

FOR LEASE: ON-CAMPUS OUTPATIENT MEDICAL SPACE



UAB St. Vincent's POB V (North Tower)

7,680 – 15,662 RSF Available

800 Saint Vincent's Drive, Birmingham, AL 35205

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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, a parking deck, and a beautiful rotunda lobby. On-site services include neurosurgical services, breast surgery, general surgery, plastic surgery, and OB-GYN care.

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

Building Details 77,003 RSF
Four stories- built on top of parking deck

Available Suite 500: 15,662 RSF
Suite 700: 7,680 RSF Available 4/1/26

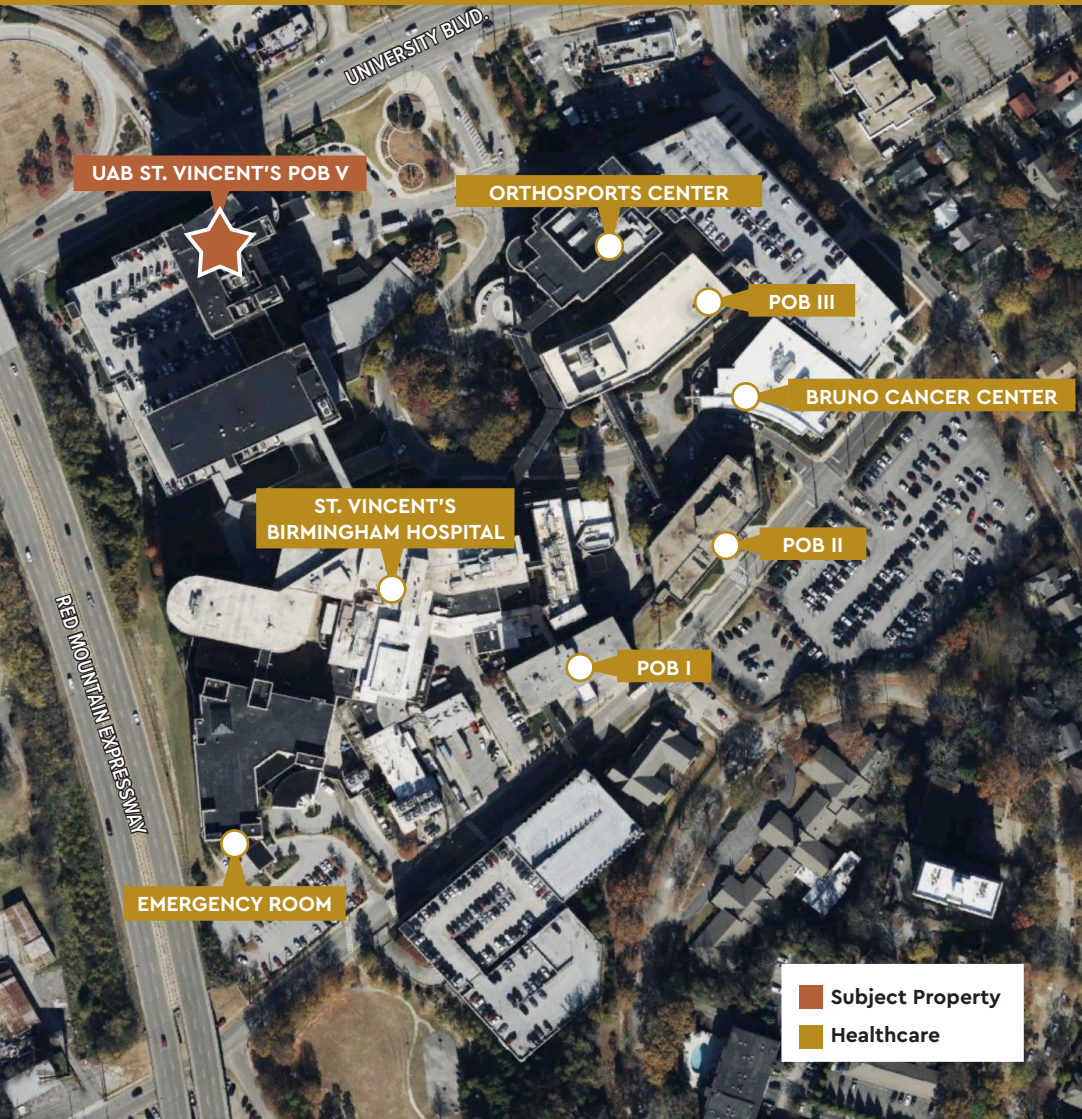
Access Easy access to and from US-31 and US-280
Direct property access from 10th Ave South
Covered skywalk access to the hospital campus

Parking Parking deck – on first levels of building

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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.

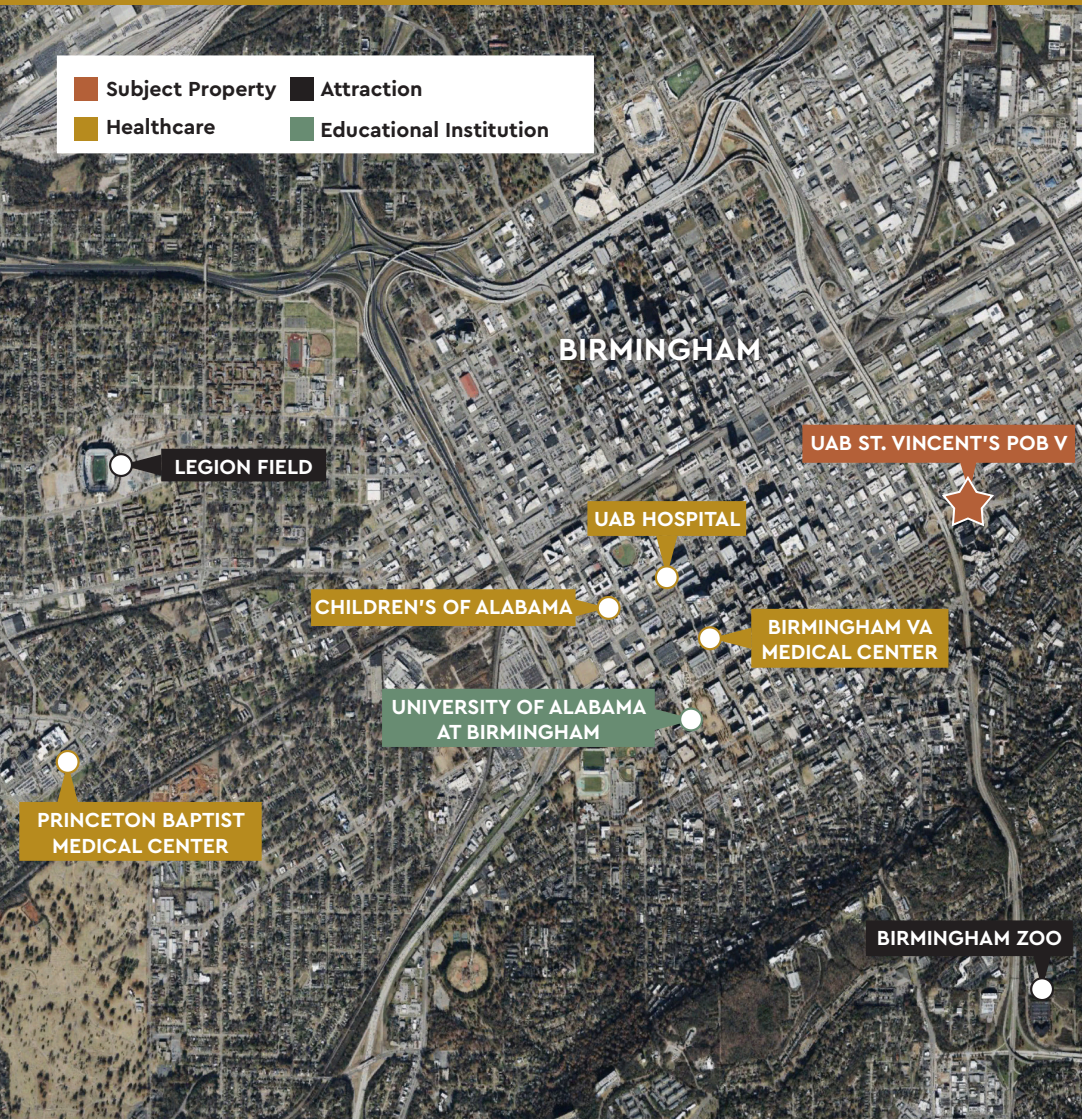
AREA OVERVIEW

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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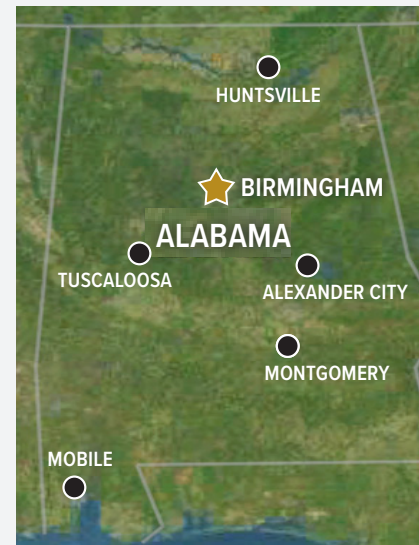
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DEMOGRAPHICS

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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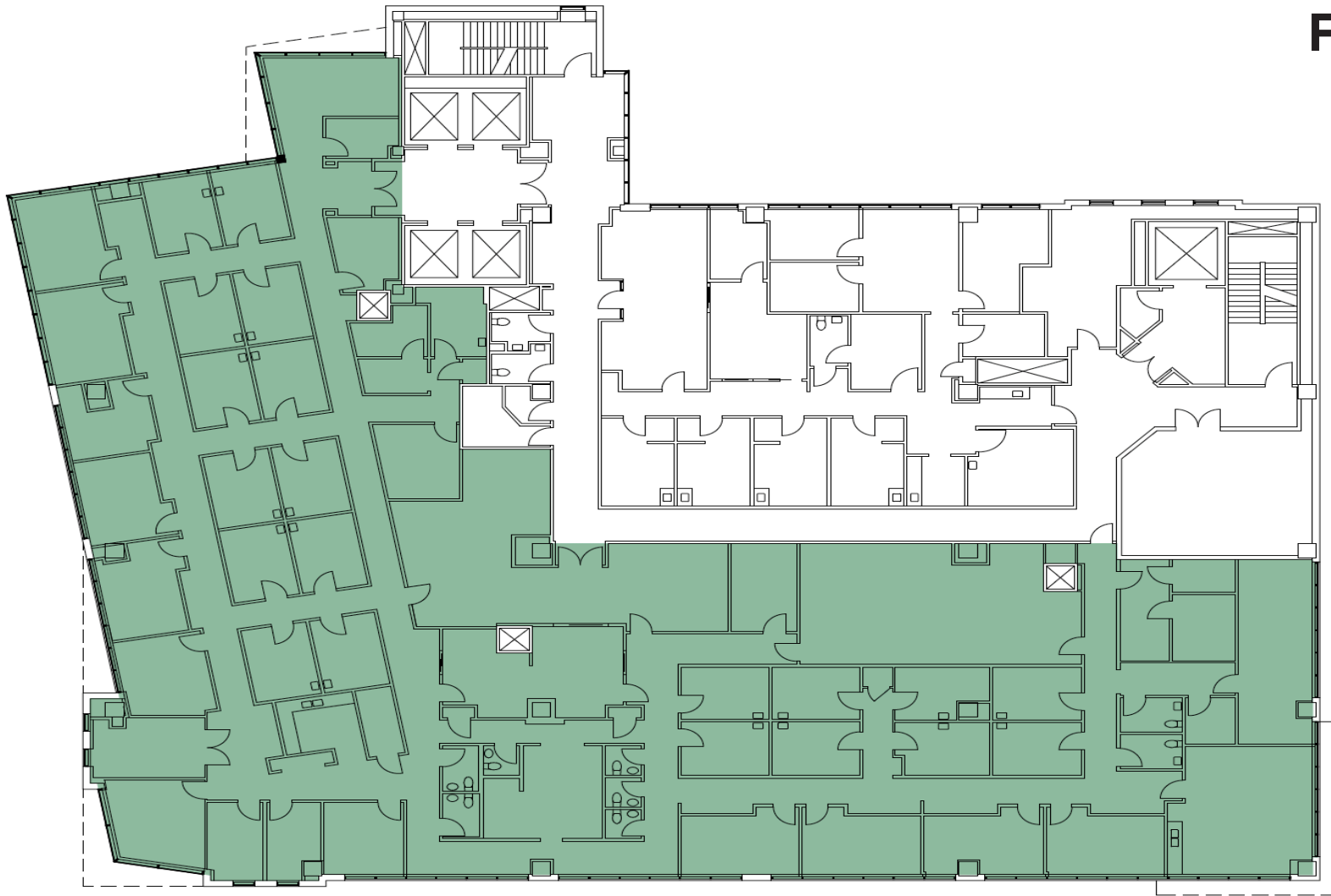


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FIFTH FLOOR

Suite 500

15,662 RSF



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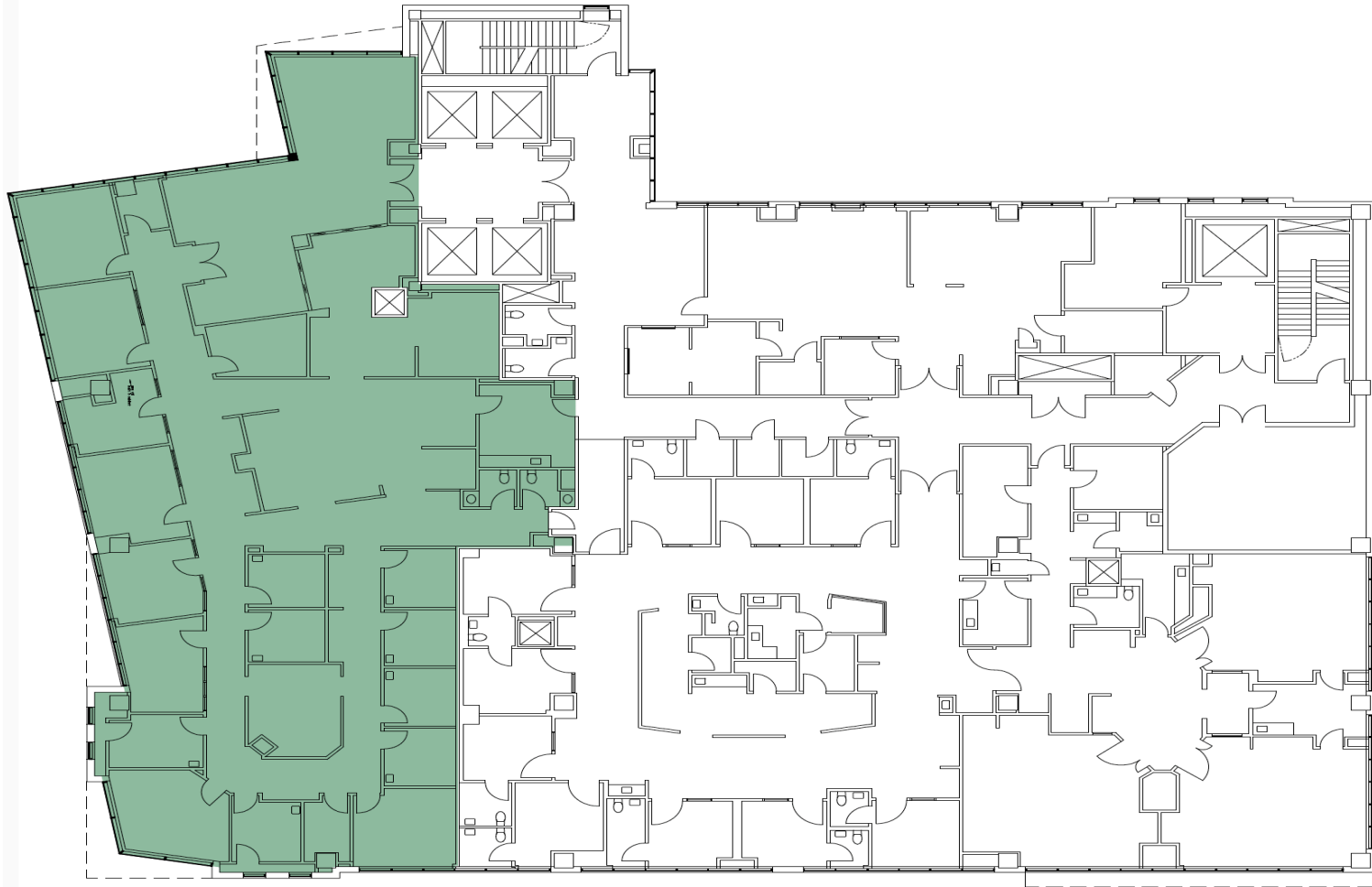
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SEVENTH FLOOR

Suite 700
7,680 RSF

Available 4/1/26



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