

# NEW SOUTH FEDERAL

215 Richard Arrington Junior Boulevard North, Birmingham, AL 35203

OFFICE BUILDING FOR LEASE



## JOHN TALLY

Principal and Qualifying Broker  
205.757.0237  
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## LESLEY BORDEN

Commercial Real Estate Sales & Leasing  
205.382.0262  
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**Tally**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Affordable office space for lease at the corner of 3rd Ave North and Richard Arrington with attached secure parking deck.

### PROPERTY HIGHLIGHTS

- Affordable full service lease rate
- Outstanding downtown location with great views
- Building signage and naming rights available.
- Recent building improvements include new HVAC and elevator cabs
- Walk to everything
- On site parking deck
- Easy access to all major interstates.
- Leasing Incentives Available

### OFFERING SUMMARY

Lease Rate:	\$17.00 - 18.00 SF/yr (Full Service)
Number of Units:	24
Available SF:	758 - 8,826 SF
Building Size:	52,789 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,579	32,814	65,905
Total Population	6,929	70,549	151,497
Average HH Income	\$56,658	\$76,395	\$88,117

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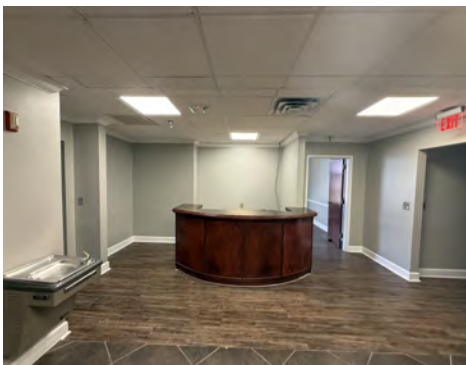
## ADDITIONAL PHOTOS



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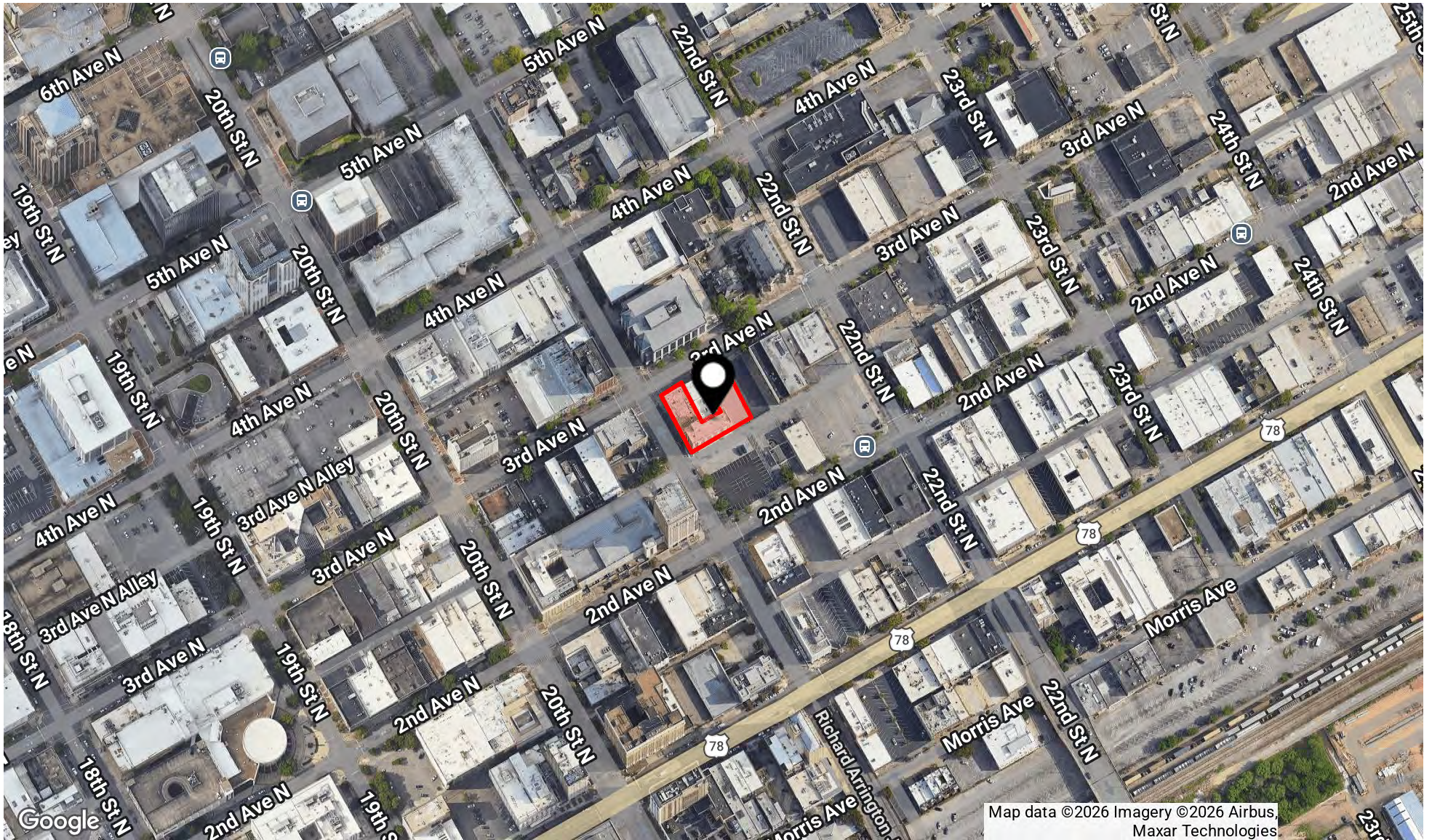
## LOCATION MAP



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AERIAL MAP



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	758 - 8,826 SF	Lease Rate:	\$17.00 - \$18.00 SF/yr

### AVAILABLE SPACES

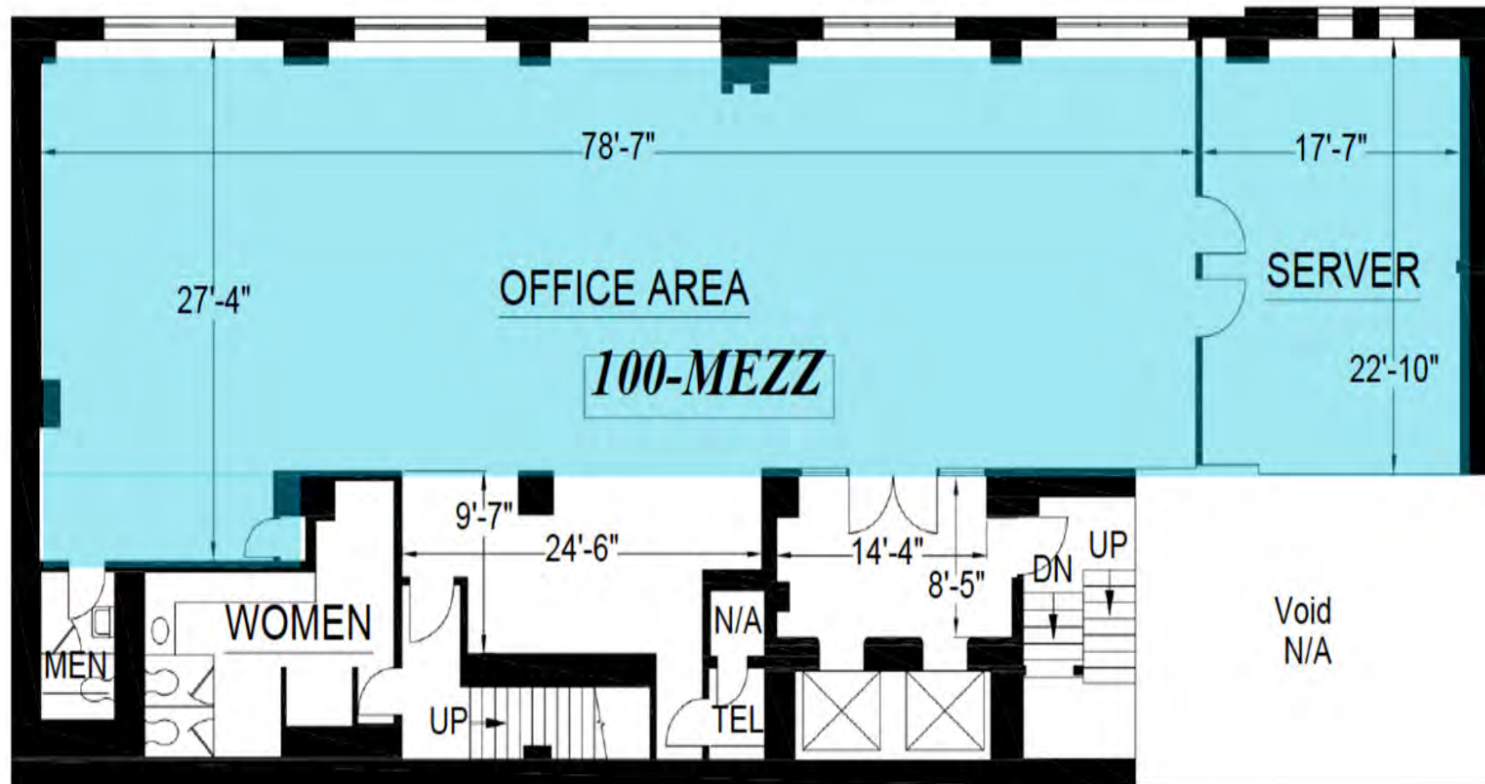
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Mezzanine	Available	3,942 SF	Full Service	\$17.00 SF/yr	-
Suite 200	Available	8,826 SF	Full Service	\$17.00 SF/yr	-
Suite 401	Available	2,099 SF	Full Service	\$17.00 SF/yr	-
Suite 503	Available	1,040 SF	Full Service	\$17.00 SF/yr	-
Suite 505	Available	758 SF	Full Service	\$17.00 SF/yr	-
Suite 811	Available	1,862 SF	Full Service	\$17.00 SF/yr	-
Suite 903	Available	992 SF	Full Service	\$17.00 SF/yr	-
Suite 1000	Available	3,962 SF	Full Service	\$18.00 SF/yr	-

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## PLANS

### LEGEND



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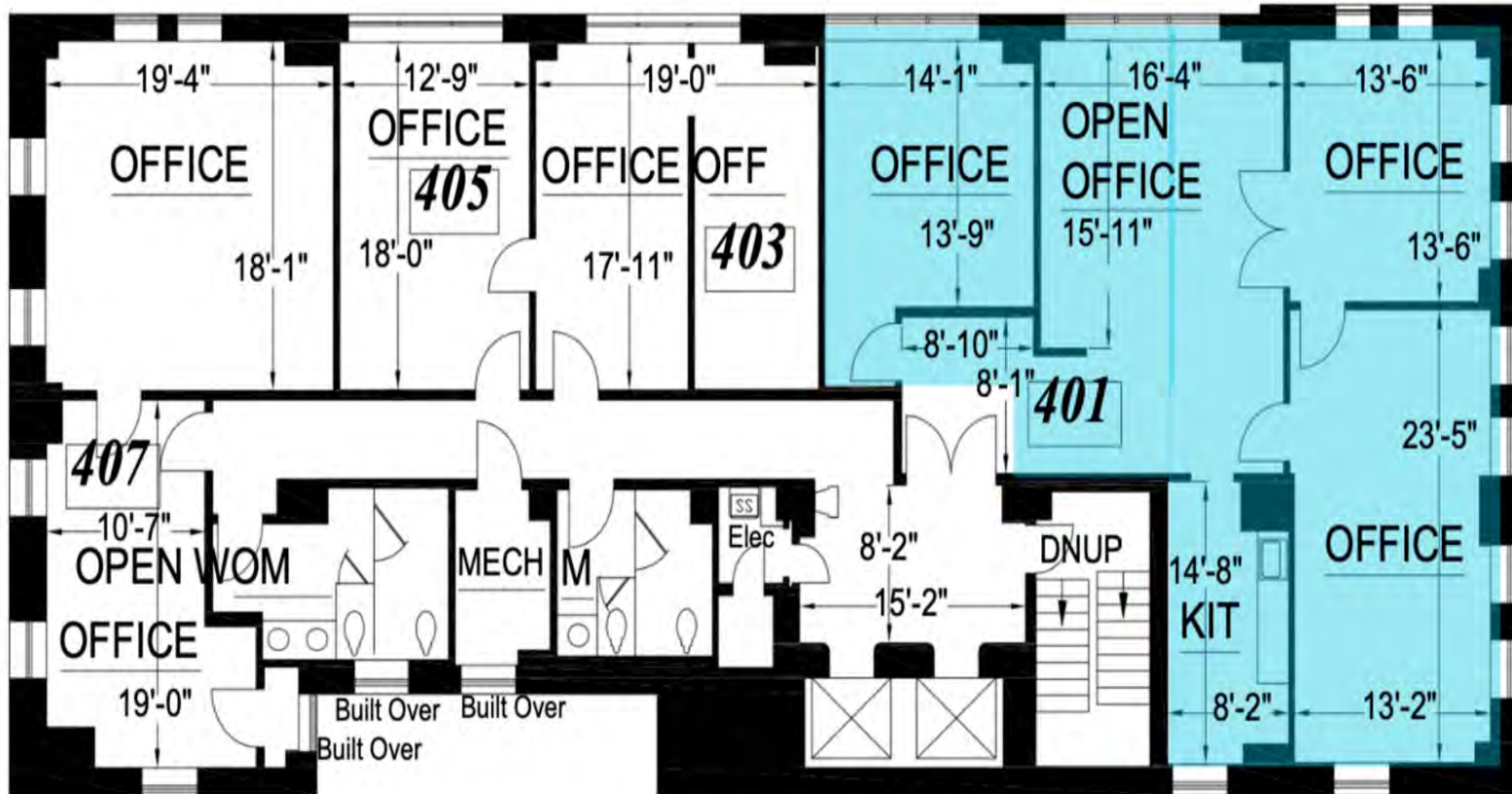


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## PLANS

### LEGEND



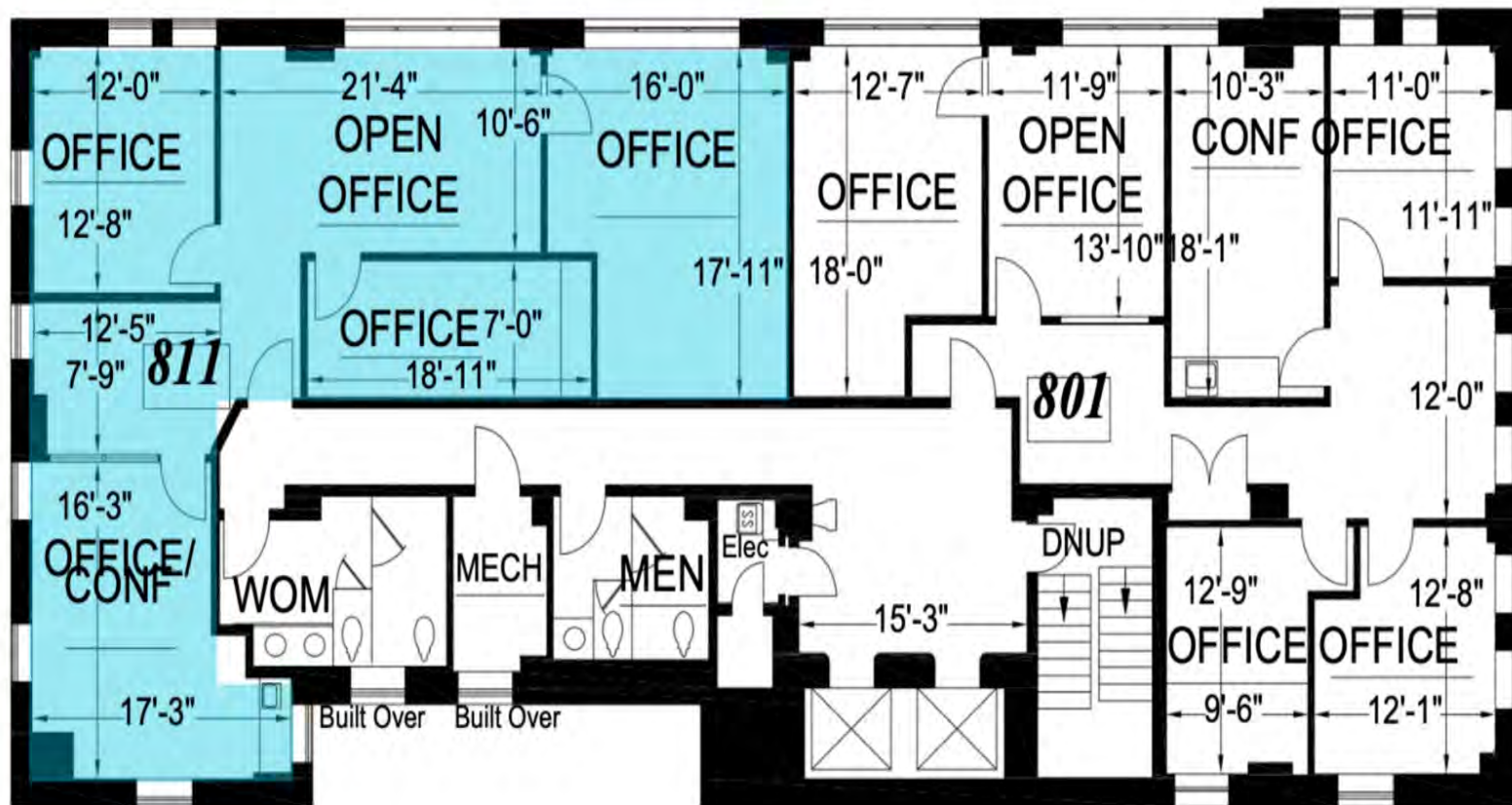


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## PLANS

### LEGEND

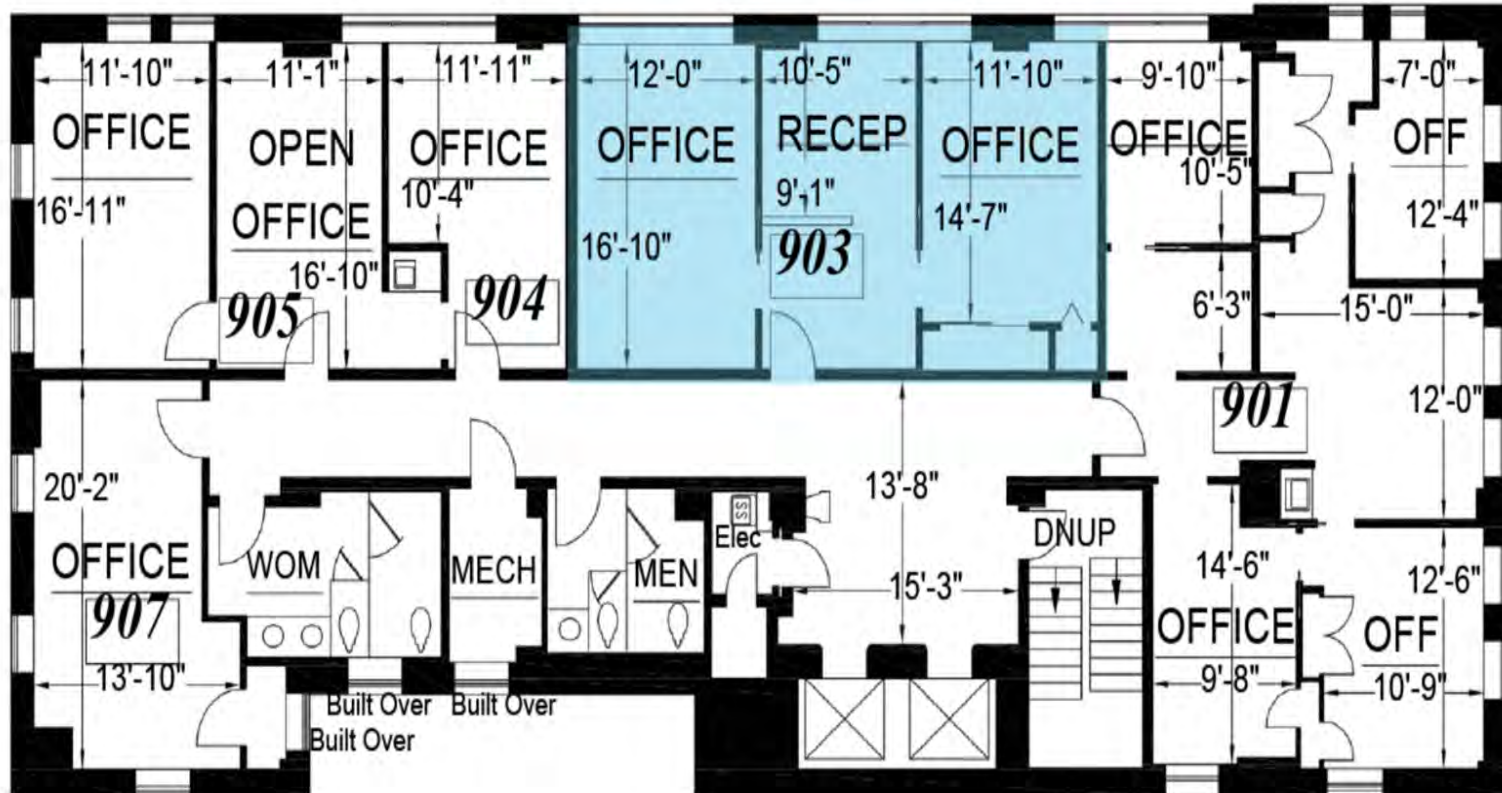


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## PLANS

### LEGEND



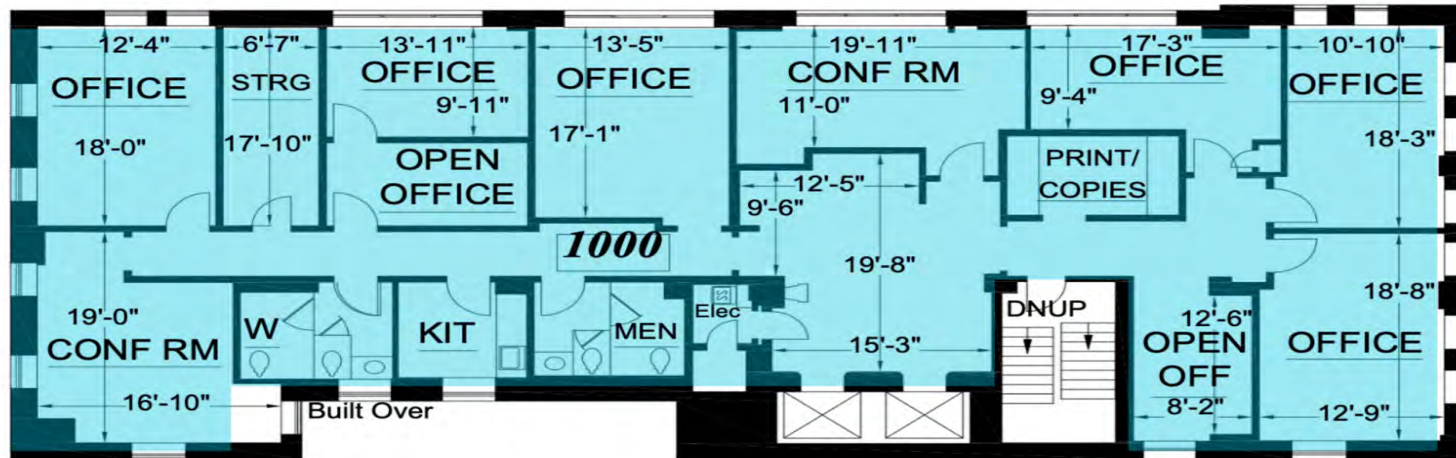
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## PLANS

### LEGEND

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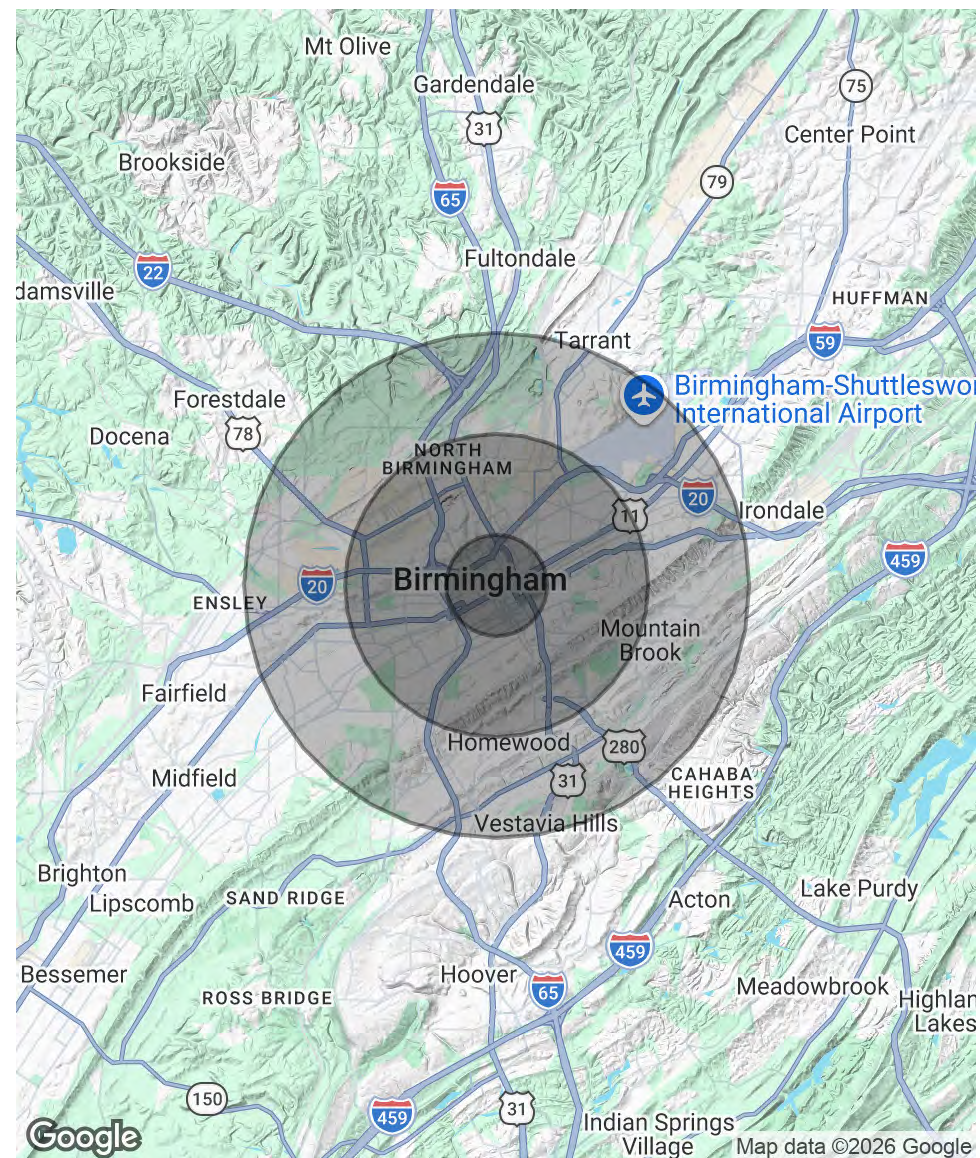
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,929	70,549	151,497
Average Age	35	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,579	32,814	65,905
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$56,658	\$76,395	\$88,117
Average House Value	\$287,230	\$354,304	\$367,676

Demographics data derived from AlphaMap



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## ADVISOR BIO 1



### JOHN TALLY

Principal and Qualifying Broker

John@tallybhm.com

Direct: 205.757.0237

### PROFESSIONAL BACKGROUND

Anchored in the heart of downtown Birmingham's real estate landscape, I have specialized in the sale and leasing of office and retail properties in the CBD since 2012. Offering dedicated, focused, expert commercial real estate advisory service, my approach is always tailored to the unique needs of each client.

I excel in fostering significant transactions that shape the city's skyline as well as the streetscape. I take pride in my ability to navigate the complexities of real estate deals, solving problems, and ensuring seamless experiences for all parties involved.

### EDUCATION

Auburn University B.S. Business Administration - Transportation and Physical Distribution 2000

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2015 2nd Ave North Suite 400  
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## ADVISOR BIO 2



### LESLEY BORDEN

Commercial Real Estate Sales & Leasing

lesley@tallybhm.com

Direct: 205.382.0262 | Cell: 205.382.0262

### PROFESSIONAL BACKGROUND

Lesley Borden is a commercial real estate advisor with J.B. Tally, LLC in Birmingham, representing buyers, sellers, landlords and tenants. She brings more than 20 years of sales experience, including outside sales in the wholesale wine industry and 6 years in residential real estate. Lesley leverages her background in relationship-driven sales, negotiation and client service to help clients identify opportunities and navigate the commercial real estate market with confidence.

### EDUCATION

Bachelor of Science in Environmental Science, University of Alabama

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