

FOR LEASE

2117 Magnolia Avenue South

Birmingham, AL 35205



**SHANNON
WALTCHACK**



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| Lease Rate: | \$22.50 SF/yr (Full Service) |
| Available SF: | 5,200 SF (Ground Floor) |
| Building Size: | 10,400 SF |

PROPERTY DESCRIPTION

- **Renovation nearing completion - Anticipated Delivery: October 2020**
- Ground floor professional office space available in Five Points South
- Convenient location next to Red Mountain Expressway for easy access to Midtown and the CBD
- Ample on-site parking with a ratio of 5/1000 SF
- Three-minute walk to the heart of Five Points

MICHAEL MURRAY, CCIM

205.382.1896

mm@shanwalt.com

**WE LOVE
REAL ESTATE**

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

FOR LEASE

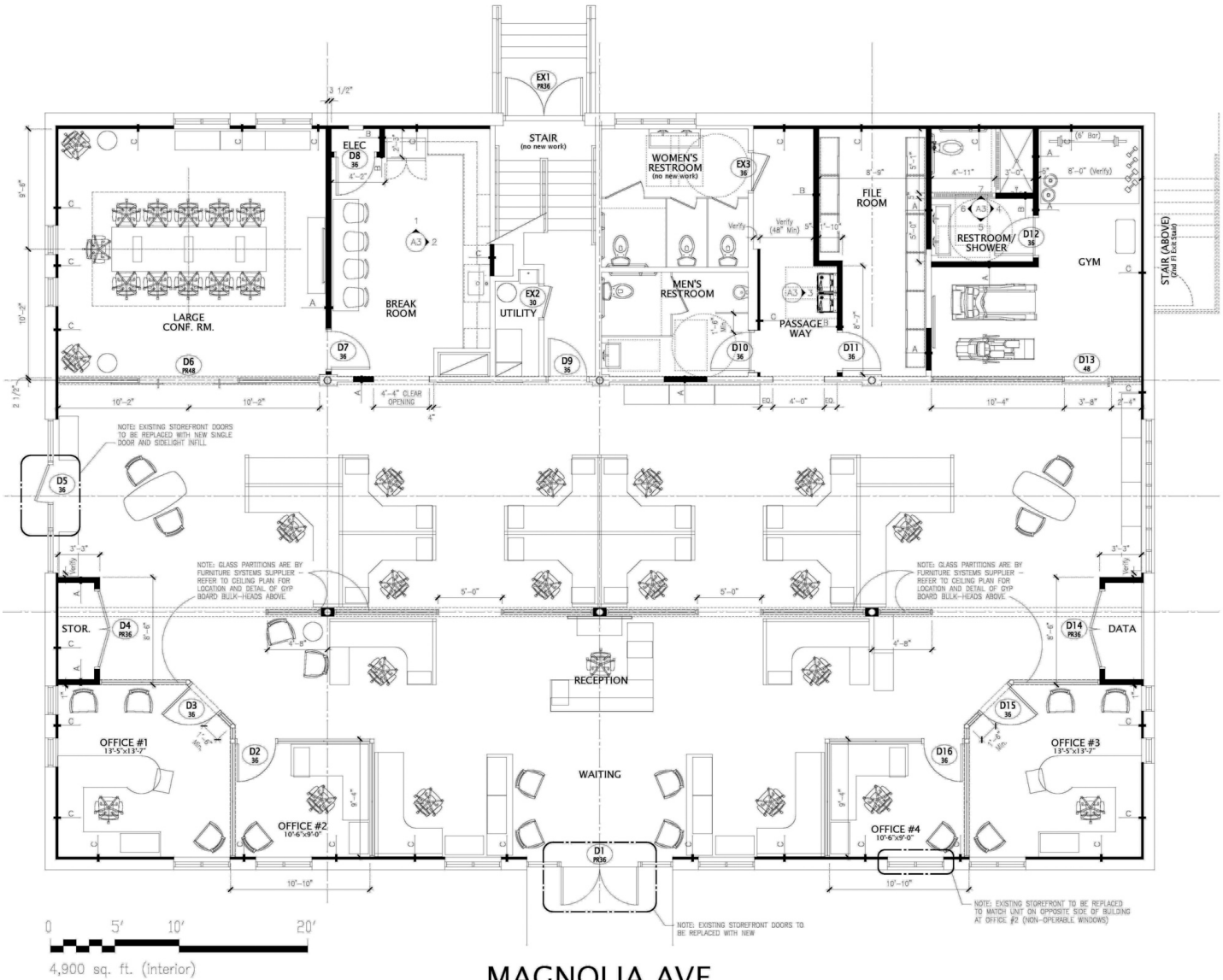
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(Rear Parking)



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