



FOR LEASE

Office Redevelopment

3117 2nd Avenue South, Birmingham, AL 35233

Fuller McClendon

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1616 2nd Avenue South, Suite 100
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FOR LEASE

Office Redevelopment Near Pepper Place

3117 2nd Avenue South, Birmingham, AL 35233



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PROPERTY SUMMARY

Available SF:	6,040 SF
Lease Rate:	Negotiable
Building Size:	6,040 SF

PROPERTY HIGHLIGHTS

- This unique property is set to be redeveloped into amazing office space
- Exposed joists and brick with high ceilings and sky lights
- Private courtyards and gardens for each office suite
- Walking distance to Pepper Place (0.2 miles) and other nearby attractions such as Back Forty Beer Company (0.3 miles)
- Up to 6,040 SF available but building can be subdivided into multiple spaces
- Flexible use for commercial, creative and entertainment uses
- Private onsite parking
- Strategic location on the corner of 2nd Avenue South and 32nd Street South
- TI and free rent available

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

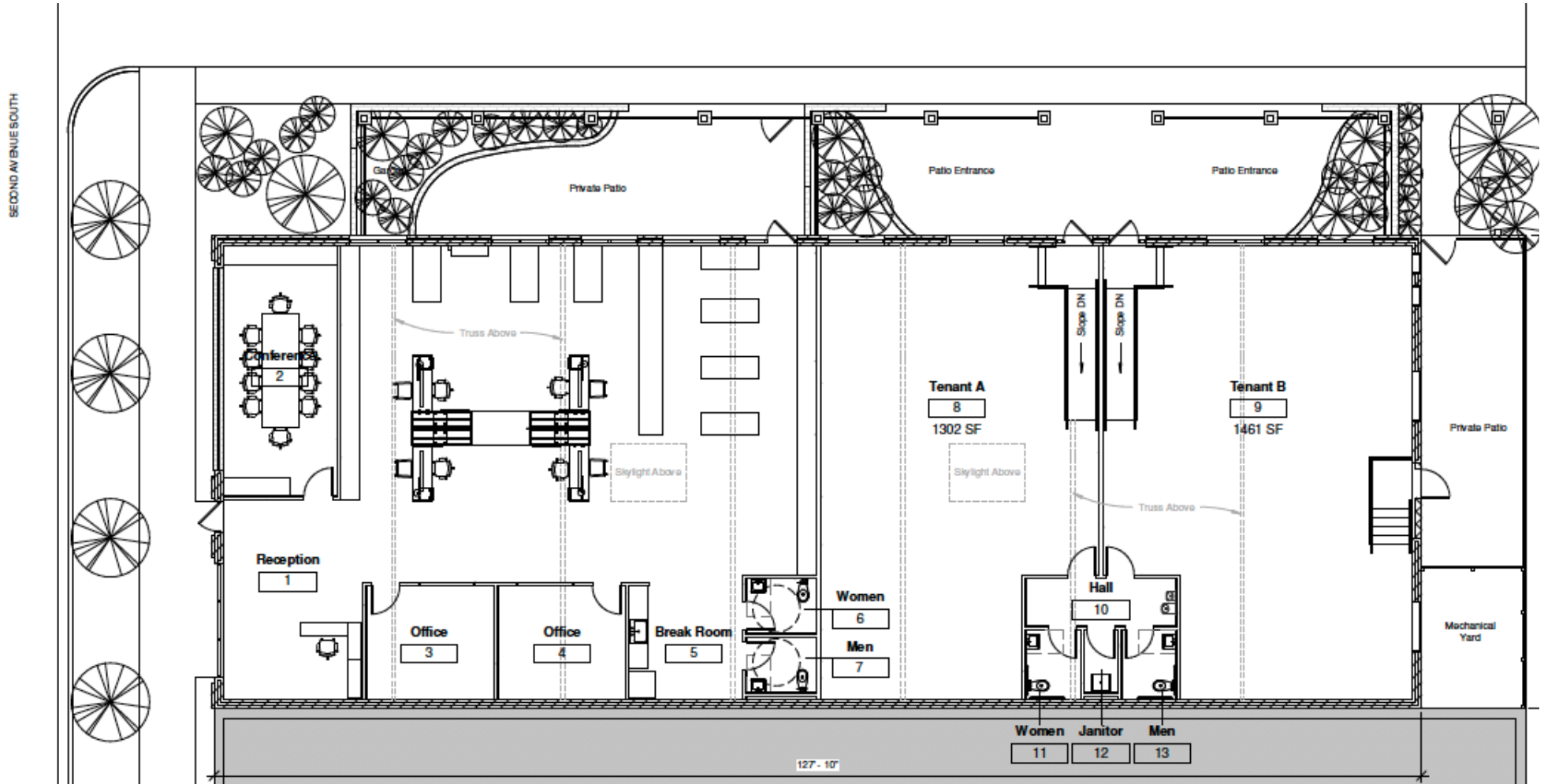
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Historical Photos

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