

| FREESTANDING OFFICE BUILDING FOR LEASE |

1032 26TH STREET SOUTH, BIRMINGHAM, ALABAMA 35205



SPACE AVAILABLE

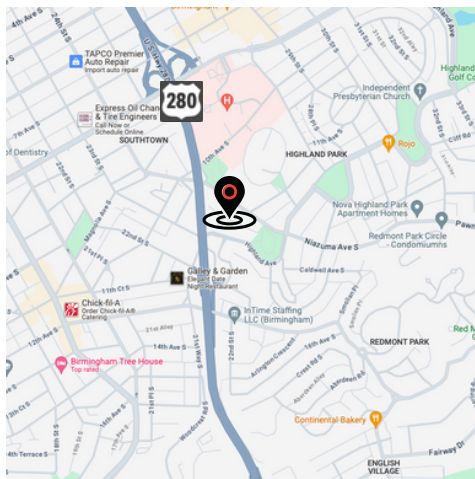
2,440 SF

LEASE RATE

\$3,250 per month
(\$16.00 per sf), NNN

BUILDING FEATURES

- Configuration includes a mix of private offices and open work areas.
- Private parking included.
- Excellent location on 26th Street South between Highland Avenue and St. Vincent's Hospital.
- Zoned O & I, City of Birmingham



Rich Vanchina, SIOR

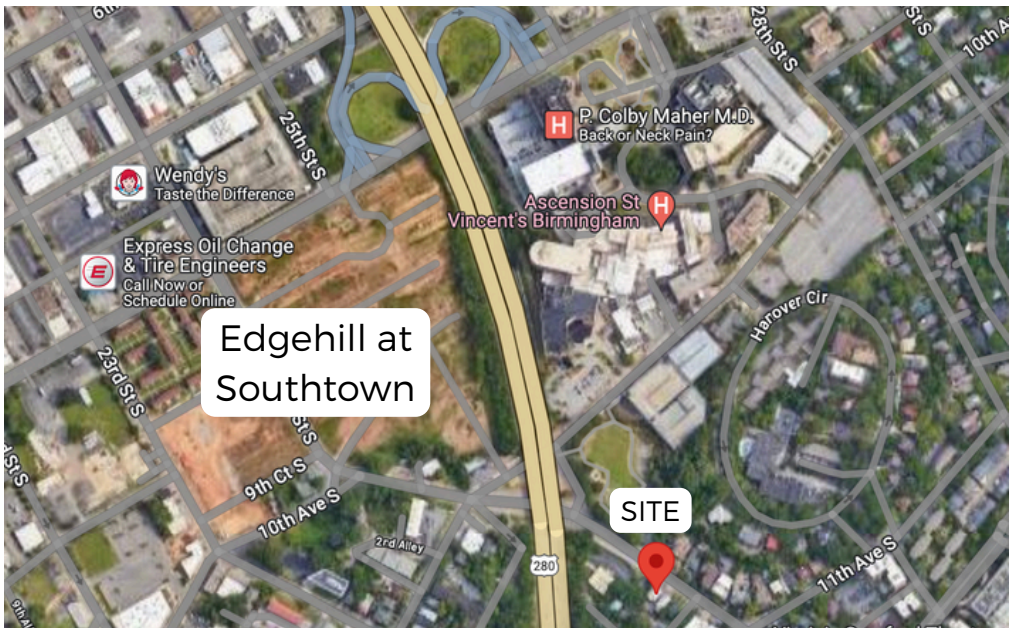
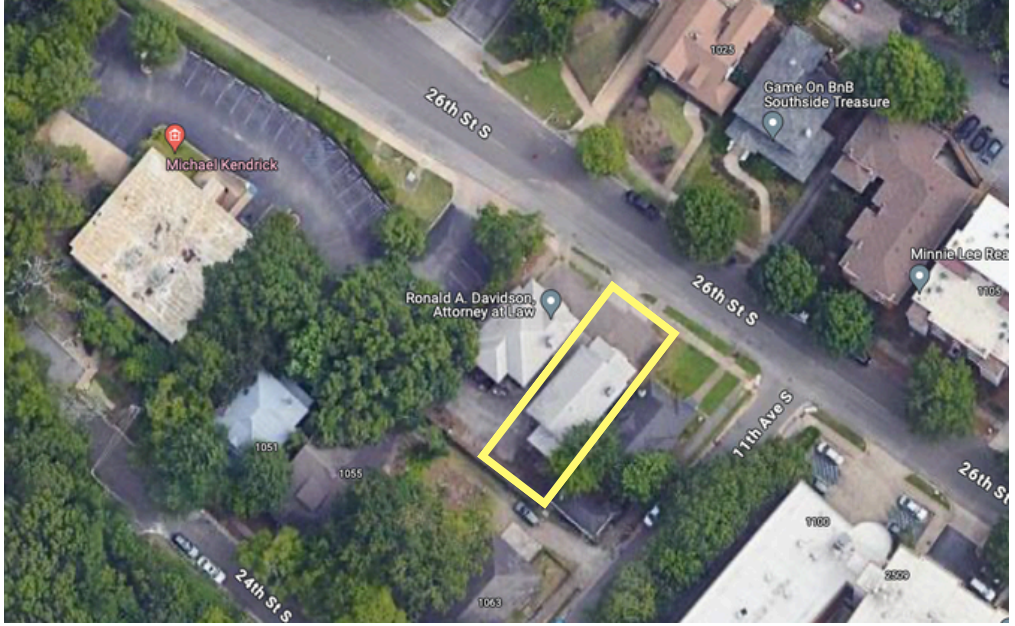
205.492.3137

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SURROUNDING AMENITIES:

- | | | | | | |
|---|---|----|---|----|---|
| 1 |  SMOOTHIE KING | 6 |  SUBWAY | 11 |  Walgreens |
| 2 |  EXPRESS OIL CHANGE TO MINUTE SERVICE | 7 |  FREDDY'S WINE BAR | 12 |  pepsi wristy |
| 3 |  BOTTEGA | 8 |  Ascension St. Vincent's | 13 |  GALLEY GARDEN |
| 4 |  Makarios Kabob & Grill | 9 |  ROJO . LATIN FOOD & AMERICAN FOOD . | 14 |  TAJ INDIA |
| 5 |  THE FISHMARKET RESTAURANT SOUTHSIDE - SINCE 1983 | 10 |  Highland Park Golf | 15 |  EDGEHILL At Southtown |



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