

CONTRACTOR OFFICE & YARD FOR LEASE

2400-2420 1ST AVE SOUTH, BIRMINGHAM, AL 35233

Office & Yard Space for Lease

"Adjacent to Rotary Trail"

Property Info:

Total of 2.42 +AC site

(400' wide x 263' deep)

5,700 sf ± of Office Space

Office Space: Approx. 5,700 SF with maintenance shop attached with 2 roll up doors. Waiting area, Lrg admin office, 8 individual offices, Lrg Break room, Lrg Conference Rm, copy room, storage/file/plan room, Lrg open work room & 2 Rest Rooms.

Fenced Yard Space: Approx. 84,000 sf

Yard Structures: 5,200 sf Quonset Hut; Open 5 Bay Storage building & Free Standing Maintenance Office

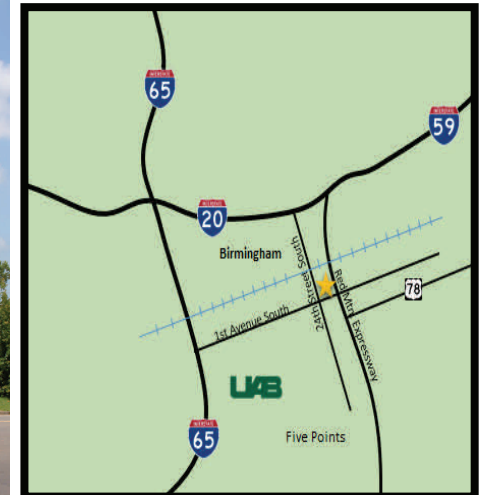
Rental Rate: Call Agent For Pricing.

For Information Contact:

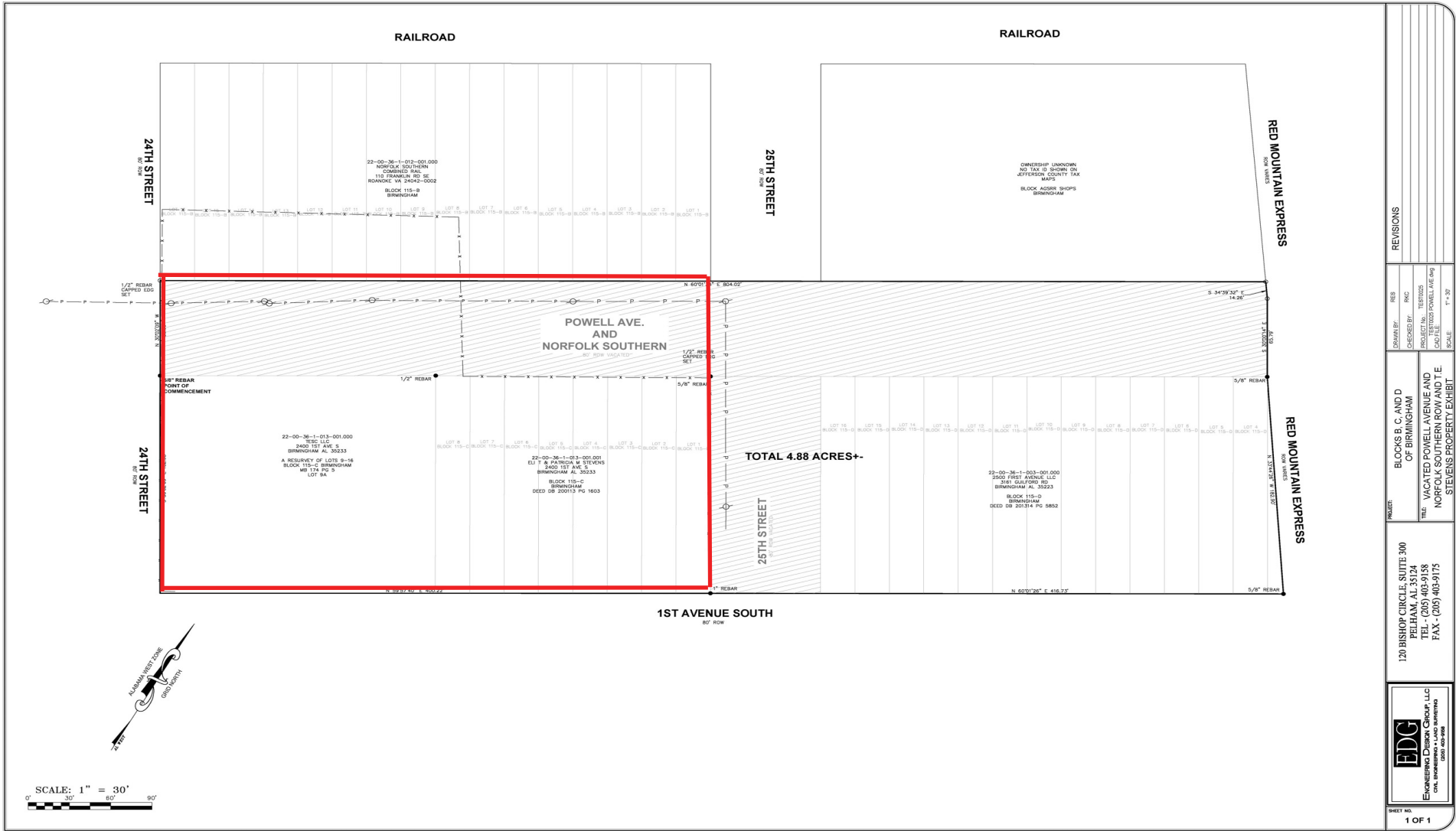
Dan Anderson

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Site Plan







Maintenance Office



5,200 SF Quonset Hut



Open Outdoor Storage





Points of Interest Map

POINTS OF INTEREST

1. Children's Hospital
2. St. Vincent's Hospital
3. Kirkland Clinic
4. UAB (University of Alabama Birmingham) Hospital
5. Rail Road Park
6. Regions Park (Baseball Field)
7. Rotary Trail
8. St. Paul's Cathedral
9. 20 Midtown Development
10. Powell Ave Steam Plant Development
11. The Historic Pizitz Building
12. The Thomas Jefferson Hotel
13. Redmont Hotel
14. Bakers Row
15. Infinity Headquarters
16. New Intermodal Facility
17. Lyric Theatre
18. Uptown Entertainment District
19. Lakeview District
20. Dr. Pepper Place
21. 5 Points South District
22. Down Town Financial District
23. Westin Hotel
24. Mcwayne Center
25. Marriot Courtyard Hotel
26. US Treasury Building
27. Innovation Depot
28. Veterans Affairs Annex

MULTI-FAMILY

1. Flats on 4th
2. Liv Parkside
3. Iron City Lofts
4. 29 Seven
5. Station 121
6. Venue @ Ballpark
7. The Waites
8. University Flats
9. Metropolitan Apartments



Area Demographics

Area Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,378	83,703	183,944
Average Household Income	\$27,856	\$40,111	\$41,754
Median Age	44	43	42
Total Estimated Households	5742	38,006	77,263

