



## DOWNTOWN OFFICE/RETAIL BUILDING FOR LEASE

2400 1st Avenue North, Birmingham, AL 35203

Corner building for lease at 1st Ave North and 24th Street with over 36 Parking Spaces

### PROPERTY HIGHLIGHTS

- Post-and-Beam construction provides no load-bearing walls, enabling complete reconfiguration of both floors
- The second story features historic wood flooring throughout with modern "period" skylights overhead
- 12.5' ceiling heights with exceptional views of both the Downtown Birmingham city skyline and Red Mountain
- Join Pink Lantern & All Things Parties



#### LEASE RATE:

\$21/SF MG



#### SIZE:

Building: ±10,000 SF

1st Floor: *LEASED*

2nd Floor: ±2,000 - 5,000 SF



#### LOCATION:

Centrally located at intersection of 1st Ave N and 24th Street



#### YEAR BUILT:

1910 Historic Building



#### HIGHLIGHTS:

- 36+ Surface Parking spaces
- Tall Ceilings (12.5'+)
- Great natural light with windows on every side



**HARBERT**  
RETAIL

WEST HARRIS

wharris@harbertrealty.com | 205.458.8127

**For More Information: Harbert-Retail.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

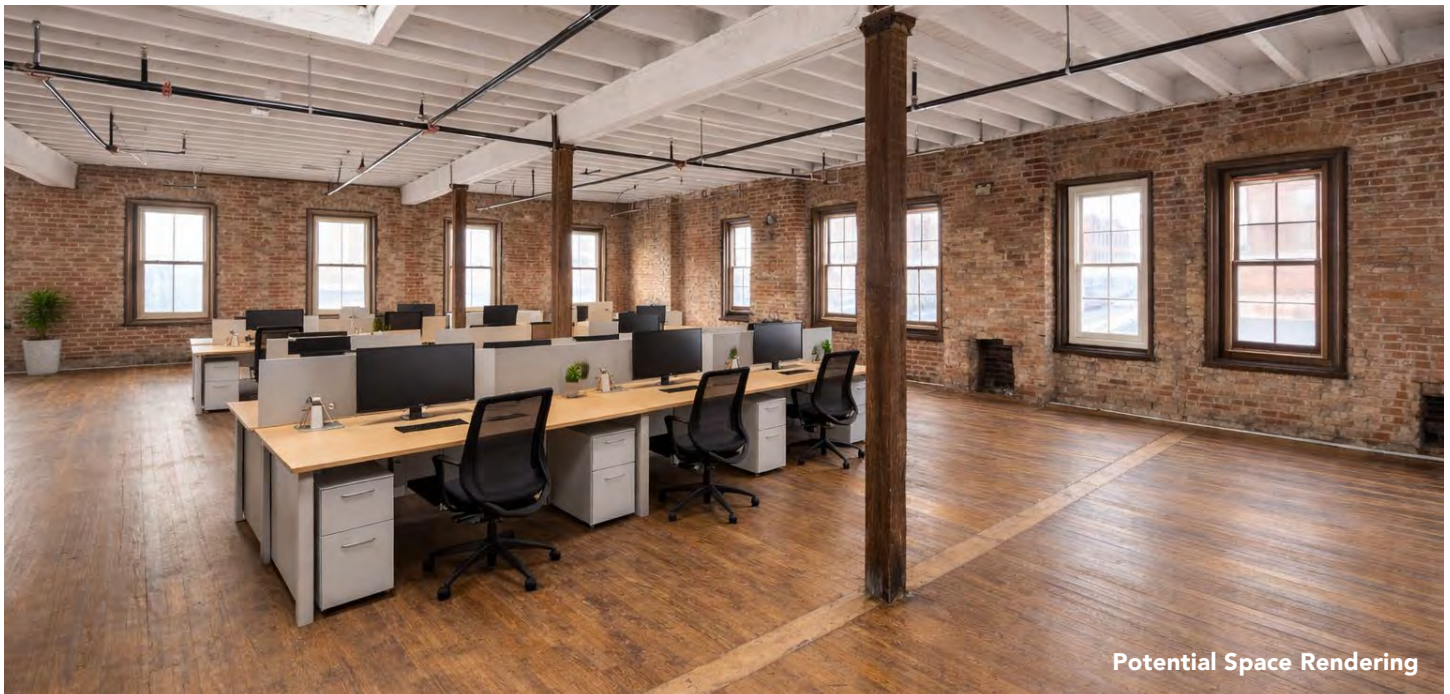
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**±2,000 - 5,000 SF For Lease | 2nd Floor**



Potential Space Rendering



Current Space Condition



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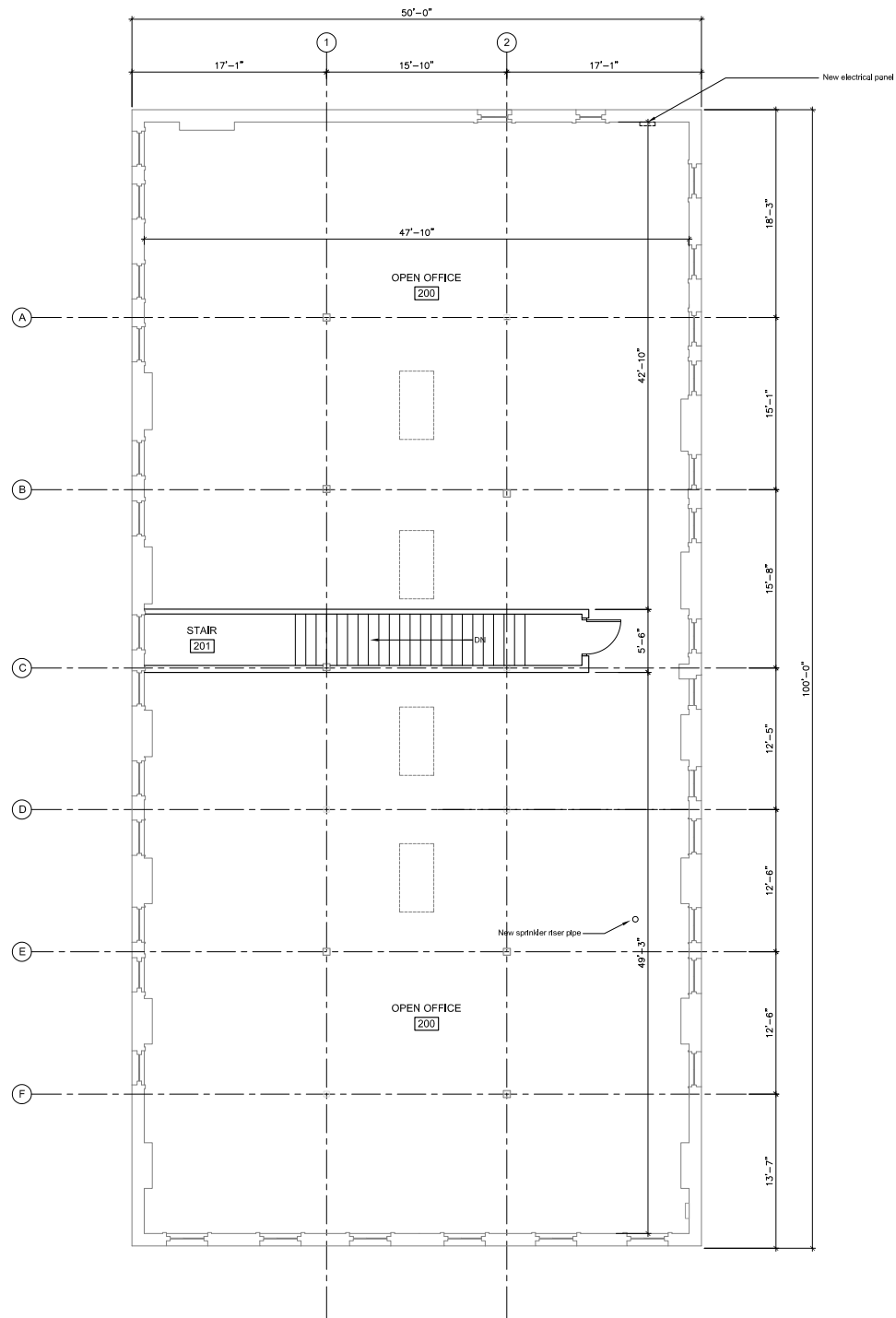
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## 2ND FLOOR

2,000 - 5,000 SF  
AVAILABLE



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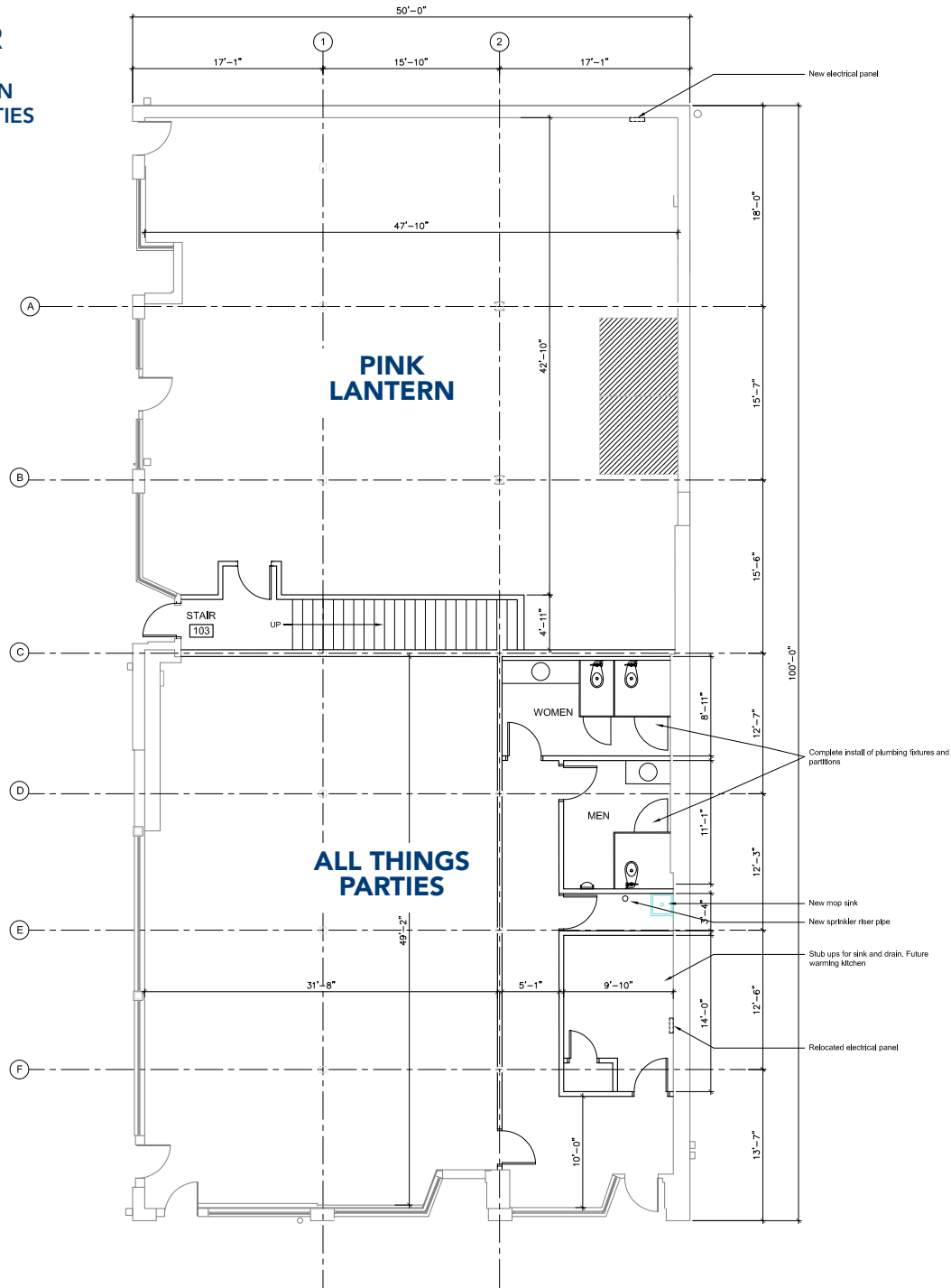
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## FIRST FLOOR

JOIN PINK LANTERN  
& ALL THINGS PARTIES



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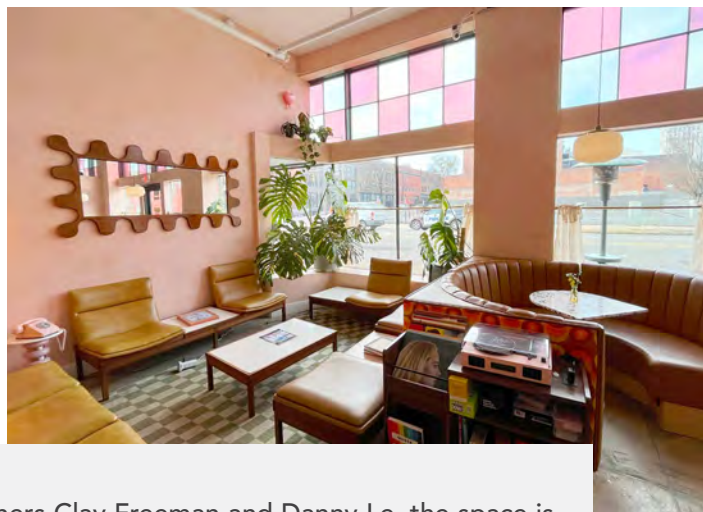
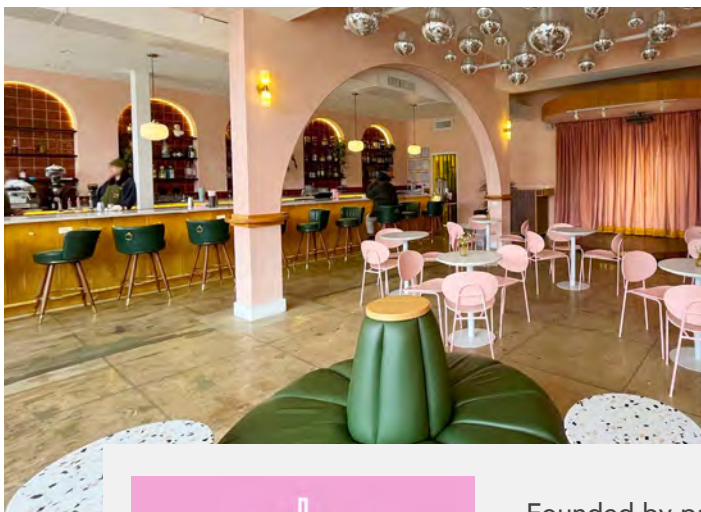
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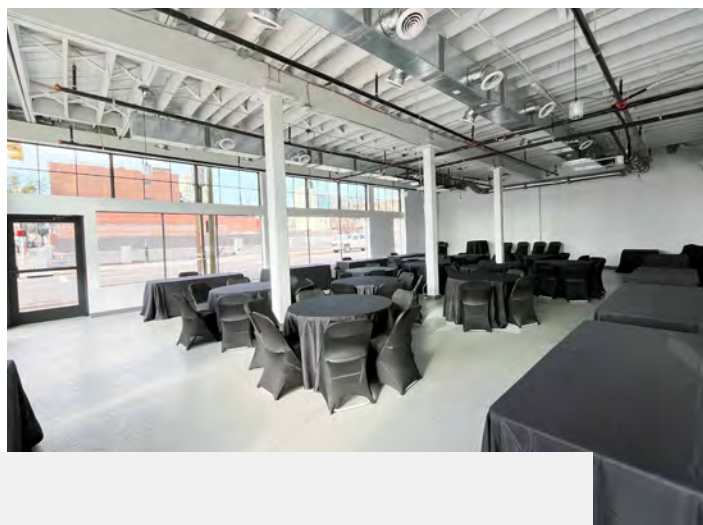
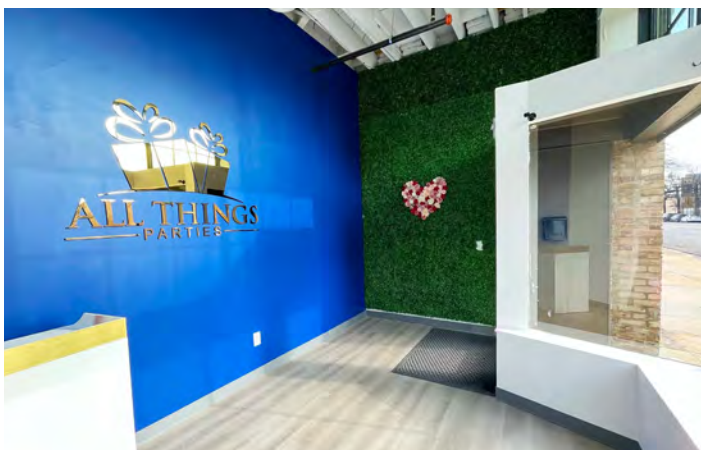
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Founded by partners Clay Freeman and Danny Le, the space is inspired by their love for mid-century design and hosting parties. The name "Pink Lantern" refers to the shop's unique "Hot & Ready" style signal: at 4:00 PM daily, the interior lights switch from white to pink, the disco ball starts spinning, and the menu shifts from caffeine to cocktails.



All Things Parties LLC is a versatile event planning company and venue operator based in Birmingham, Alabama. Family-owned with decades of industry experience, they specialize in creating community-focused, "wholesome" events that range from private celebrations to large-scale public social gatherings.



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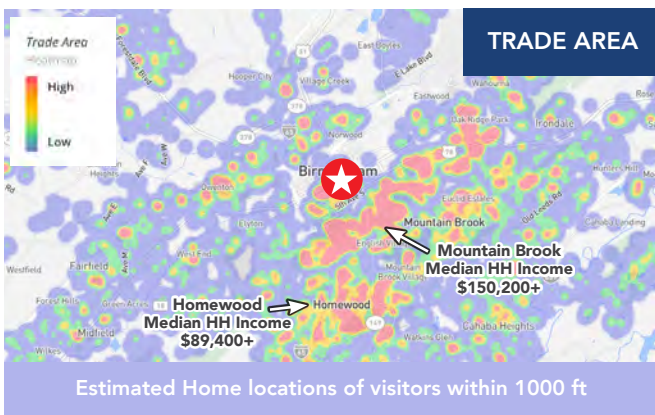
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- |                                  |                           |                                          |                                         |
|----------------------------------|---------------------------|------------------------------------------|-----------------------------------------|
| 1. Bham Now                      | 9. Neon Moon              | 18. The Kelly Birmingham Hilton Tapestry | 27. The Frank                           |
| 2. Armour House                  | 10. Frothy Monkey         | 19. Wine Loft                            | 28. Brown-Marx Redevelopment            |
| 3. Intermark                     | 11. Bocca Ristorante      | 20. Adios                                | 29. Helen                               |
| 4. Bridgeworth Wealth Management | 12. Le Fresca             | 21. The Margaret                         | 30. The Florentine                      |
| 5. Johnston Lofts                | 13. Bamboo on 2nd         | 22. Magic City Dentistry                 | 31. Paramount                           |
| 6. Mercantile on Morris          | 14. Pizza Grace           | 23. John Hand Club / Landing HQ          | 32. Bistro 218                          |
| 7. Queen's Park                  | 15. El Barrio             | 24. Elyton Hotel                         | 33. The Hardwick                        |
| 8. Paper Doll                    | 16. Market Lofts on Third | 25. Cayo Coco                            | 34. Birmingham Animal Hospital + Resort |
|                                  | 17. Bham Now              | 26. The Essential                        | 35. The Tracks                          |

## HIGH GROWTH REDEVELOPMENT CORRIDOR ALONG 1ST AVENUE NORTH

The property is located along the busy 1st Avenue North corridor of Downtown Birmingham. The area has seen a recent surge in activity over the last several years with projects including the new **Kelly Hotel** (96-room Hilton Tapestry), **Landing Headquarters**, **Rotary Trail**, **Morris Avenue Retail/Restaurant District**, **Mercantile on Morris** mixed-use retail/residential development, **Pizitz Food Hall** and **McWane Science Center**. The properties are also in close proximity with easy access to Red Mountain Expressway, US Highway 280 and Interstate 65.



### 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

|                 |                         |
|-----------------|-------------------------|
| Visits          | 1.2M                    |
| Visitors        | 423.2K                  |
| Visit Frequency | 2.83x                   |
| Avg Dwell Time  | 81 minutes              |
| Visitor Income  | +\$60K Median HH income |



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