

**WATTS**

NEXT GENERATION REAL ESTATE

OFFICE SPACE FOR LEASE

EST. 1906 · BIRMINGHAM, AL

10 SUITES AVAILABLE**FULL-SERVICE · MOVE-IN READY**

ASKING RATE

\$18.00–\$19.50

/ SF / Yr · Full Service

The Tower Building

530 Beacon Parkway West, Birmingham, Alabama 35209 · Class B Office

1,526 – 24,409 SF

Available Now · Divisible

9

STORIES · CLASS B

58,979

BUILDING SF

6,554

TYPICAL FLOOR SF

236

SURFACE PARKING

24/7

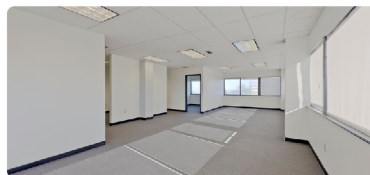
SECURED ACCESS

AVAILABLE SUITES

SUITE	SF	RATE/SF	LAYOUT
100E	3,277	\$19.50	Open plan
100W	3,277	\$19.50	Open plan
502	1,639	\$18.00	4 offices + conf.
503	1,582	\$18.00	1 office + conf.
601	3,277	\$18.00	8 private offices
701	1,526	\$18.00	2 offices + conf.
801	3,277	\$18.00	Built-out office
900	1,742	\$19.50	Open plan
901	3,277	\$19.50	Built-out office
902	1,535	\$19.50	Built-out office

Total 24,409 FS 10 suites

Rate is full-service — utilities, building services, property expenses and cleaning included (telecom excluded). Terms negotiable; suites may be combined for larger requirements.



BUILDING HIGHLIGHTS

- ◆ **Minutes from downtown.** Direct I-65 access in a thriving Homewood-area business corridor.
- ◆ **Secure & full-service.** Camera surveillance, elevators and 24-hour controlled tenant access.
- ◆ **Monument signage available** for tenant visibility along Beacon Parkway.
- ◆ **236 surface parking spaces** for staff and guests.
- ◆ **Homewood dining & lodging nearby** — shops, hotels and restaurants a short drive away.

PROPERTY FACTS

Building Type	Office · Class B
Year Built	1979
Building Height	9 Stories
Ceiling Height	9 ft (unfinished)
Parking	236 surface spaces
Amenities	Cameras · Elevators · 24hr
Availability	Now · Negotiable Term



Renovated lobby · full tour available on request.

EXCLUSIVE LEASING BROKERS

W.A. "Chip" Watts IV CPM®, CCIM, C2EX, AHWD — President**JC Morris** 205.318.1121 · **David Watts** CPM® · 205.318.1116

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REAL ESTATE**