

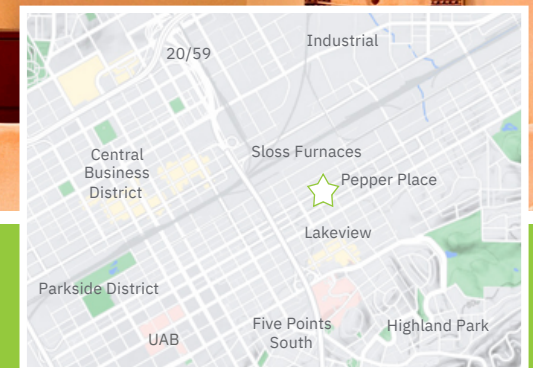


**SLOSS**  
REAL ESTATE

**FOR LEASE**

# THE STUDIOS BUILDING

2821 2nd AVENUE SOUTH, SUITE B, BIRMINGHAM, AL 35233



## Lochrane Chase

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# SUMMARY

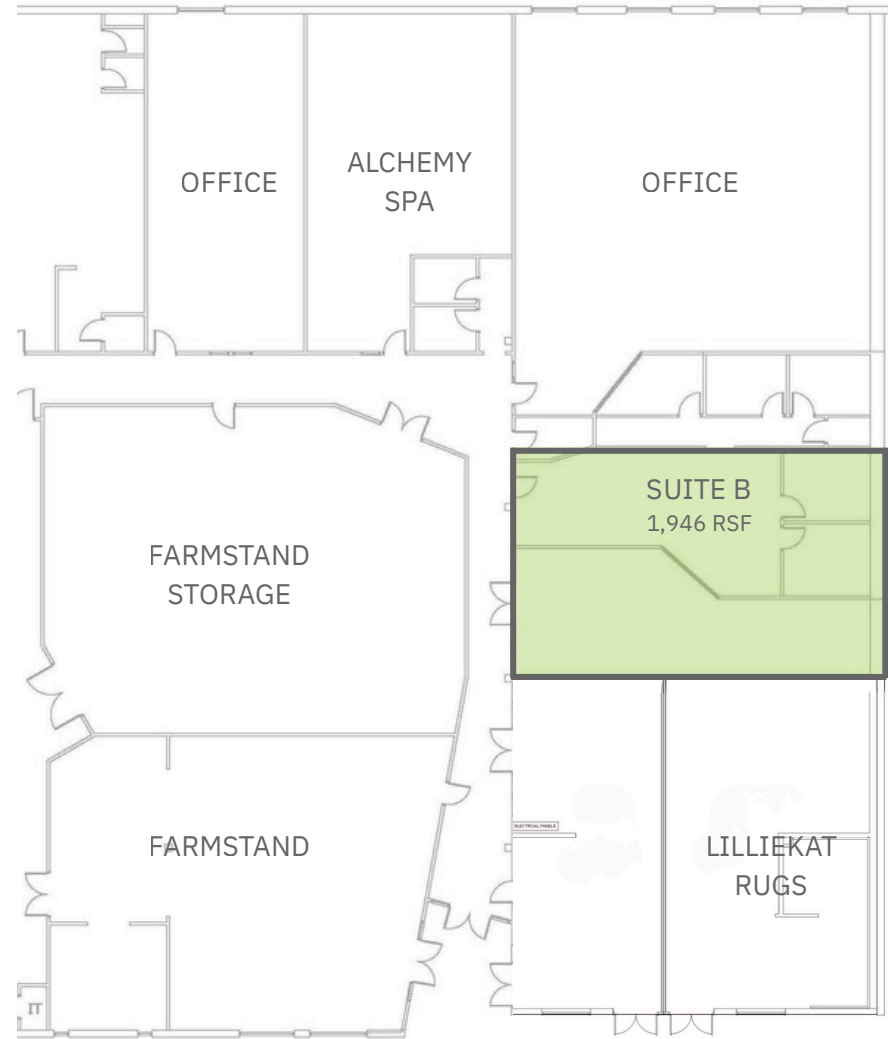
## FOR LEASE: PEPPER PLACE

2821 2<sup>nd</sup> AVENUE SOUTH, BIRMINGHAM, AL 35233

### SUITE B

Lease Rate: \$25/ SF GROSS

Available SF: 1,946 SF



**Lochrane Chase**

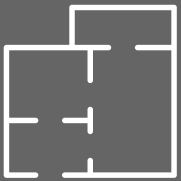
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Industrial/Modern office aesthetics with exposed ceilings and a mix of concrete and rugged floors.



Open Layout to include:

- Large Open Foyer
- Small Podcast Room
- Conference Room
- 2 Offices
- Reception Desk
- Open banquet style seating
- Supply/Mail Room
- Storage Room



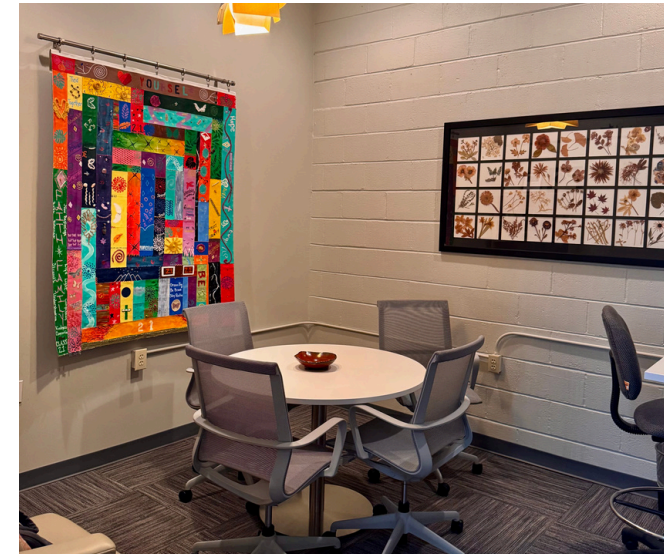
6 Person conference room



Large Skylight for natural light



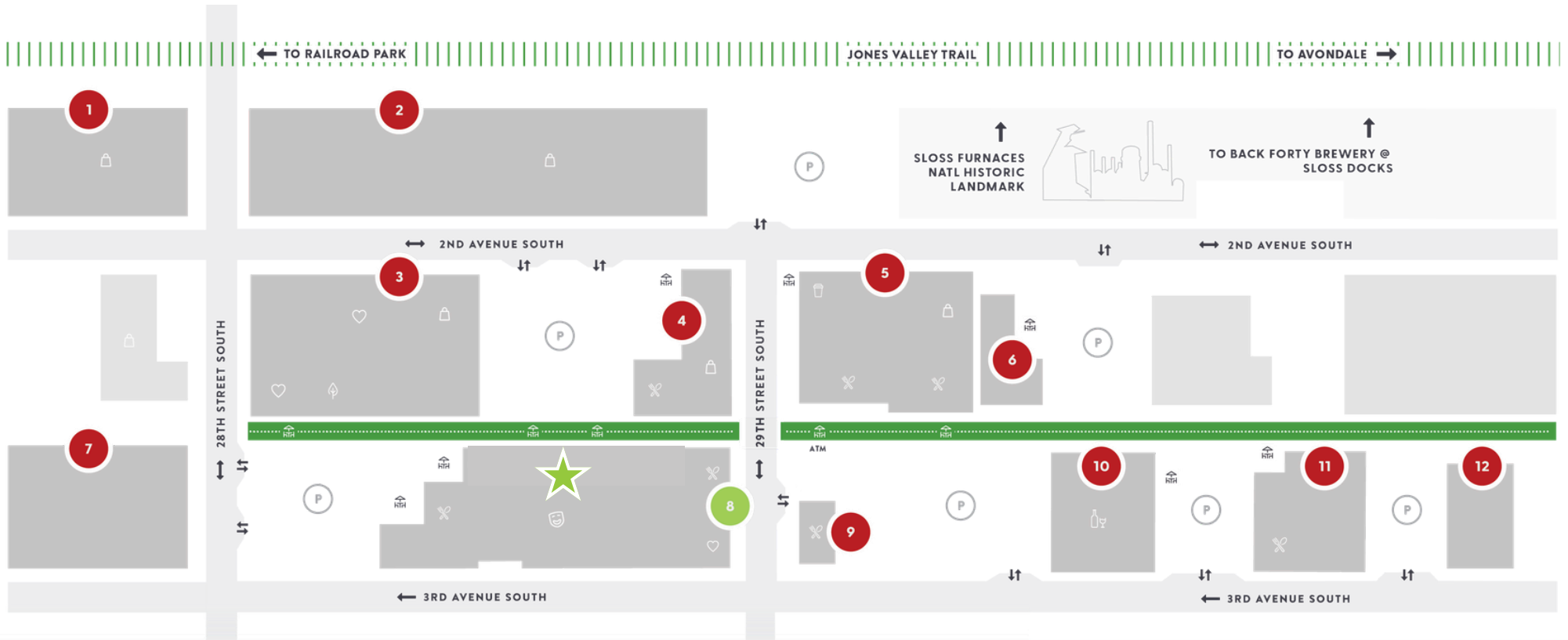
Prominent hallway exposure with easy access to shared restrooms and nearby Pepper Place restaurants.





# PEPPER PLACE OVERVIEW

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2821 2<sup>nd</sup> AVENUE SOUTH, BIRMINGHAM, AL 35233



- |             |                               |                    |                  |                       |                        |
|-------------|-------------------------------|--------------------|------------------|-----------------------|------------------------|
| 1 2700 BLDG | 2 FERGUSON SHOWROOMS          | 3 SENSABAUGH BLDG  | 4 DR PEPPER BLDG | 5 MARTIN BISCUIT BLDG | 6 MARTIN BISCUIT ANNEX |
| 7 EPIC BLDG | 8 THE STUDIOS AT PEPPER PLACE | 9 JENI'S ICE CREAM | 10 HOP CITY BLDG | 11 BLUEPRINT ON 3RD   | 12 3022 BLDG           |



# NEIGHBORHOOD AERIAL

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