

# FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE

VIRTUAL  
TOUR  
LINKS  
INSIDE

## UAB St. Vincent's POB II

971 – 6,530 RSF Available

2700 10th Avenue South, Birmingham, AL 35205

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SCOTT DUNKLE, VICE PRESIDENT - LEASING  
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## PROPERTY OVERVIEW

Located on the UAB St. Vincent's Birmingham campus, this property offers convenient covered skywalk connectors to the rest of the campus facilities. The property also features on-campus property management, a covered patient drop-off area, and direct access to surface parking and a parking deck. On-site services include a pharmacy, rehabilitation, orthopedics, OB-GYN, neurology, cardiology, home medical services, urology, general surgery, pain management, dermatology, and plastic surgery.

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**Campus Setting** On-campus – UAB St. Vincent's Birmingham

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**Building Details** 66,169 RSF  
Built in 1988  
Five stories

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**Available** Ste 402: 2,310 RSF  
Ste 403: 971 RSF  
Ste 404: 3,585 RSF  
Ste 406: 3,384 RSF  
Ste 444: 4,917 RSF  
Ste 502: 6,530 RSF  
Ste 505: 3,977 RSF Avail. 3/1/26  
Ste 509: 2,576 RSF

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**Access** Easy access to and from US-31 and US-280  
Directly connected to the hospital campus via covered skywalk

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**Parking** Direct access to surface parking & parking deck

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## AFFILIATED HOSPITAL

UAB St. Vincent's Birmingham is a 409-bed acute care hospital that offers a variety of care specialties, including a state-of-the-art robotics surgery program and the first Heart Valve Clinic in the state. In addition, the hospital provides a 24/7 emergency department, imaging, laboratory, and pharmacy. The hospital specializes in medical services, including oncology, cardiology, women's and children's services, orthopedics/sports medicine, neurology, community/corporate wellness services, and surgical services. UAB St. Vincent's Birmingham has a long history of recognition, including being named the "Best Hospital to Have a Baby," "Best Birthing Suites," "Favorite Hospital," and is listed on the Most Wired for Hospitals and Health Networks rankings.

## AREA OVERVIEW

Birmingham, Alabama, is known as the "Dinner Table of the South," featuring award-winning barbecue and a blend of international influences. The Birmingham metropolitan area is consistently rated as one of the United States' best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses. Birmingham is home to the University of Alabama at Birmingham, ranking fifteenth in federally-funded research among public universities. It is also home to three private institutions: Samford University, Birmingham-Southern College, and Miles College.

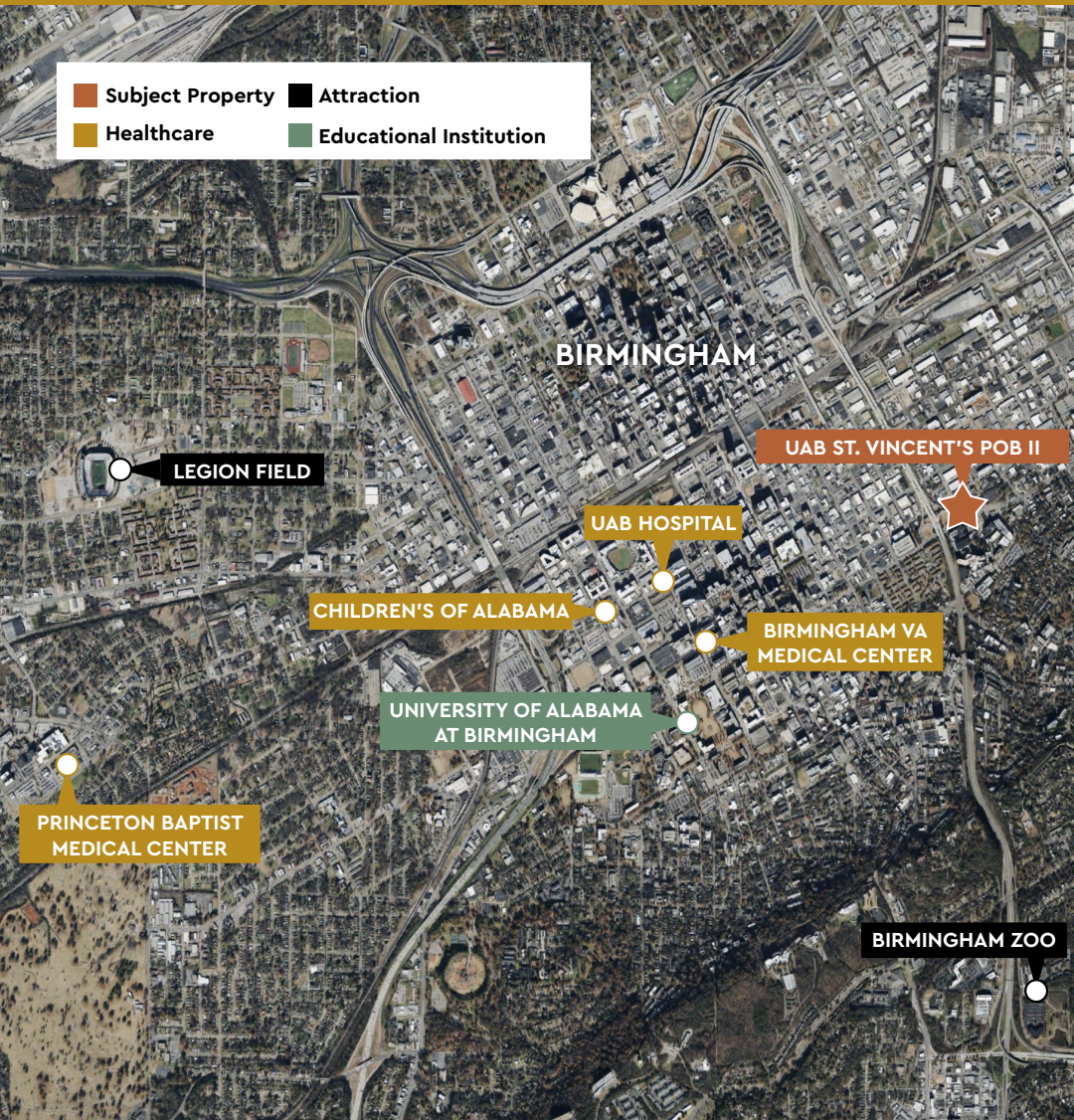
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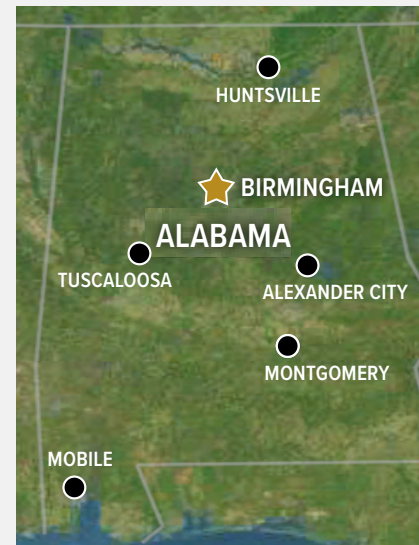
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## DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	14,788	\$53,666
3-Miles	82,150	\$56,640
5-Miles	175,137	\$57,072



### Area Healthcare

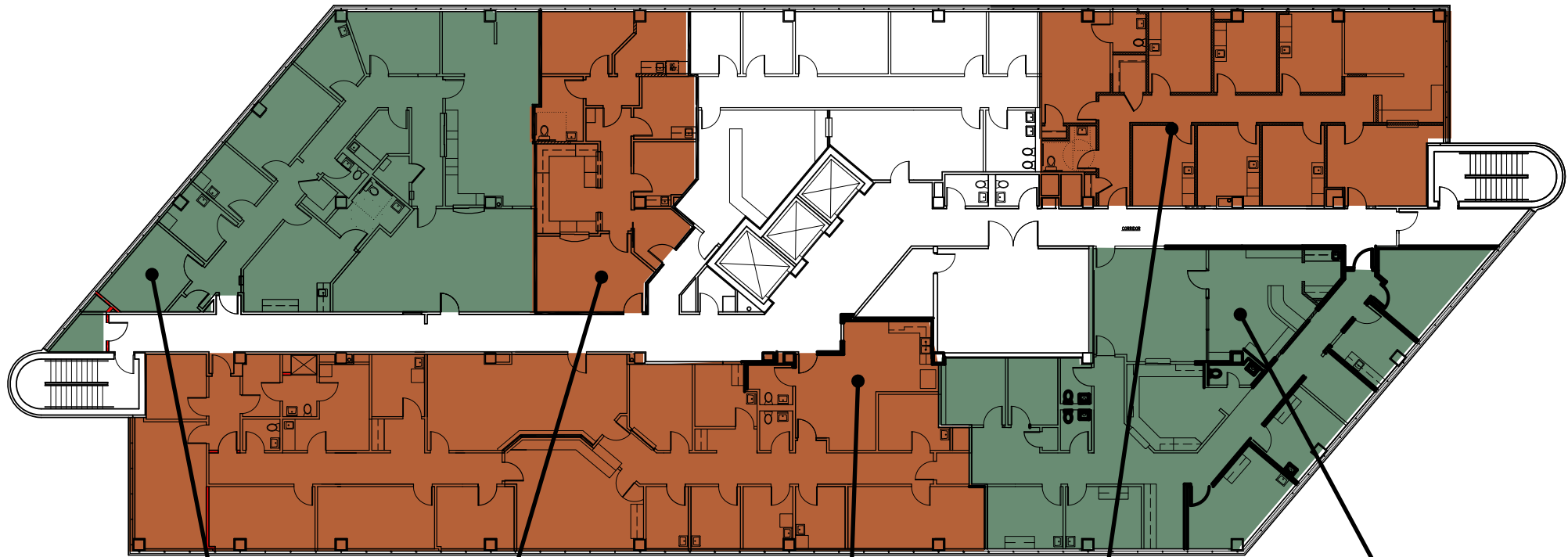
- Alexander City**
  - Russell Medical Center
- Huntsville**
  - Huntsville Hospital
  - Crestwood Medical Center
- Mobile**
  - USA Health Children's & Women's Hospital
  - Infirmary Health
  - Providence Memorial Hospital
  - Springhill Medical Center
- Montgomery**
  - Jackson Hospital
  - VA Medical Center
  - Baptist Medical Center South
- Tuscaloosa**
  - DCH Regional Medical Center
  - VA Medical Center

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## FOURTH FLOOR



**Suite 406**  
**3,384 RSF**



SCAN OR  
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**Suite 403**  
**971 RSF**

**Suite 444**  
**4,917 RSF**

**Suite 402**  
**2,310 RSF**

**Suite 404**  
**3,585 RSF**



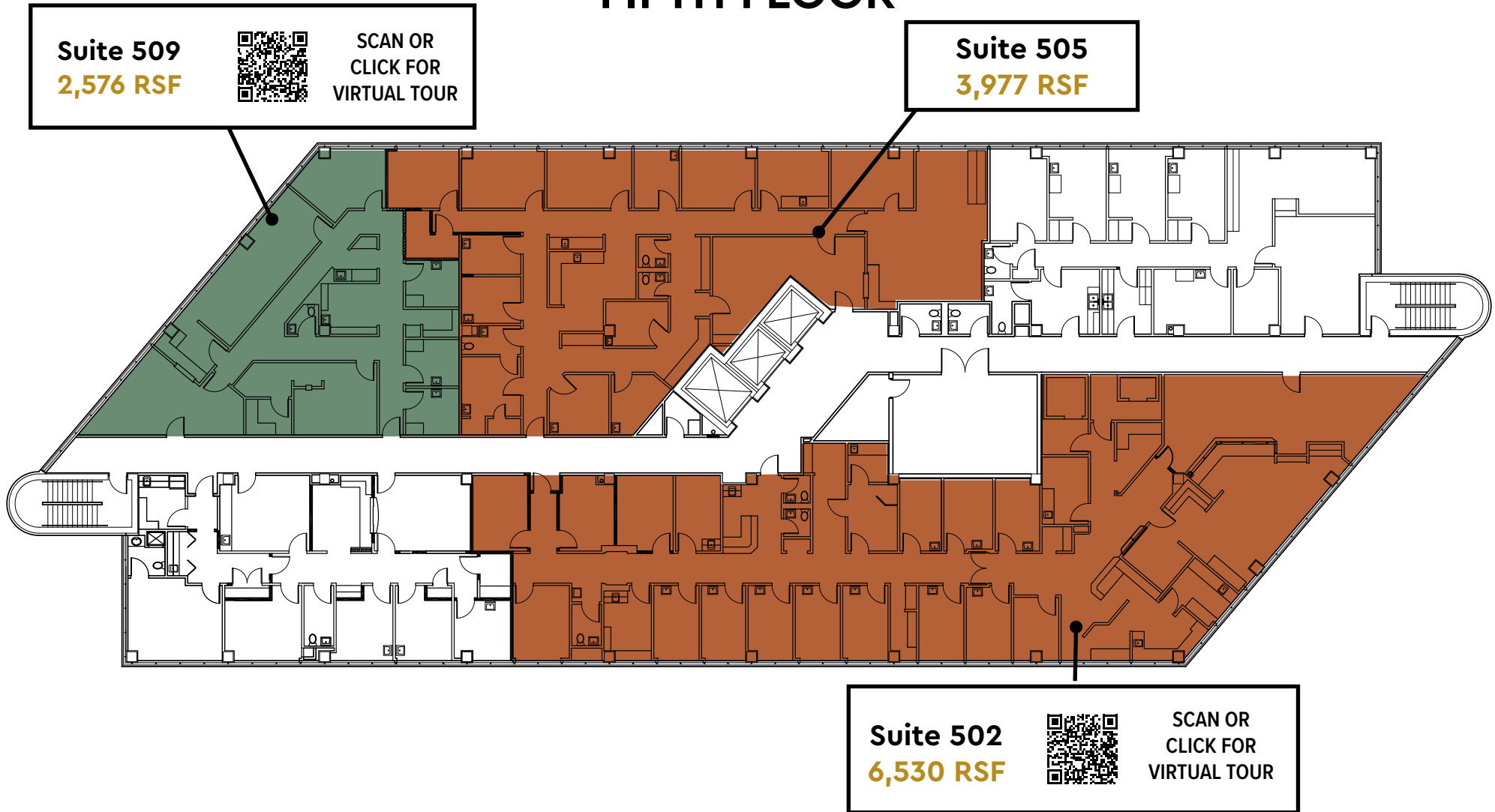
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## FIFTH FLOOR



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