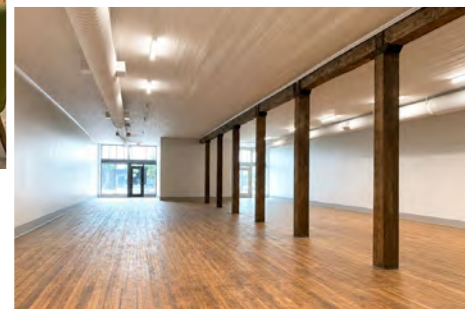


TAKE THE
VIRTUAL TOUR



Proposed Space Rendering



FOR LEASE HISTORIC OFFICE

1721 3rd Avenue North, Birmingham, AL 35203

- 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

PROPERTY OVERVIEW

■ **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

NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

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

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HISTORIC OFFICE SPACE FOR LEASE

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Suite 101 Street-level Entry



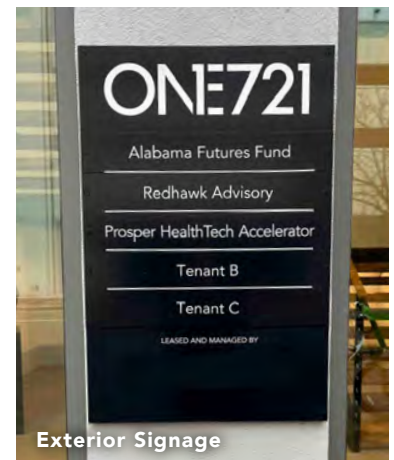
Lobby Stairwell and Artwork



Suite 100 and 101 Entries



Suite 100 & 101 Interior



Exterior Signage

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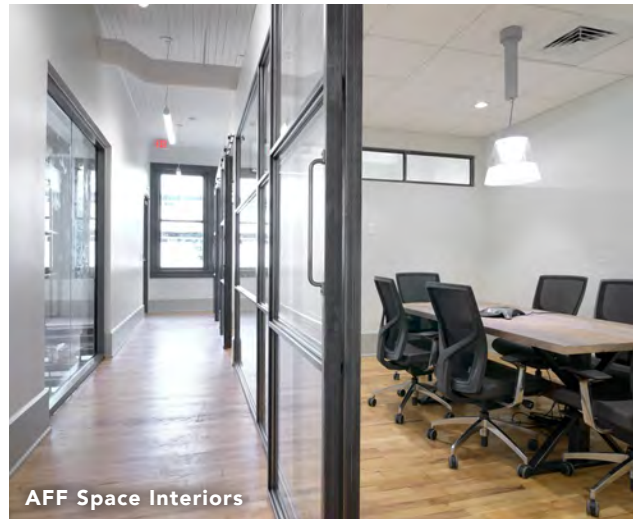
Prosper Birmingham Interiors



2nd Floor Skylights



AFF Space Interiors



AFF Space Interiors



AFF Space Interiors



AFF Space

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HISTORIC OFFICE SPACE FOR LEASE

1721 3rd Avenue North, Birmingham, AL 35203



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 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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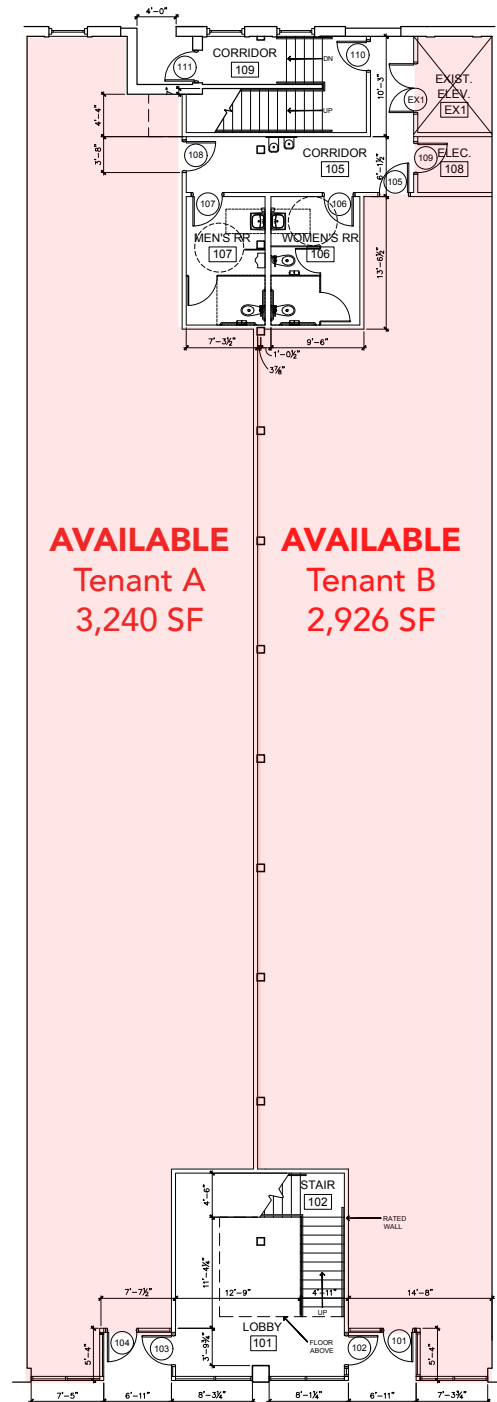
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HISTORIC OFFICE SPACE FOR LEASE

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1ST FLOOR AVAILABLE SPACE



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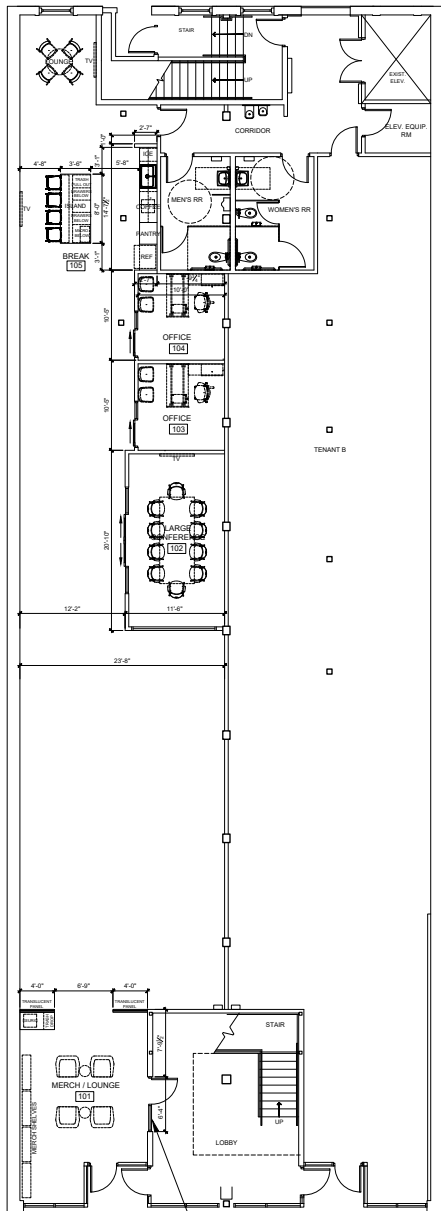
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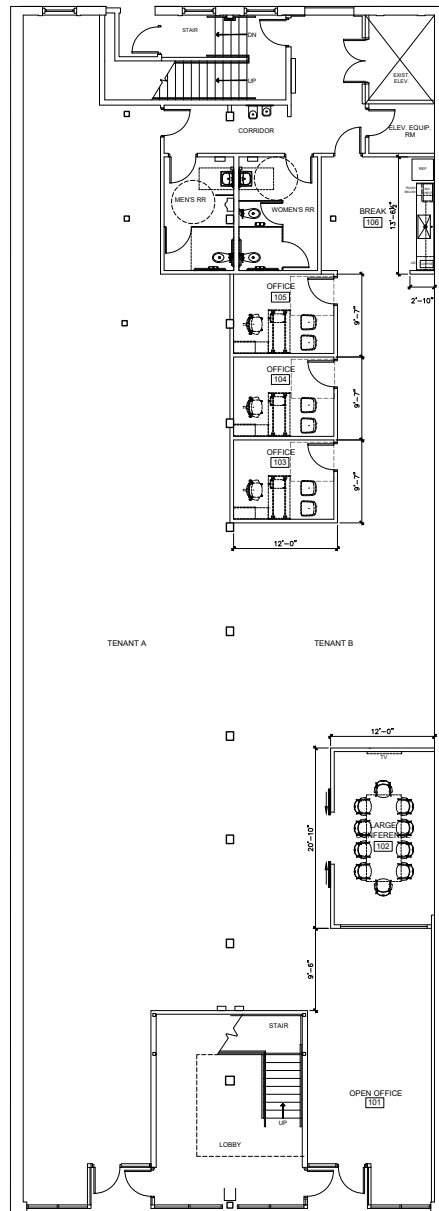
HISTORIC OFFICE SPACE FOR LEASE

1721 3rd Avenue North, Birmingham, AL 35203

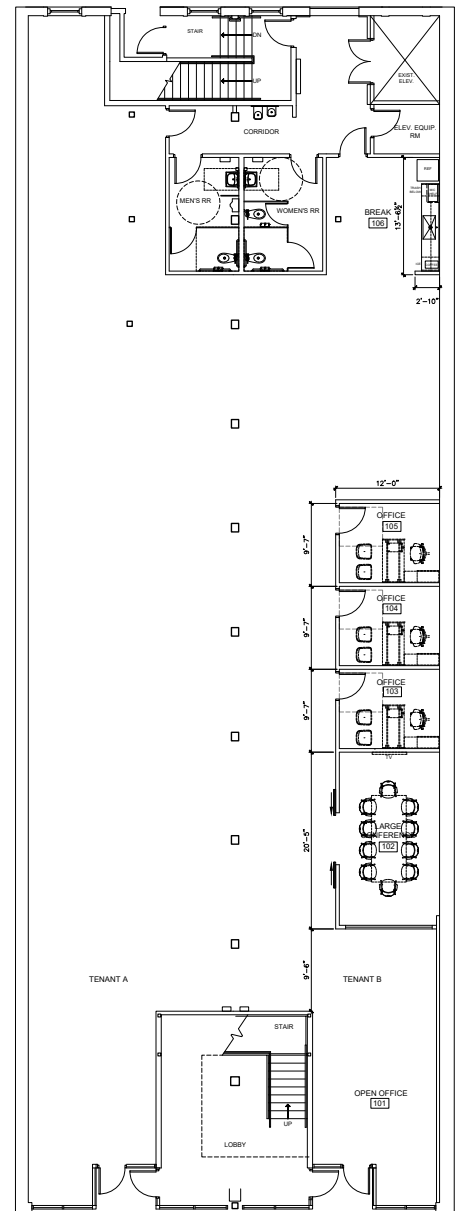
POTENTIAL LAYOUTS 1ST FLOOR AVAILABLE SPACE



TENANT A



TENANT B - 1



TENANT B - 2

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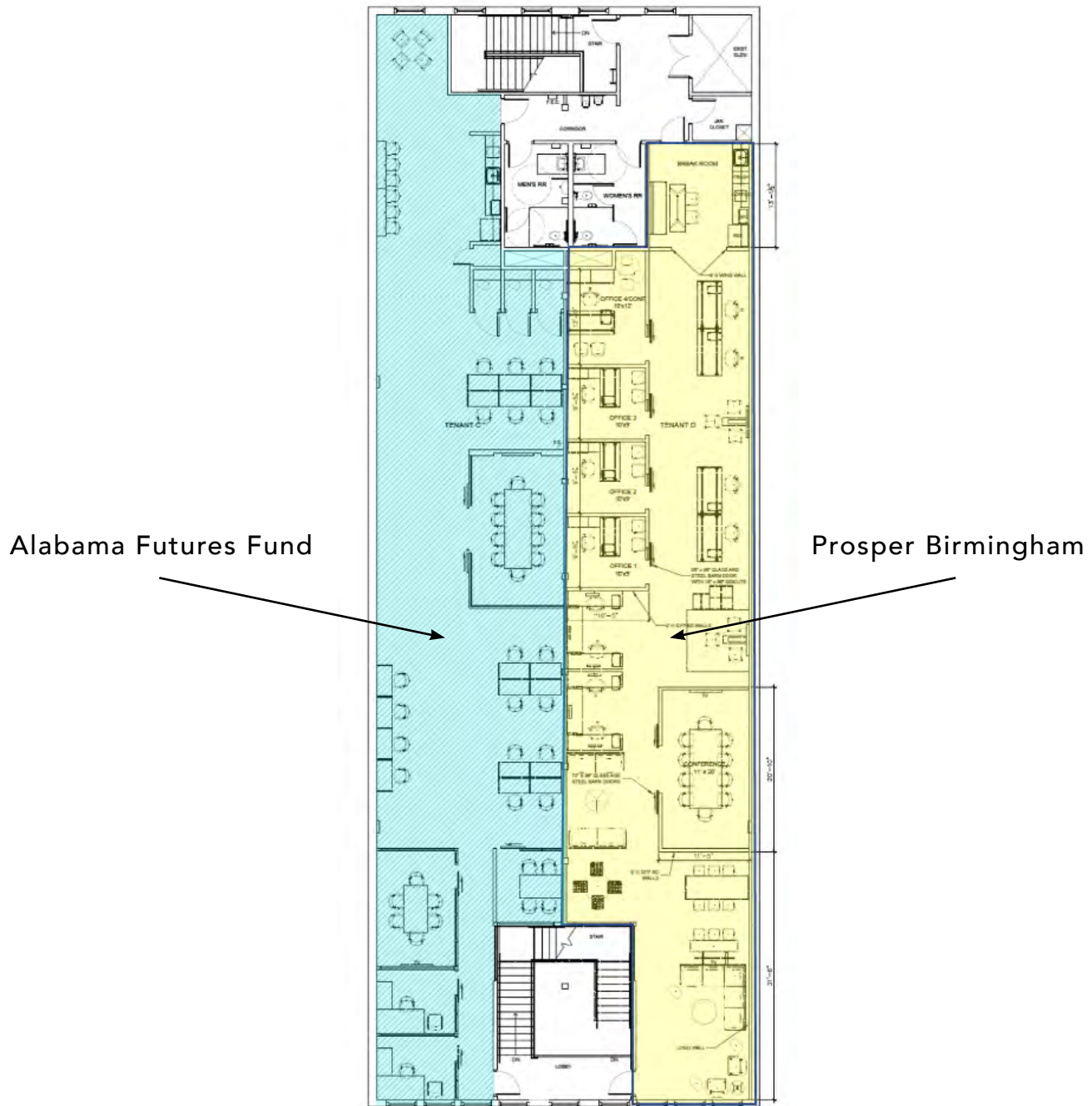
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HISTORIC OFFICE SPACE FOR LEASE

2ND FLOOR OCCUPIED SPACE



NORMAN TYNES
ntynes@harristynes.com | 205.458.8105

