

FOR LEASE & FOR SALE

2021-2023 3rd Avenue North

Birmingham, AL 35203



SHANNON WALTCHACK
WE LOVE REAL ESTATE



PROPERTY SUMMARY

Available SF:	21,000 SF
Lease Rate:	\$12.50 SF/yr (NNN)
Sale Price:	\$1,895,000
Building Size:	21,000 SF
Year Built:	1890

PROPERTY HIGHLIGHTS

- This historic office building with character is move-in ready
- Tax credits could potentially be used for a renovation
- Located to an adjacent city parking deck
- Current floor plan lays out well for law firm, accounting firm, or other professional uses
- Working passenger and freight elevator
- Walking distance to all of downtown's bars, restaurants, and venues
- Current tenant on ground floor: 3,500 SF

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

Robert Crook, CCIM
205.908.3760
rc@shannwalt.com

1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
shannwalt.com