



# 101 PARKSIDE

## FULLY RENOVATED OFFICE BUILDING IN URBAN SUPPLY

FOR SALE/LEASE



101 12<sup>th</sup> Street South  
Birmingham, AL 35233

GrahamCompany.com

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# Cornerstone of the PARKSIDE DISTRICT

**REDUCED PRICE: \$3,240,000**  
~~SALE PRICE: \$3,600,000~~  
LEASE RATE: \$25.00<sup>SF/YR</sup> (NNN)

## BUILDING OVERVIEW

BUILDING SIZE	13,070 TOTAL SF
BUILDING LAYOUT	SUITE 100: 7,315 SF AVAILABLE
	SUITE 200: 2,500 SF OCCUPIED
	SUITE 300: 2,683 SF OCCUPIED

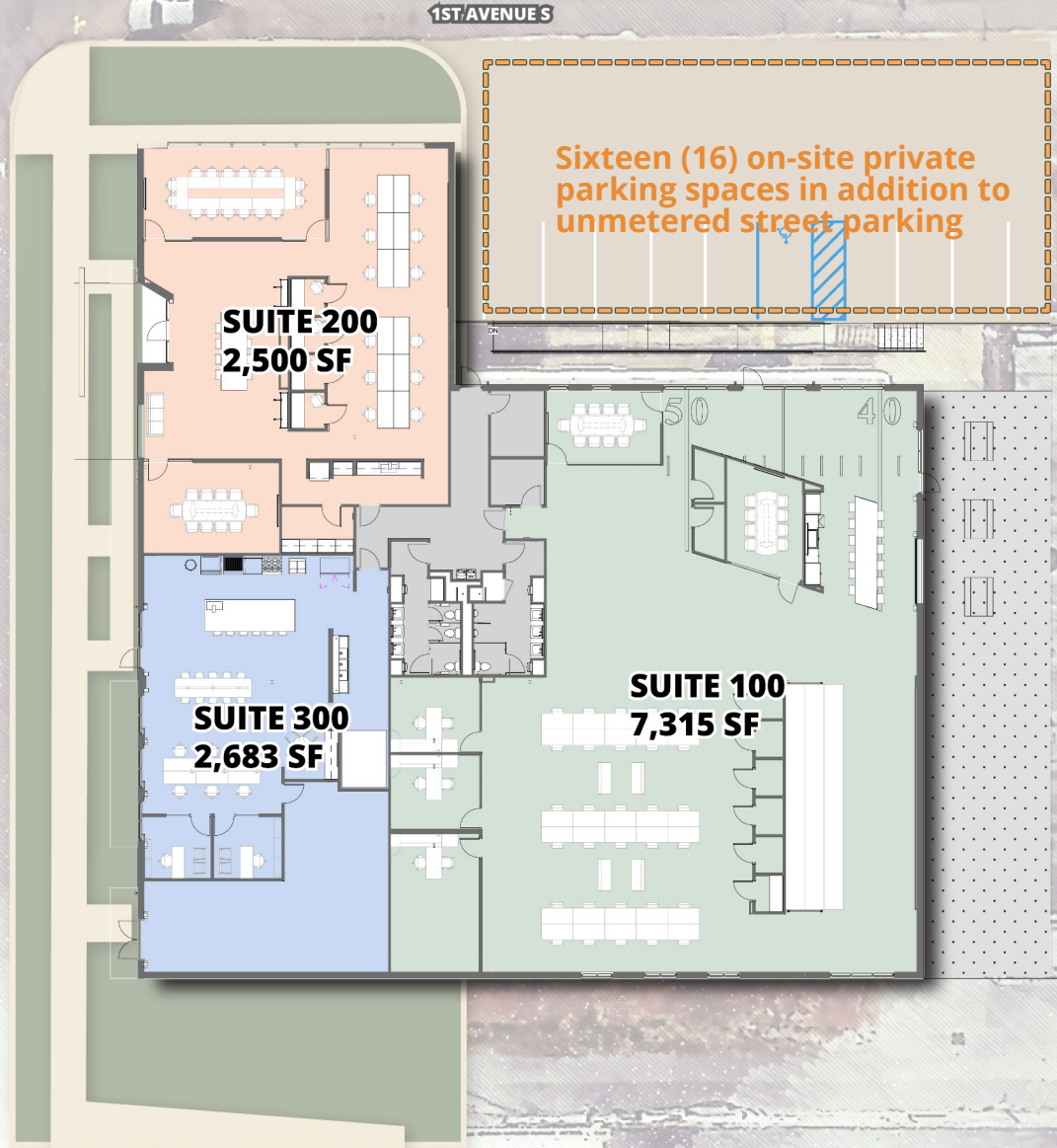
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## PROPERTY HIGHLIGHTS

Previously used as the BF Goodrich warehouse in Birmingham's Warehouse Loop, the building was completely redeveloped in 2020 into a multi-tenant office building.



- Suite 100, 7,315 RSF
- Concrete floors, glass walls, modern open ceiling and look throughout
- Column-free, efficient layout
- Roll up "garage door" leading to outdoor patio
- 12.8' Ceiling height
- On-site parking available in addition to unmetered street parking

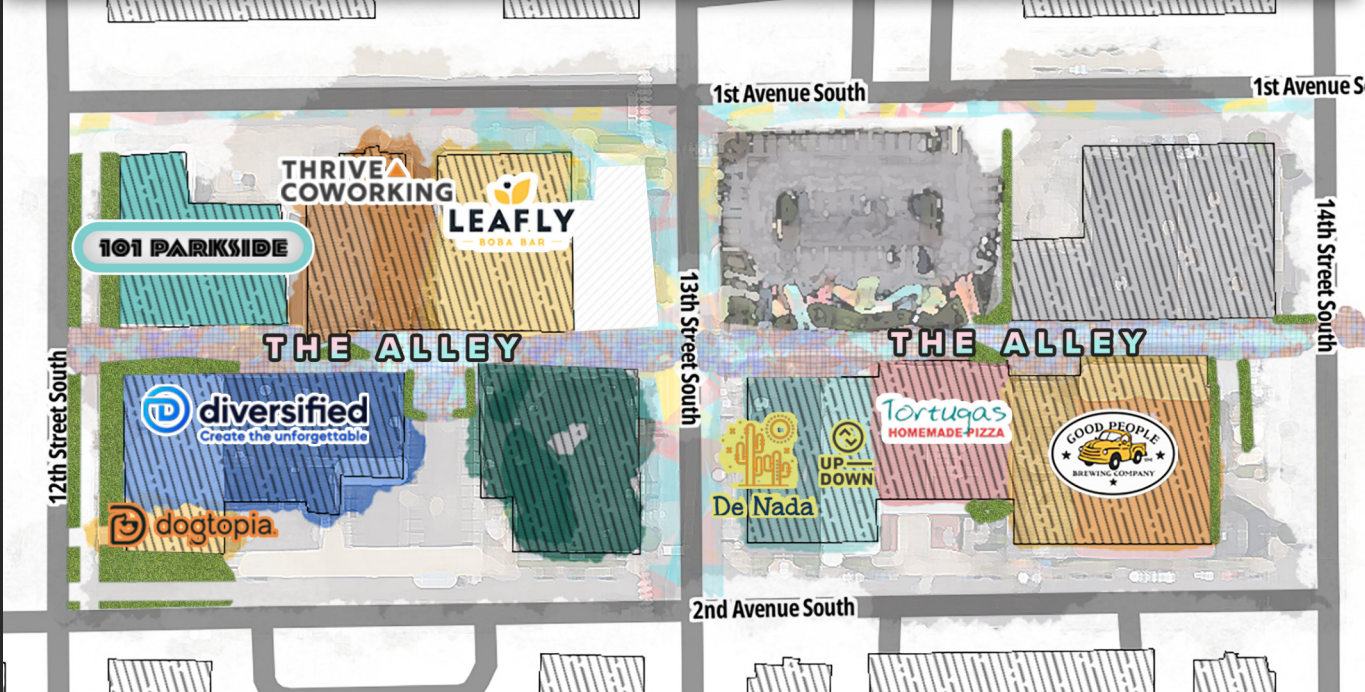


SUITE 100



Availability: **7,315 RSF**  
Lease Rate: **\$25.00/SF/YR (NNN)**

- Class-A finishes & fixtures
- Large open work space
- Private conference areas
- Quiet-room for individual meeting or video conferencing
- Custom hardwood finished bleachers for company meetings, events, or watching the game.
- 16 Off-street parking spaces
- Roll-up door leading to mural-lined patio
- Just two blocks from Regions Field
- Walking distance to restaurants, entertainment venues, and more



The property is across the street from the Denham building, a mixed-use redevelopment with 65 multi-family units and 86,000 SF of commercial space. Two blocks west are Regions Field, Good People Brewing, and Railroad Park, a 19-acre green space. Children's Hospital and UAB's campus are to the south. The newest addition next door, Urban Supply, is a mixed use development of restaurants, unique retail, and entertainment.