



## OFFICE SPACE FOR LEASE

PRIME LAKEVIEW LOCATION

CONTACT BROKER FOR  
SPECIFIC PROPERTY INFO



## LAKEVIEW DISTRICT

The Lakeview District, a booming entertainment and dining destination, is within either walking distance or a short drive from Birmingham's other southern neighborhoods. It features restaurants such as James Beard award winning Chris Hasting's Ovenbird and Hot & Hot Fish Club, local favorite Jack Brown's Beer and Burgers, Hattie B's Hot Chicken, and TrimTab, that host local and nationally recognized musicians each spring and summer. The Market at Pepper Place, a weekly farmer's market that attracts over 200,000 annual visitors, is open every Saturday morning for residents to sample locally grown food and other artisan goods. Lakeview is also within walking distance to major employers such as Brasfield and Gorrie ( $\pm 400$  jobs), UAB St. Vincent's Hospital ( $\pm 5,100$  jobs), and PNC Operations Center. ( $\pm 2,000$  jobs).

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	16,898	104,906	157,333
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$125,454	\$131,247	\$121,744



### ASKING RATE:

\$18/SF Net of Electricity



### AVAILABILITY:

$\pm 1,200$  SF



### LOCATION:

Ideally located in Lakeview district



### DETAILS:

- Professional Office Space
- Private offices
- Restroom
- Kitchenette
- Lobby/waiting area
- Conference room
- Front door parking



**HARBERT**  
REALTY SERVICES

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