



YOUR NEW OFFICE



HERE

IN THE HEART OF BIRMINGHAM'S INNOVATION DISTRICT

NEWLY RENOVATED BRICK AND BEAM OFFICE/RETAIL SPACE FOR LEASE

1721 3rd Avenue North, Birmingham, AL 35203

ONE721

PROPERTY HIGHLIGHTS

- 14,000 SF Historic Renovation
- Unique 2-story building on 3rd Avenue North
- **Fully renovated, amazing modern-industrial sleek brick-and-beam construction. Exposed brick walls in select suites, high ceilings, new HVAC, electrical, plumbing**
- Join tenants including Alabama Futures Fund and Prosper Birmingham

\$5,000 BROKER BONUS

Paid to any Broker that brings a tenant who signs 3 year lease or longer



Proposed Space Rendering



REDUCED RATE:
\$19.75/SF Full Service



AVAILABILITY:
2,926 – 6,166 SF
Ground floor space



LOCATION:
High visibility location
along 3rd Ave North



ACCESS:
Front access on 3rd
Avenue North & rear
alley access



HARBERT REALTY SERVICES

NORMAN TYNES

ntynes@harbertrealty.com | 205.458.8105

For More Information: HarbertRealty.com
2 North 20th Street, #1700, Birmingham, AL 35203

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Suite 101 Street-level Entry



Lobby Stairwell and Artwork



Suite 100 and 101 Entries



Street-level Entry



Exterior Signage



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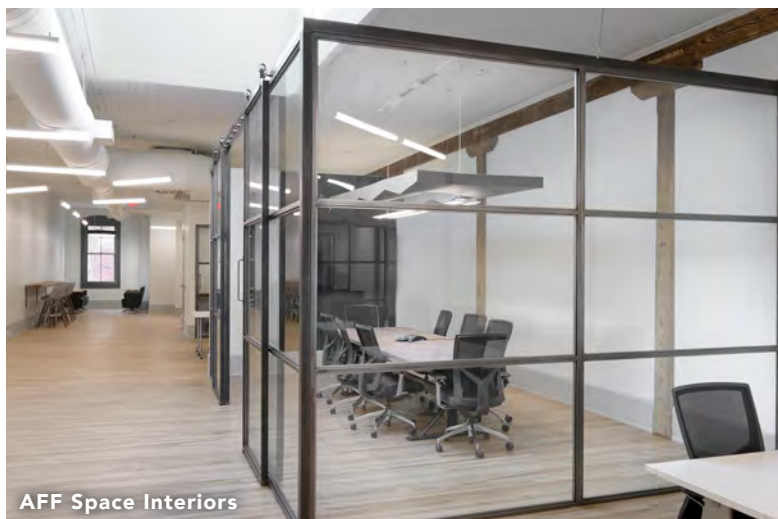
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Prosper Birmingham Interiors



2nd Floor Skylights



AFF Space Interiors



AFF Space Interiors



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AFF Space



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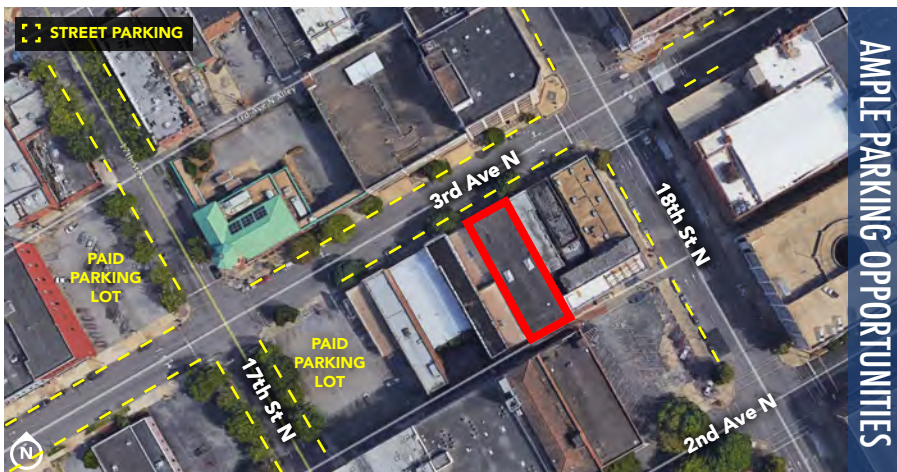
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Located in the heart of Birmingham's bustling Theatre District, adjacent to LYRIC THEATRE and ALABAMA THEATRE, which collectively draw nearly 172K VISITORS/YEAR

Only 4 blocks (7 minute walk) from RAILROAD PARK, the building is ideally situated for tenants to enjoy the outdoors on their lunch hour

The building is within walking distance to a variety of amenities including Cala Coffee, WheelHouse Salon, Shu Shop, the Yoga Circle, Sonya Faye's Taylor & Clothier and Pizitz Food Hall to name a few



TRAFFIC COUNTS

+/-10,000 vehicles/day on 3rd Ave N
+/-5,000 vehicles/day on 18th Street N



DAYTIME BUSINESS POPULATION

1 mile	56,066
3 miles	114,888
5 miles	183,732



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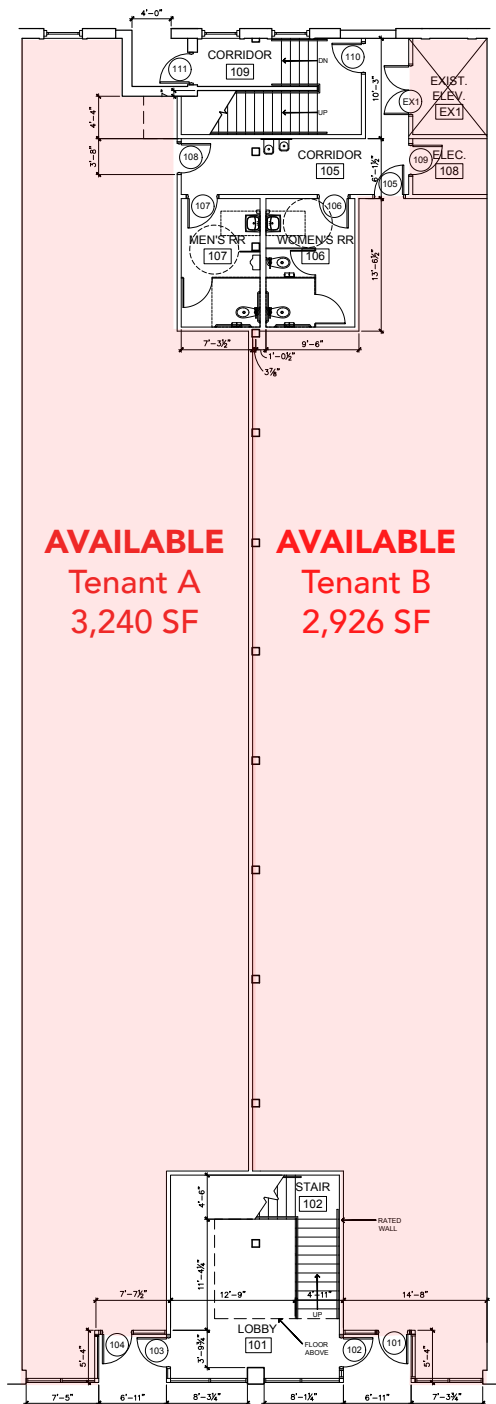
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1ST FLOOR AVAILABLE SPACE



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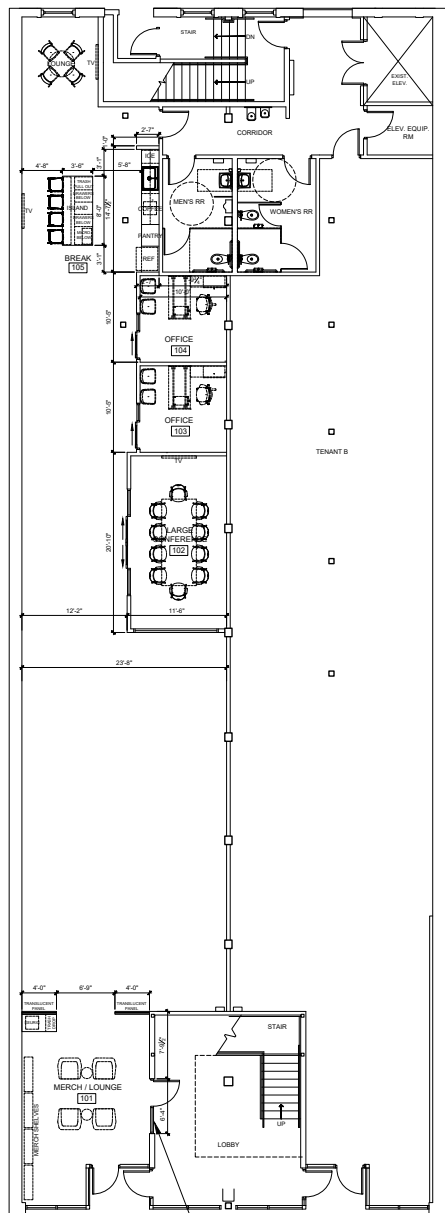
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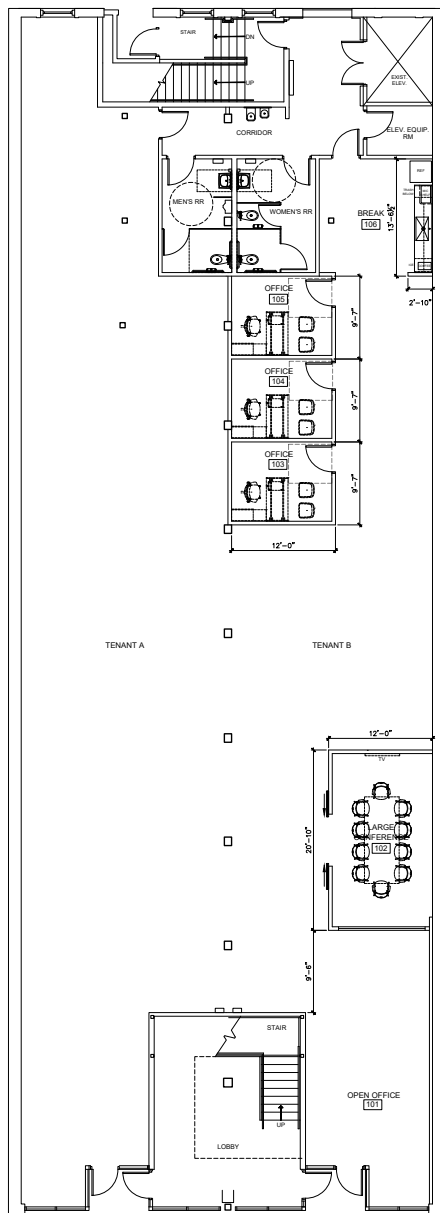
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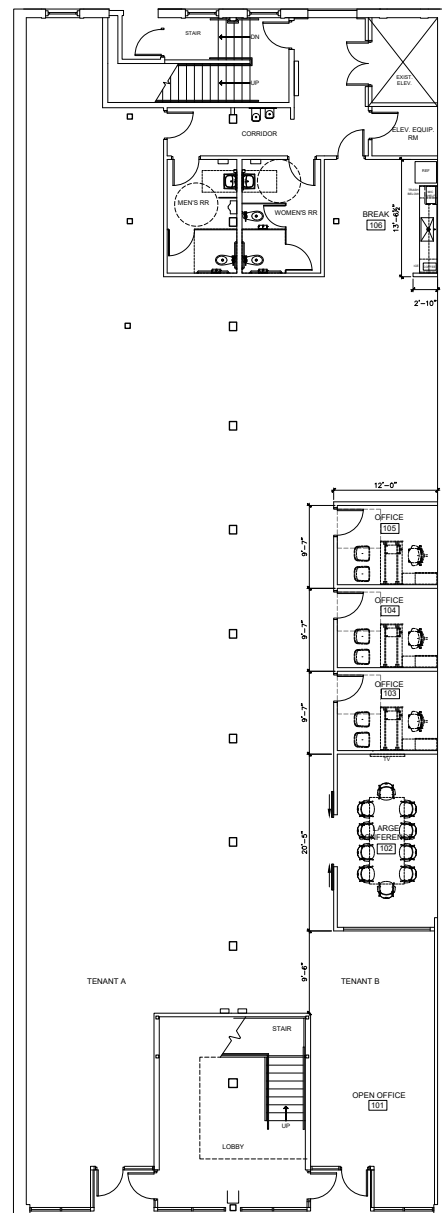
POTENTIAL LAYOUTS 1ST FLOOR AVAILABLE SPACE



TENANT A



TENANT B - 1



TENANT B - 2



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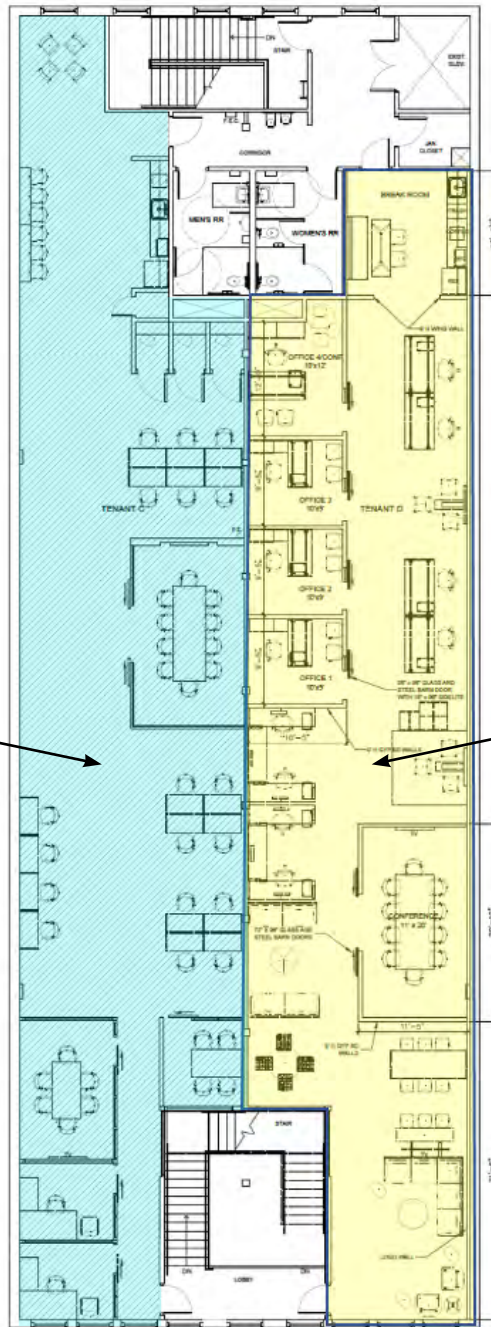
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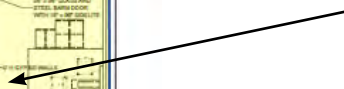
2ND FLOOR OCCUPIED SPACE



Alabama Futures Fund



Prosper Birmingham



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