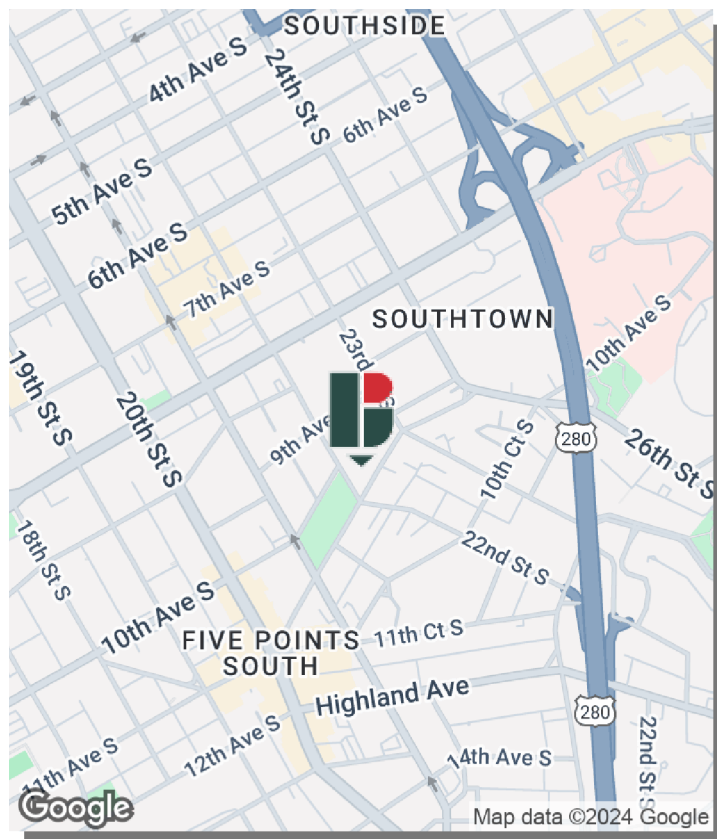


2200 MAGNOLIA AVENUE SOUTH

BIRMINGHAM, AL 35205

PROPERTY FEATURES

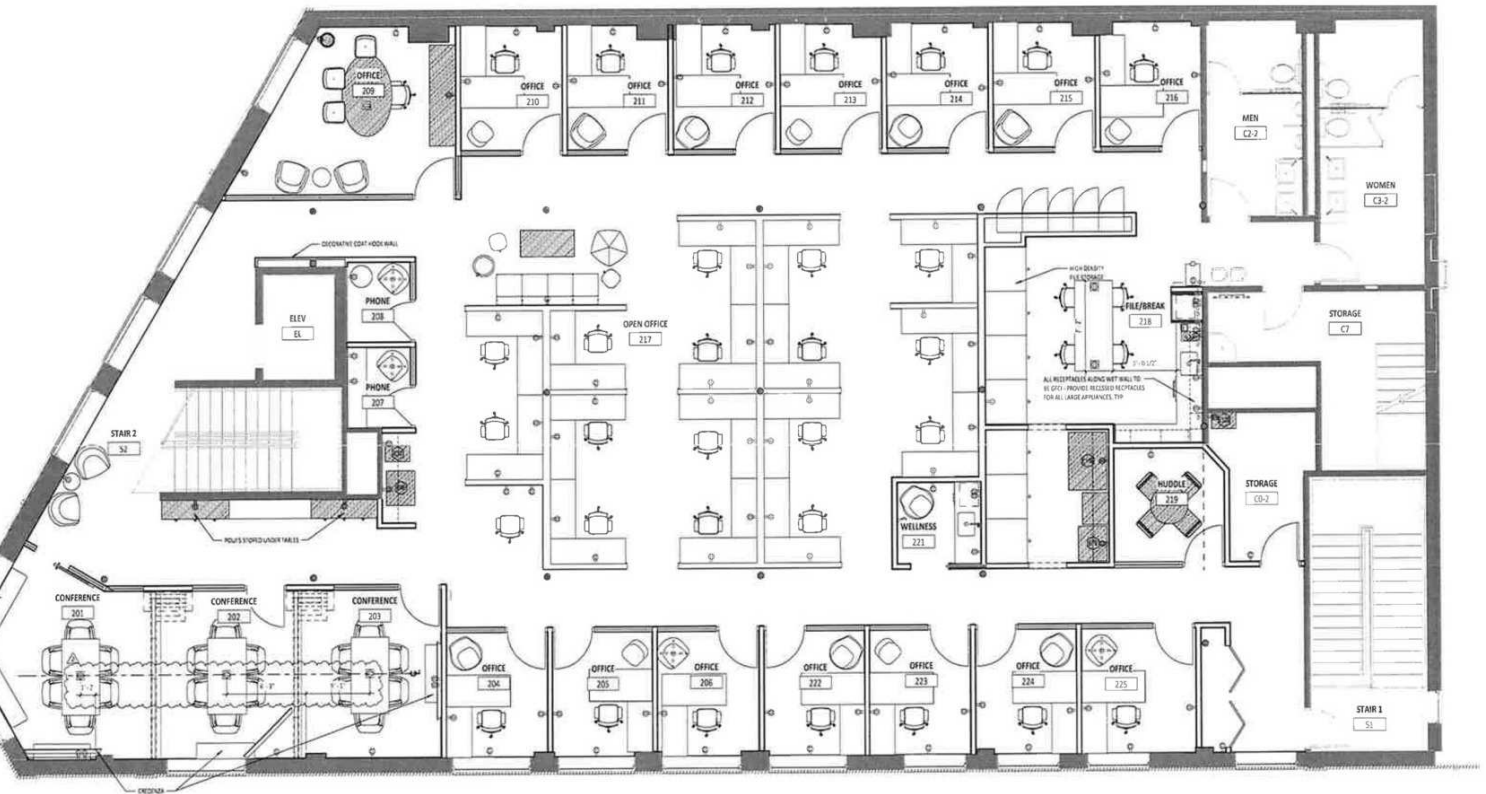
- **2nd Floor Available: 5,570 SF** (Private ground floor lobby entrance)
- Move in ready brick and beam office space available for lease- Partial furniture included
- Available 2nd quarter 2025
- Close proximity to UAB and St. Vincent's Hospitals
- Quick and easy access from US-31/280
- Abundant on-site parking available
- Excellent walkability to Magnolia Point restaurant and the new, large Edgemoor Redevelopment



LEASE RATE:
\$31.00 SF/yr (Full Service)

Philip Currie, SIOR, CCIM

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