

# CAHABA OFFICE PARK

200 Cahaba Park Cir, Birmingham, AL 35242

Lease:  
\$15 / SF / YR

OFFICE BUILDING  
FOR LEASE





## **PROPERTY OVERVIEW**

### **Highlights**

- Suites from 1,000 SF to 4,000+ SF
- Suites may be combined or subdivided
- On-site surface parking throughout
- Suitable for medical, professional users
- Strong Highway 280 accessibility

Cahaba Office Park is a two-building office complex totaling approximately 91,116 SF, configured into over 50 individual suites. The property offers flexible suite sizes and layouts suitable for professional, medical, and general office users.

Suites may be combined or subdivided to accommodate future growth, and the park provides convenient on-site surface parking with efficient internal circulation throughout.

Located along the **Highway 280 corridor**, the property benefits from strong regional access and proximity to Birmingham's established commercial and retail amenities.

### **Property Specs**

#### **Property Type**

Office Park

#### **Total Building Size**

91,116 SF

#### **Available Space**

1,000 SF – 4,000+ SF

#### **Available Units**

12

#### **Parking**

Surface – Shared

#### **Lease Type**

Full Service

#### **Lease Term**

36-60 Months

#### **Tenancy**

Multi-Tenant

### **FOR LEASE**

**\$15 / SF / YR**

# Property Photos



# Available Suites

Suite	Size	Description
2100	3,588 SF	Functional office suite featuring multiple private offices, a central open work area, and support spaces. The layout supports both collaborative and private work environments for professional or medical users.
2121	2,014 SF	Balanced office layout with a mix of private offices and open workspace. Well suited for professional or administrative users seeking efficient workflow and flexible space.
2125	4,757 SF	Large office suite with multiple private offices, interior rooms for conference or support use, and a spacious open area ideal for reception, collaboration, or training functions.
2210	1,950 SF	Efficient office layout combining private offices with a central open workspace. Ideal for professional or service-oriented users seeking a flexible and functional footprint.
2227	896 SF	Compact office suite featuring two private offices, a small front lobby/entry area, and additional flexible space for workstations or storage.
2228	1,040 SF	Well-configured office space with private offices and a central open work area suitable for reception, collaborative workspace, or flexible office use.
2250	1,375 SF	Office suite with multiple private offices and a larger central work area that can function as reception, shared workspace, or collaborative office space.

# Available Suites

Suite	Size	Description
<b>2260</b>	<b>2,946 SF</b>	Flexible office suite anchored by a large open work area with private offices and support rooms along the perimeter, supporting a variety of workspace configurations.
<b>3101</b>	<b>4,296 SF</b>	Expansive office suite with numerous private offices along interior corridors and several larger rooms suitable for conference, training, or collaborative workspace.
<b>3133</b>	<b>2,212 SF</b>	Office suite featuring multiple private offices arranged along a central corridor, providing efficient circulation and functional separation of workspace areas.

# LOCATION & ACCESS

Birmingham, Alabama



## Location Overview

Located along the U.S. Highway 280 corridor, Cahaba Office Park offers direct access to one of Birmingham's primary commercial arteries. The surrounding trade area includes a dense concentration of retail, dining, medical, and service amenities, providing everyday convenience for tenants and visitors.

- Highway 280 frontage proximity
- Established commercial corridor
- Surrounded by retail & dining
- Strong daytime population

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