

FOR LEASE

# UAB / Parkside District Redevelopment Opportunity

1813 3rd Avenue South, Birmingham, AL 35233



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## PROPERTY SUMMARY

<b>Available SF:</b>	9,800 SF
<b>Sale Price:</b>	\$750,000
<b>Lease Rate:</b>	\$7.50 SF/yr (NNN) As-is Negotiable after landlord improvements
<b>Parking:</b>	5 spaces in rear other adjacent options available

## PROPERTY OVERVIEW

This unique historic building has tremendous potential. The building is five blocks from Regions Field, two blocks from Railroad Park, Alabama Power Powell Avenue Steam Plant development, Publix, Starbucks, Chipotle, UAB and many other amenities. This is a great site for a restaurant/bar concept or a professional office building.

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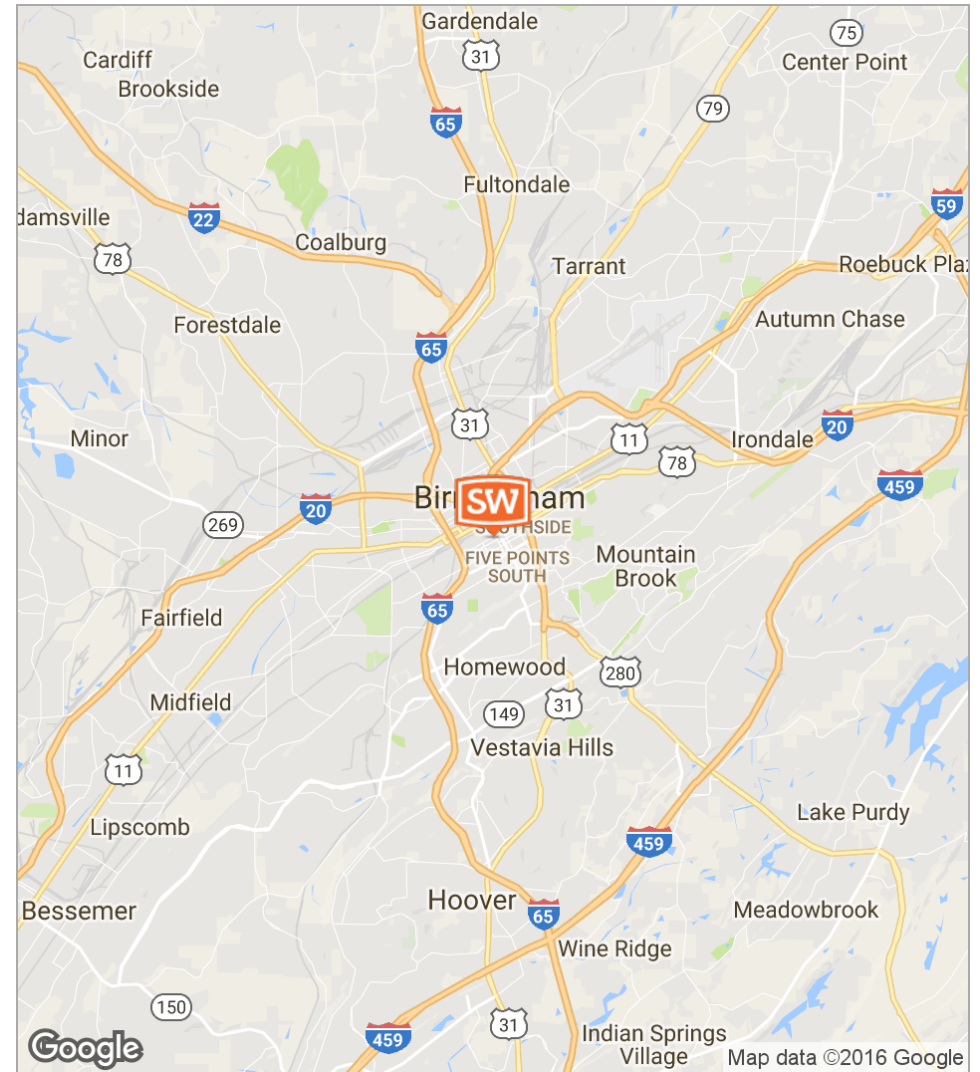
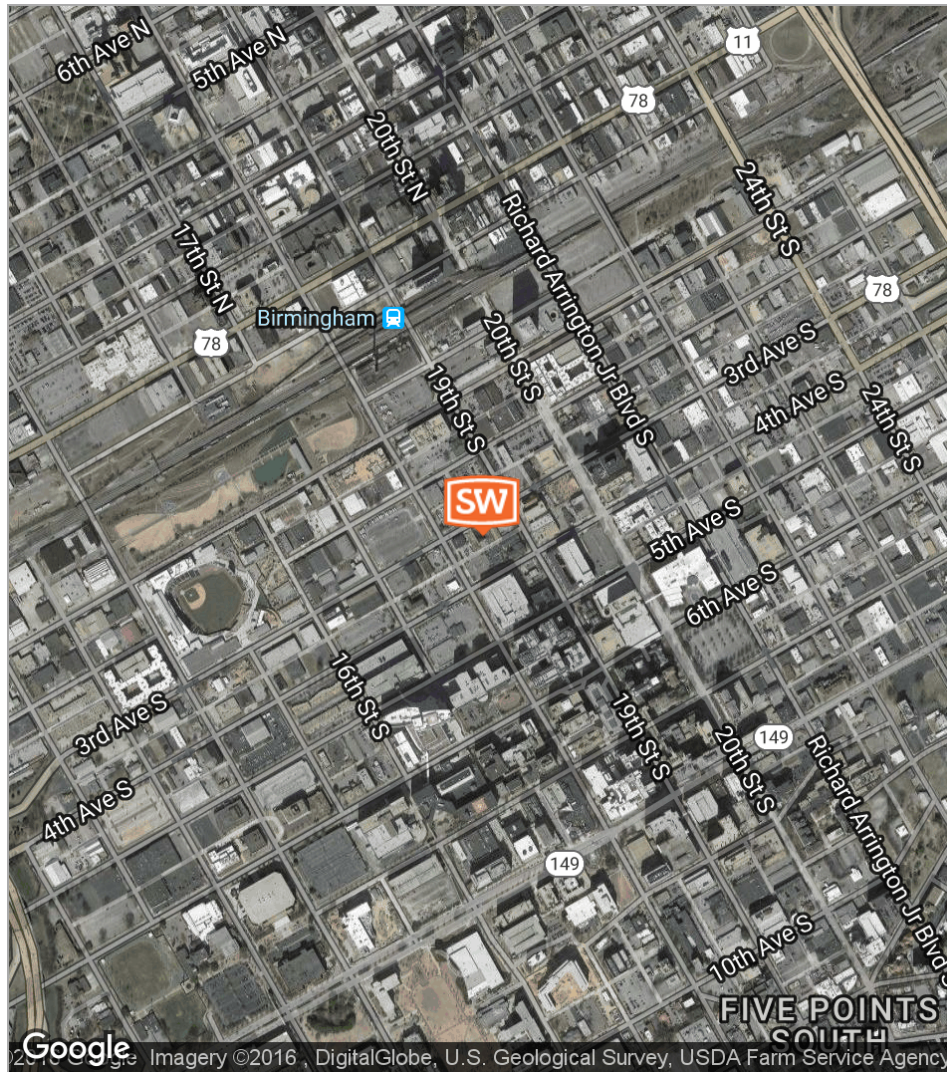
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