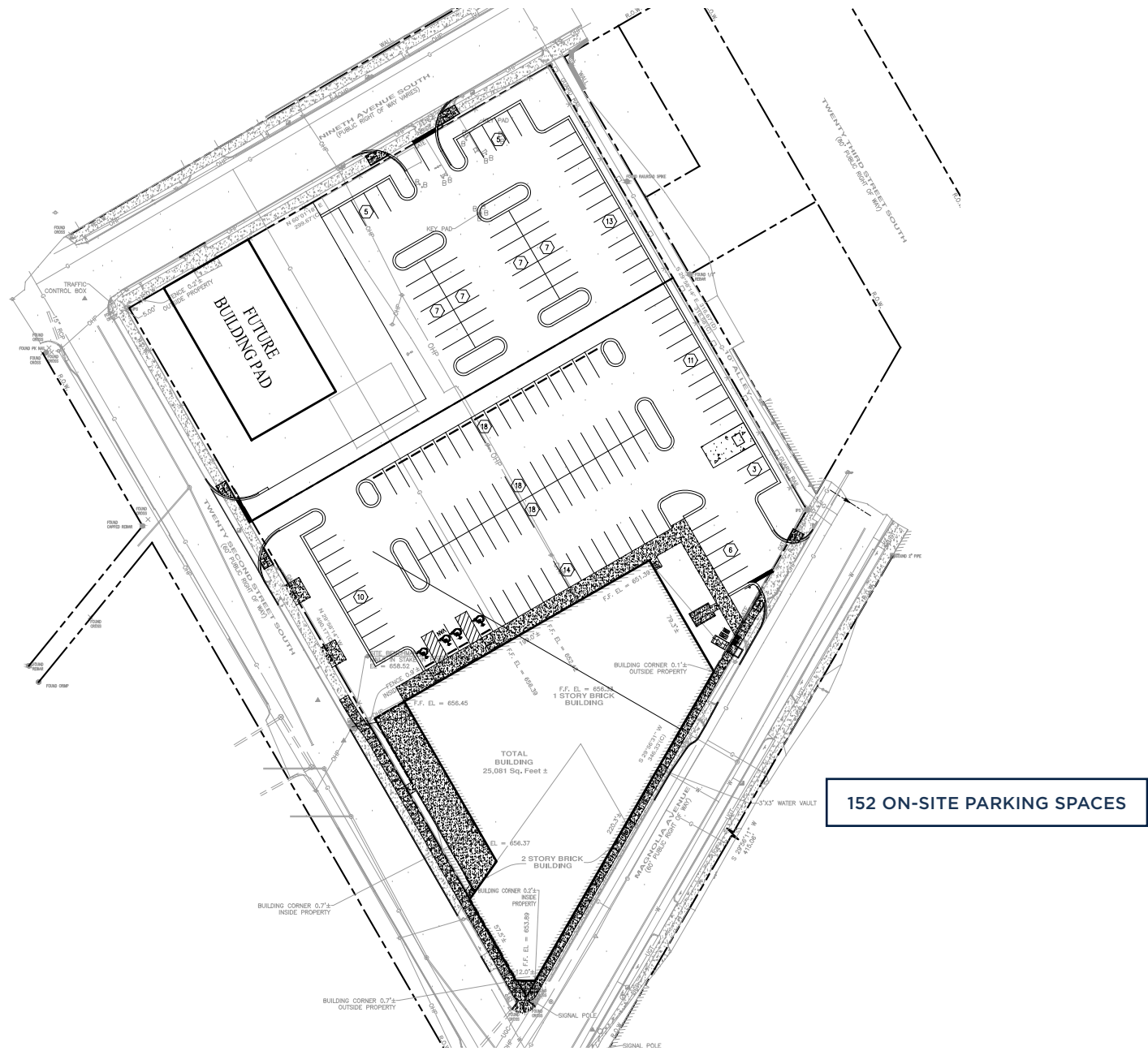
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SECOND FLOOR

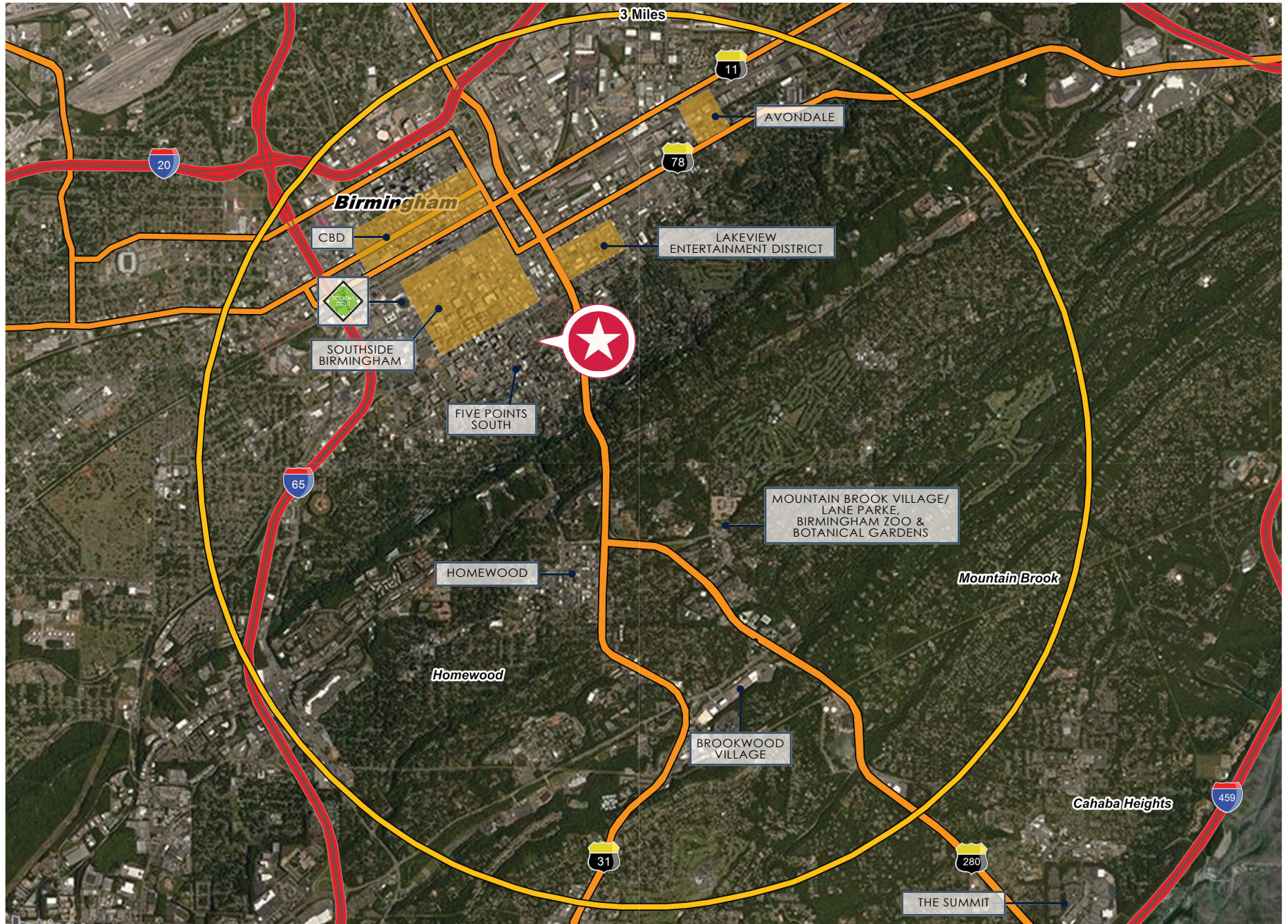
5,919 RENTABLE SF

INCLUDES 256 SF LOBBY ON
FLOOR 1 + 5,663 SF ON FLOOR 2



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