

DENHAM BUILDING LUCKIE OFFICE FOR SUBLEASE

IRONVEST
PARTNERS



CTR COMMERCIAL
REAL ESTATE

15,370 SF AVAILABLE

LOCATED IN THE PARKSIDE DISTRICT OF DOWNTOWN BIRMINGHAM

1143 1ST AVE SOUTH, BIRMINGHAM, AL 35203

1143 1ST AVENUE SOUTH

Birmingham, AL 35233

OFFICE SPACE FOR SUBLEASE



PROPERTY DESCRIPTION

This industrial chic building combines historic character with a modern, creative work environment. Located near Birmingham's renowned arts, culture, and food scenes, this office space offers on-site amenities including a coffee shop, restaurant, and brewery. With 15,730 SF available, it provides a unique opportunity in a vibrant location.

PROPERTY HIGHLIGHTS

- Available immediately
- Furniture negotiable
- Term through 6/30/2032
- \$32.00 PSF / Full Service



JORDAN WEAVER

Associate

678.577.2748

jw@ironvestpartners.com

HARRIS SNIPES

Associate

205.878.3013

hs@ironvestpartners.com



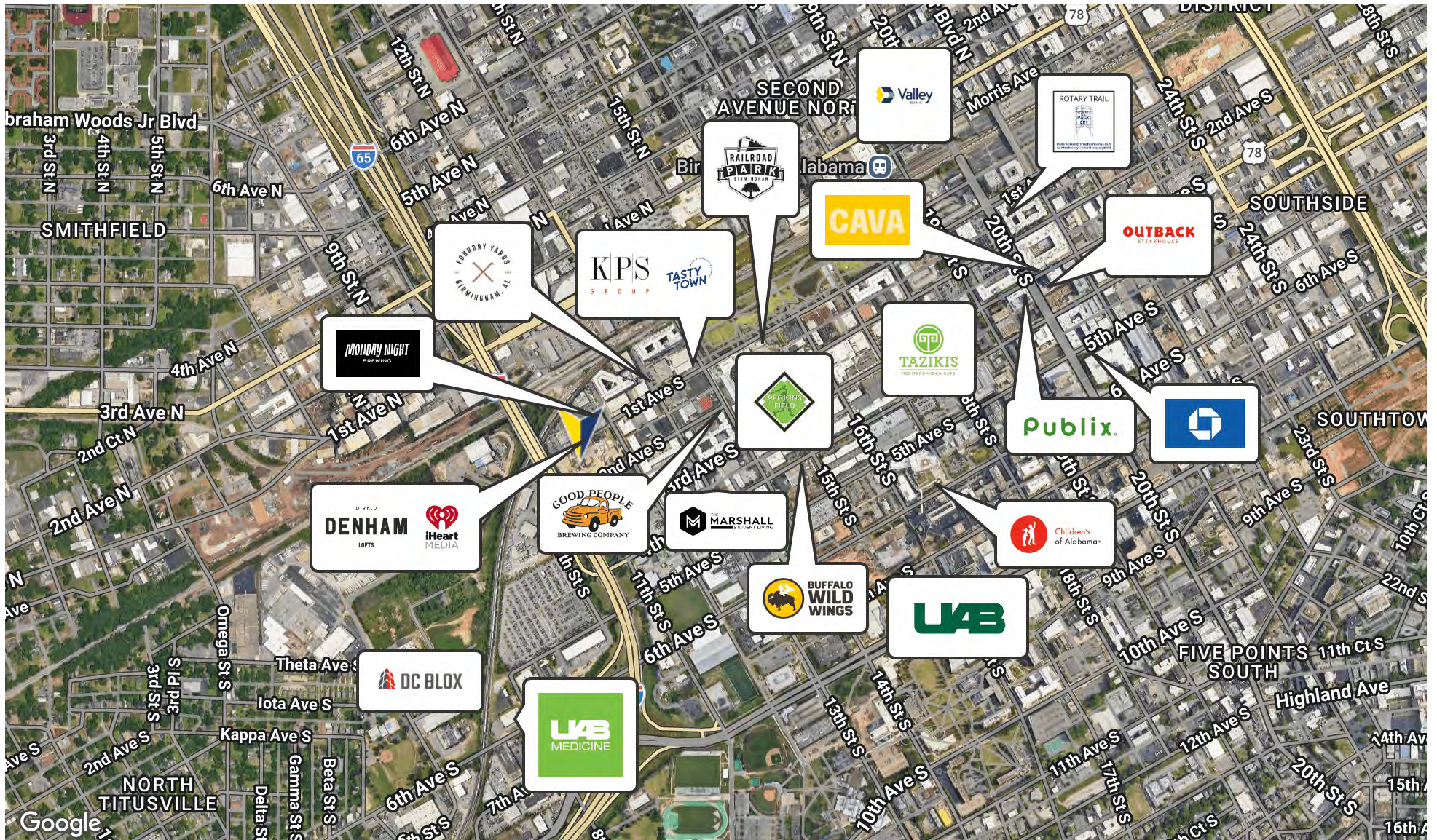
Information deemed reliable but not guaranteed.

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OFFICE SPACE FOR SUBLEASE

1143 1st Avenue S
Suite 110
Birmingham, AL
First Floor



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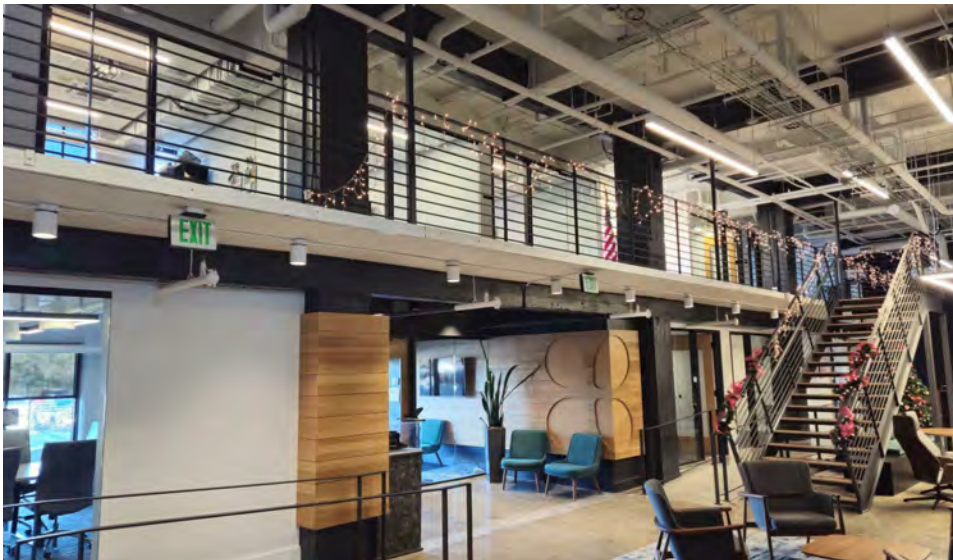
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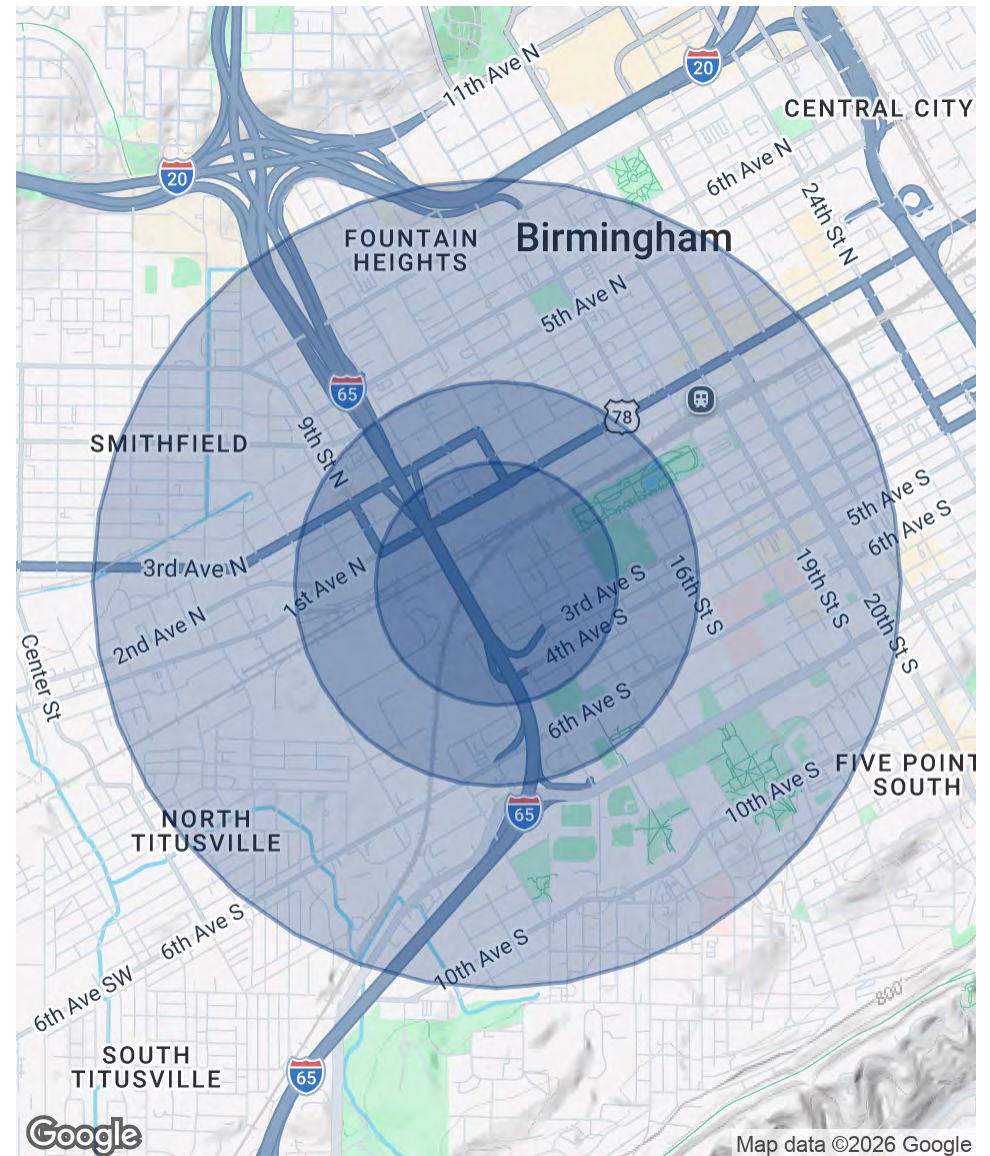
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OFFICE SPACE FOR SUBLEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	735	1,480	9,590
Average Age	27	29	30
Average Age (Male)	28	30	30
Average Age (Female)	26	28	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	433	843	3,474
# of Persons per HH	1.7	1.8	2.8
Average HH Income	\$54,260	\$53,033	\$62,727
Average House Value	\$185,276	\$191,451	\$225,662

2020 American Community Survey (ACS)



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