



FOR LEASE

2ND FLOOR OFFICE SPACE

1 55th Place, Birmingham, AL 35212

WOODLAWN

Woodlawn is a historic Birmingham neighborhood undergoing a vibrant, community-led revitalization fueled by local pride and strategic partnerships. Through investments in mixed-income housing, education, and economic growth, the area has transformed into a thriving hub for new businesses and public art. This resurgence is creating a welcoming, interconnected environment where people are increasingly choosing to live and work.



PROPERTY OVERVIEW

■ ASKING RATE:

Call For Pricing

Flexible Leasing Terms

■ OFFICE SUITES:

- ±150 / 276 / 132 SF
- Second floor office space with ample natural light
- Shared lobby area
- Rear gated parking area
- Shared restroom

DEAN NIX

dnix@harristynes.com | 205.458.8123

For More Information: HarrisTynes.com

2 North 20th Street, #1700, Birmingham, AL 35203

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OFFICE FOR LEASE

±150 / 276 / 132 SF



Office Suite



Office suite (furniture rendering)



Shared Bathroom



Lobby Area (furniture rendering)



Steps from the bus station



Rear gated parking

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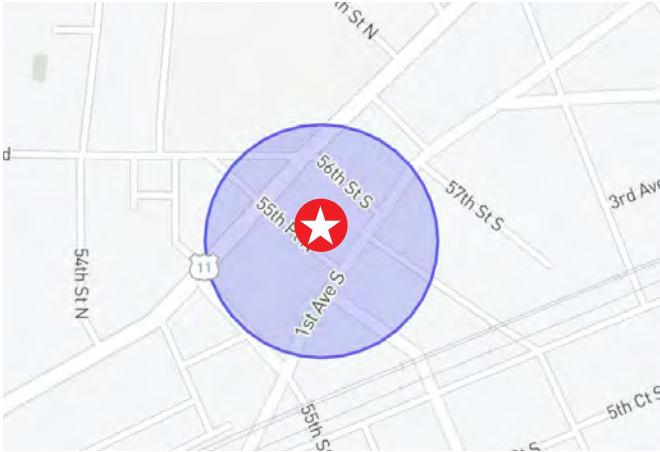
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LOCATED IN ACTIVE CORRIDOR NEAR RETAIL, RESTAURANTS AND RECREATION



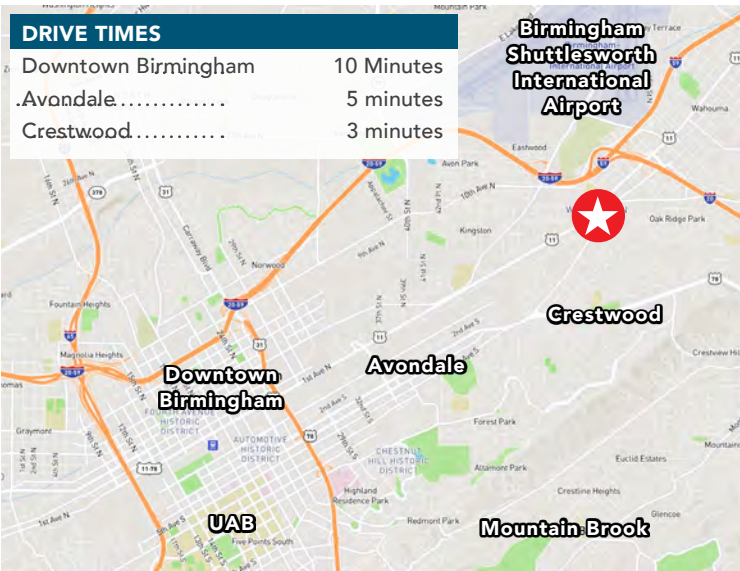
12 MONTH DEMOGRAPHICS WITHIN 500 FT

Visits	239.4K
Visitors	84.6K
Visit Frequency	2.83x
Avg Dwell Time	88 minutes

239.4K
VISITS

\$82K+
AVG HH INCOME
WITHIN 1 MILE

84.6K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,569	59,314	131,229

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Avg HH Income	\$82,982	\$113,594	\$118,750

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	3,656	39,759	134,309

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