

STEELRIDGE CENTER FOR LEASE: CLASS A MIDTOWN OFFICE SPACE

2101 Old Columbiana Road, Birmingham, AL 35216



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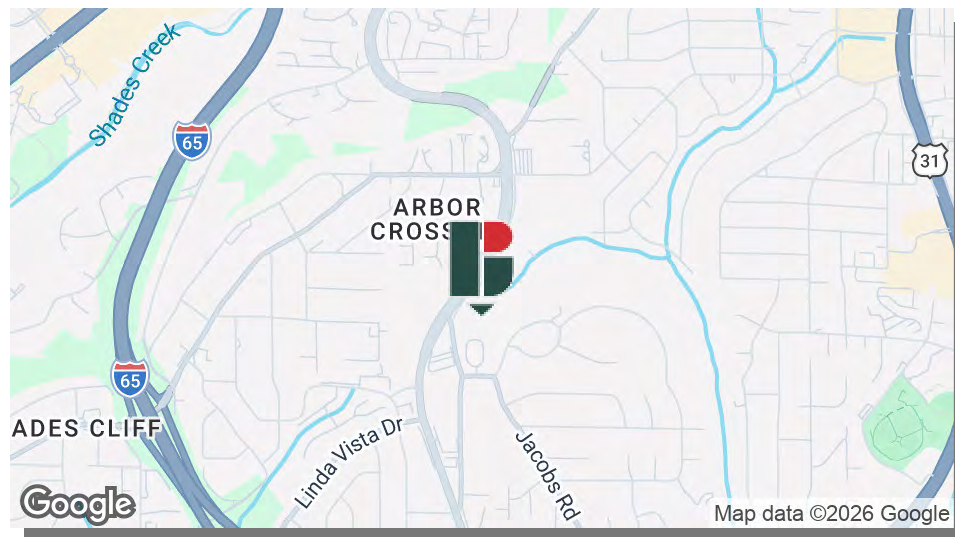
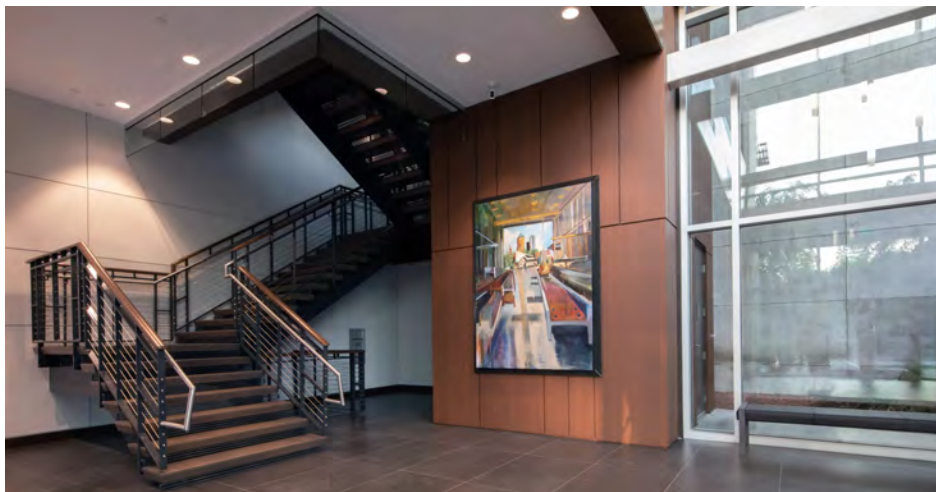
JH BERRY
Commercial Real Estate

**2101 Old
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/ Property Features

- **3,984 SF up to 21,614 SF Available**
- New construction in Midtown Submarket
- Class A Office Space
- Customizable floor plans
- Monument Signage Available
- Ample surface-level and covered parking
- On-site nature trail



LEASE RATE:
\$34.00 SF/yr (Full Service)

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PROPERTY DESCRIPTION

SteelRidge Center is a four-story, Class A office building located in Birmingham's most sought-after Midtown submarket. Minutes from Lakeshore Parkway, I-65 and Montgomery Highway, Vestavia Hills, and Downtown Homewood, the Building offers great connectivity.

This 34,153 SF building was built in 2021 and offers flexible floor plans with great window lines, ample surface and covered parking, and natural light.



OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (Full Service)
Available SF:	3,500 – 21,614 SF
Building Size:	34,000 SF

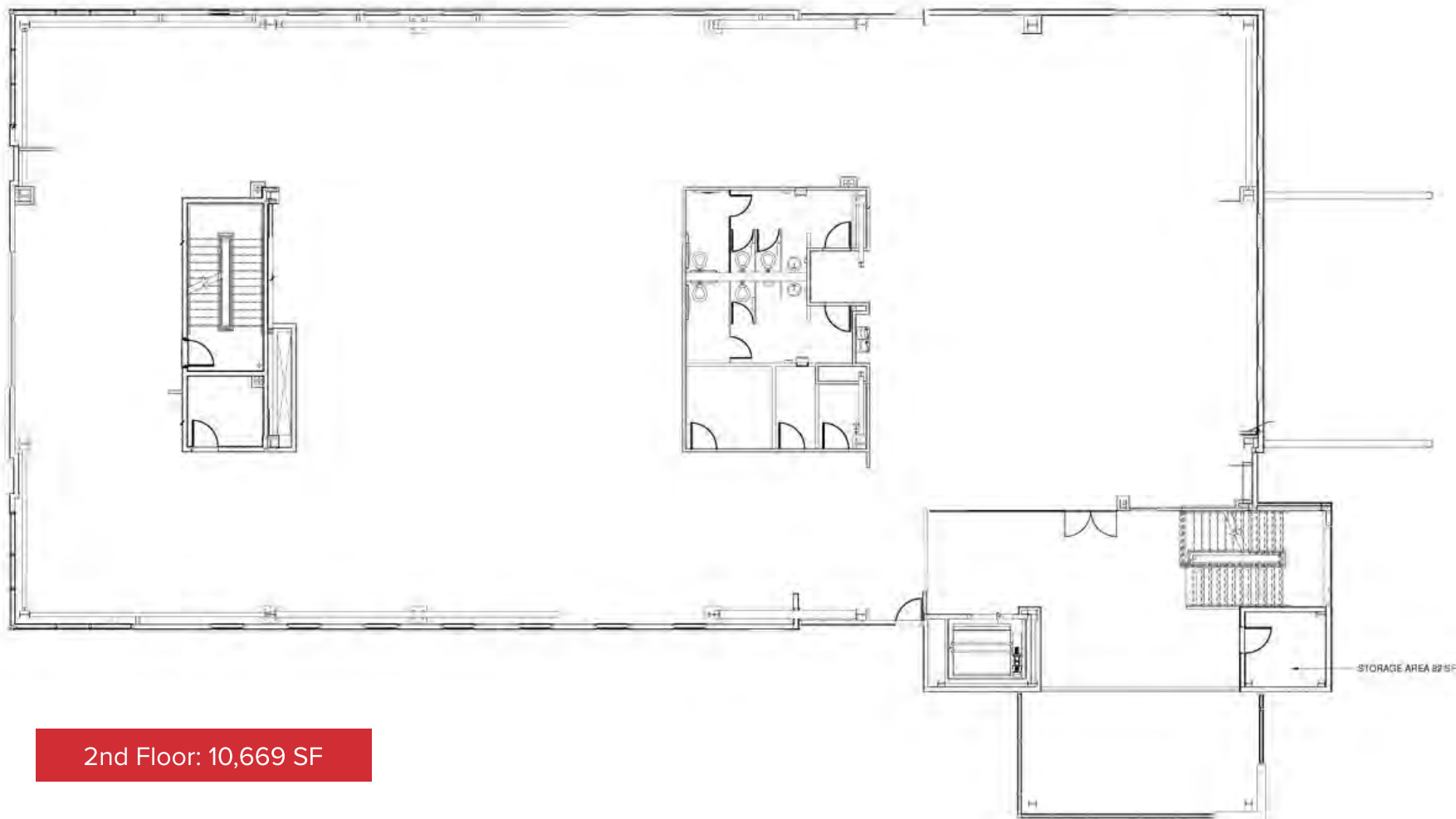
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	292	1,113	3,877
Total Population	896	3,144	9,456
Average HH Income	\$99,612	\$102,052	\$108,123

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2nd Floor: 10,669 SF

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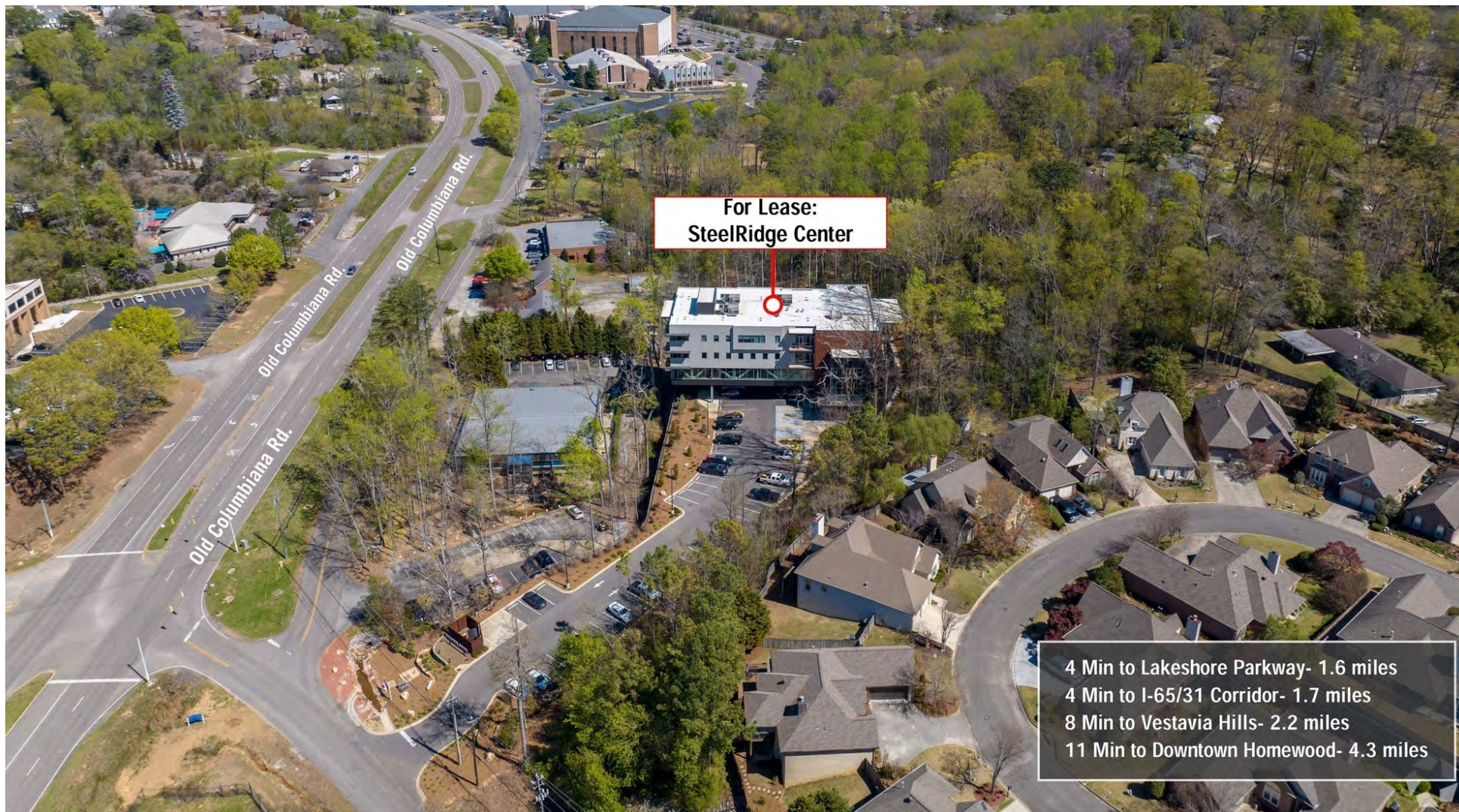
3rd Floor: 3,984 SF up to 10,945 SF

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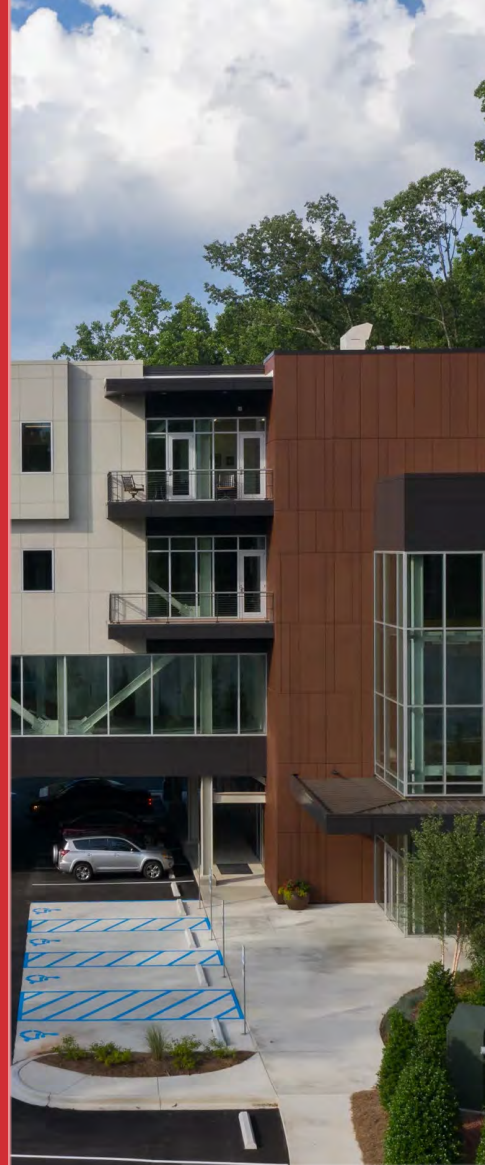


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