



FOR SALE

VALUE-ADD OFFICE INVESTMENT IN MOUNTAIN BROOK

Crestbrook Plaza

±48,850 SF | Class B Office Building

3918 Montclair Road, Mountain Brook, AL 35213

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THE OPPORTUNITY

Crestbrook Plaza is a 2-story, 48,850 SF office building ideally located in the City of Mountain Brook on Montclair Road, offering convenience to Crestline, Mountain Brook, and English Villages. At 55.88% leased and with 15,669 SF of contiguous space available on the 1st floor, this is an attractive opportunity for an owner-user to acquire an income producing property with the ability to control future growth.

Crestbrook Plaza is in the Midtown office submarket, which is currently 92% leased and has experienced tremendous rental growth over the last 2 years. The increase in demand for office space in Midtown offers an opportunity to push rents as tenants renew or rollover. Crestbrook Plaza provides a truly unique value-add office investment opportunity in Birmingham's top office submarket.



PROPERTY OVERVIEW:

Address	3918 Montclair Road, Mountain Brook, AL 35213
Square Footage	48,850
Availability / Occupancy	21,555 SF / 55.88%
# of Tenants	15
NOI (est'd)	\$130,000
Acerage	2.44
Stories	2
Parking	3.0 spaces per 1,000 SF (146 spaces); including 12 covered spaces
Year Built	1975
Roof	2018
HVAC	Individual split system HVAC units (26)
Zoning	Office Park District
Elevator	One (1) Bagby Hydraulic, 1,500 lb. capacity

ASKING PRICE:

\$5,150,000 (~\$105/SF)

KEY CONSIDERATIONS

- **Owner-Occupier Opportunity:** Up to 15,699 SF available on the 1st floor (Suites 101 & 110 combined), ideal for an owner-user to occupy space immediately while collecting income from the existing tenant roster.
- **Rent Growth Opportunity:** Average weighted rent is \$19.92/SF compared to \$23.00–\$26.50/SF for competitive Class A/B buildings on Montclair Road. Near-term lease rollovers allow a new owner to reset rents toward the \$23–24/SF market average.
- **Existing Lab Infrastructure:** 11,624 SF on the first floor was previously built out for lab group with wet lab plumbing, enhanced electrical, and specialized HVAC in place. This infrastructure dramatically reduces tenant improvement costs for medical, research, or life-science tenants.
- **Recent Capital Investments:** Seller has recently fully resurfaced the parking lot (2026) and painted the exterior of the building (2026). The property has been professionally managed by Colliers since 2017 and has been well-maintained.
- **City of Mountain Brook:** No city of Birmingham occupational tax saves employees 1%.
- **Location of Choice:** The Midtown submarket is 92% leased as of Q2 2026, the tightest in all of Birmingham. 10,000+ SF blocks of space in the submarket are exceptionally rare; the next nearest block of 10,000+ SF is in a Class A building at \$26.50/SF.
- **Unmatched Visibility Along Montclair Road:** The building sits directly on Montclair Road with excellent frontage visibility, a significant branding opportunity for an owner-occupier.



LOCATION & MARKET OVERVIEW

WHY MOUNTAIN BROOK?



NO OCCUPATIONAL TAX

Located within the City of Mountain Brook, employees save 1% occupational tax vs. being in the City of Birmingham.



BEAT THE TRAFFIC

Incredible convenience to Crestline, Mountain Brook, Forrest Park, while also providing easy access to Hwy 280, I-20, downtown, and Birmingham-Shuttlesworth International Airport.



NEARBY AMENITIES

Next door to the U.S. Post Office and convenient to restaurants, banks, fitness, and much more.

COMPARABLE MONTCLAIR CORRIDOR BUILDINGS

PROPERTY	ASKING RENT	OCC.%
880 Montclair Rd (Class A, 143K SF)	\$26.50 / SF	95.5%
790 Montclair Rd (Class A, 25K SF)	\$26.50 / SF	100%
Garvin Building (Class B, 55K SF)	\$23.00 / SF	91.4%
3940 Montclair Rd (Class B, 34K SF)	\$23.50 / SF	100%
CRESTBROOK PLAZA (This Property)	\$19.92 / SF Avg	55.9%

MIDTOWN SUBMARKET SNAPSHOT (Q2 2026)

92%

Midtown Occupancy Rate
(Q2 2026 - Highest in Birmingham)

\$28.24/SF

Avg. Asking Rent / SF
(Midtown Submarket)

4.36M SF

Total Midtown Inventory
(Extremely Limited New Supply)

~\$24.88/SF

Blended Asking Office Rents
(Montclair Road Corridor)



PROPERTY LOCATION

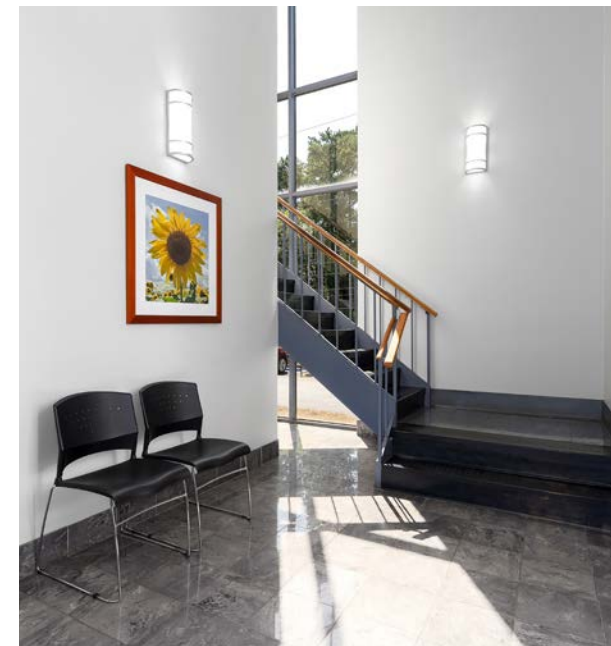


SALES COMPARABLES

#	Building	Year Built	Size (SF)	Sale Price	PSF	OCC. %	Sold
1	900 Montclair Rd	1978	20,320	\$2,250,000	\$110.73	0%	7/23/26
2	Chambers Building	1985	35,000	\$4,550,000	\$130.00	100%	9/26/25
3	Barbizon Building	1974	33,240	\$3,400,000	\$102.29	88%	8/1/25
4	2700 Rogers Dr	1987	25,385	\$2,525,000	\$99.47	55%	9/30/24
5	2641 Rocky Ridge Ln	2007	24,848	\$3,350,000	\$134.82	0%	5/10/24
6	750 Montclair Rd	1978	8,000	\$1,557,000	\$194.63	0%	7/26/22
7	1 Civitan Pl	1975	18,320	\$2,200,000	\$120.09	0%	12/15/21
8	Acton Ridge Building	2001	58,918	\$8,100,000	\$137.48	91%	12/27/21
9	3928 Montclair Rd	1973	22,684	\$3,000,000	\$132.25	100%	10/3/19



PROPERTY PHOTOS



Crestbrook Plaza

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