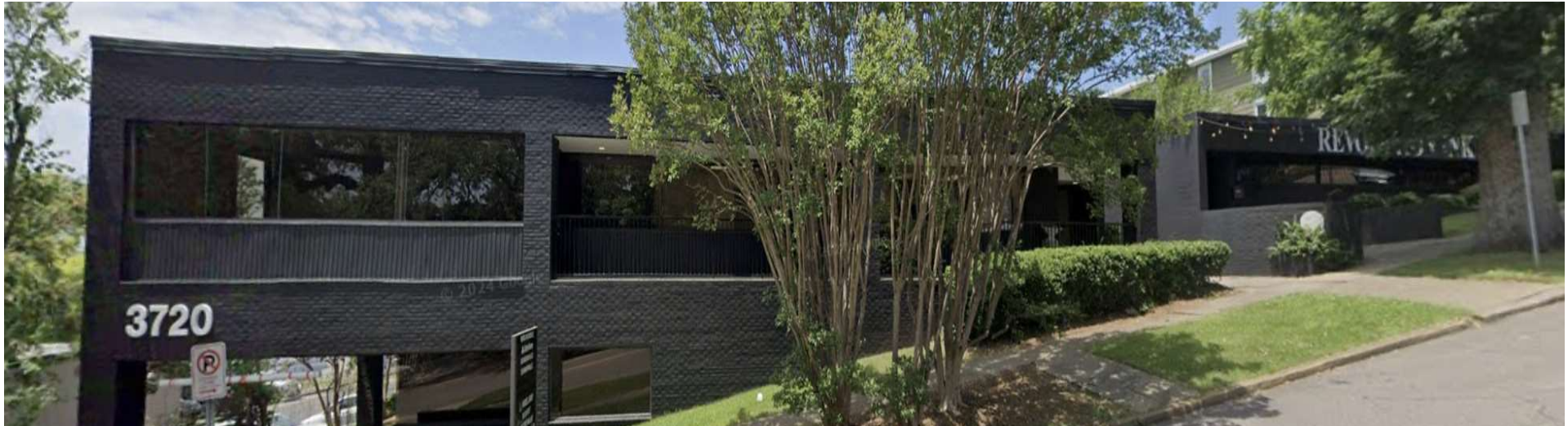




PROPERTY DESCRIPTION

Newly renovated two story multitenant office building in Historic Avondale. Rent is full service net of internet/phone. Shared amenities include lobby, conference room, break room and multiple restrooms. Common area janitorial services included. Excellent for an array of businesses. The 1st floor is for smaller tenants with offices ranging from 100-425SF. The second floor is ideal for one large tenant, offering over 2,000SF with multiple offices. Please call for more detailed information or to schedule tour.

PROPERTY HIGHLIGHTS

- Free on site and street parking
- Historic Downtown Avondale
- Shared Lobby, Conference Room, Break Room, Restrooms
- Fully ADA Accessible
- Flexible Office Suites and Lease Terms

OFFERING SUMMARY

Lease Rate:	\$550.00 - 5,500.00 per month (Full Service)
Available SF:	100 - 2,040 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	31,612	65,633	181,214
Total Population	68,906	153,392	430,035
Average HH Income	\$96,188	\$96,550	\$99,890

RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



RED ROCK

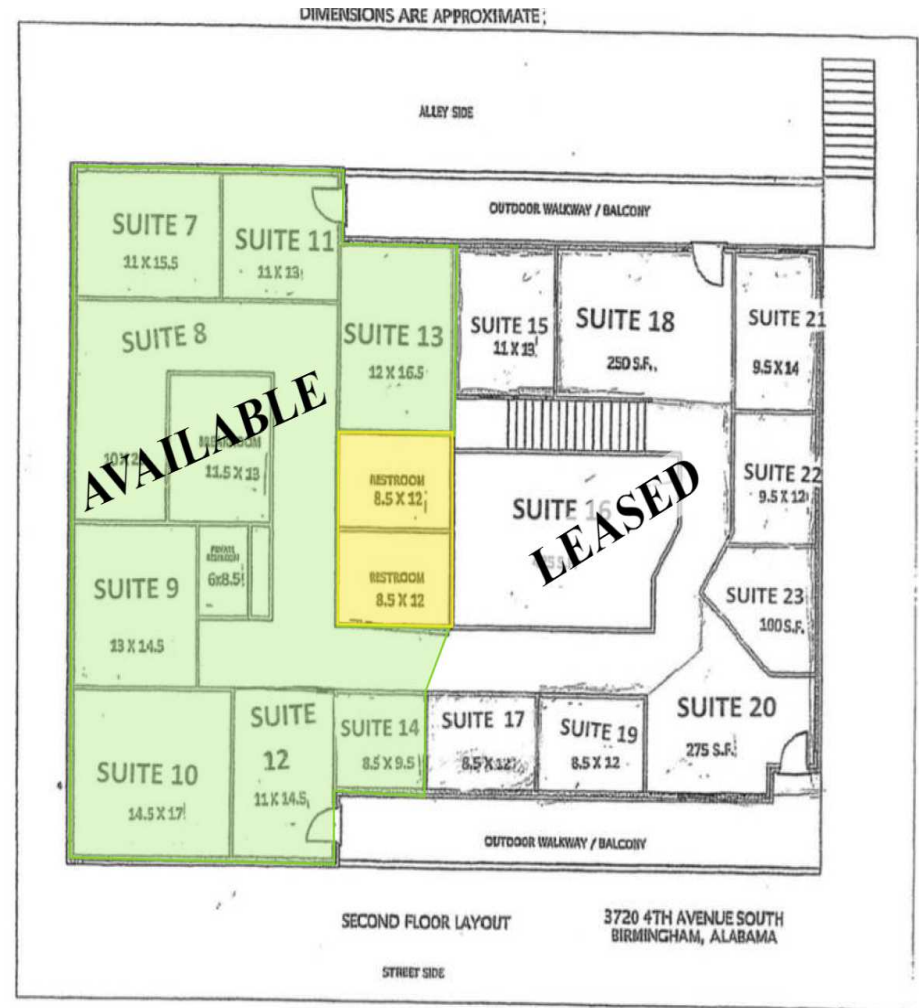
REALTY GROUP

OFFICE FOR LEASE

3720 4th Ave S
Birmingham, AL 35222



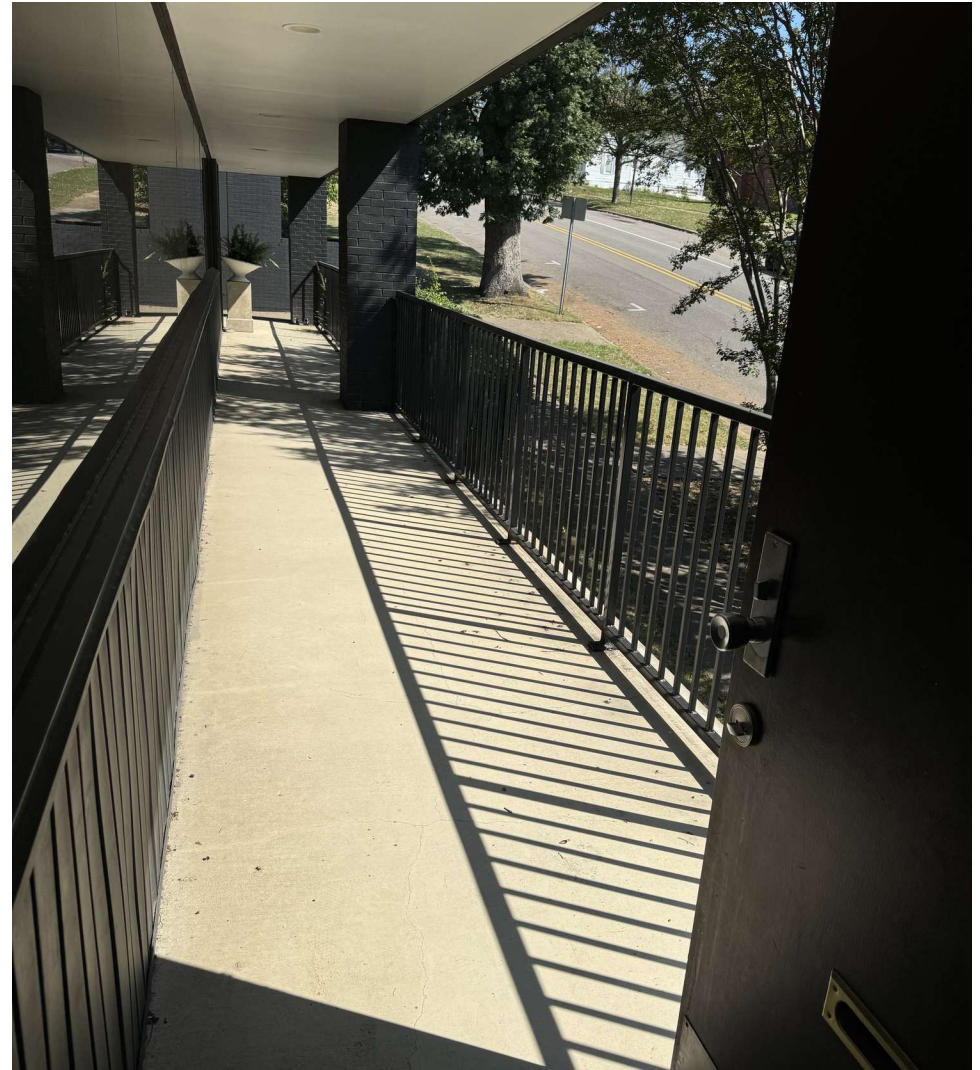
First Floor - Plan



Second Floor - Plan

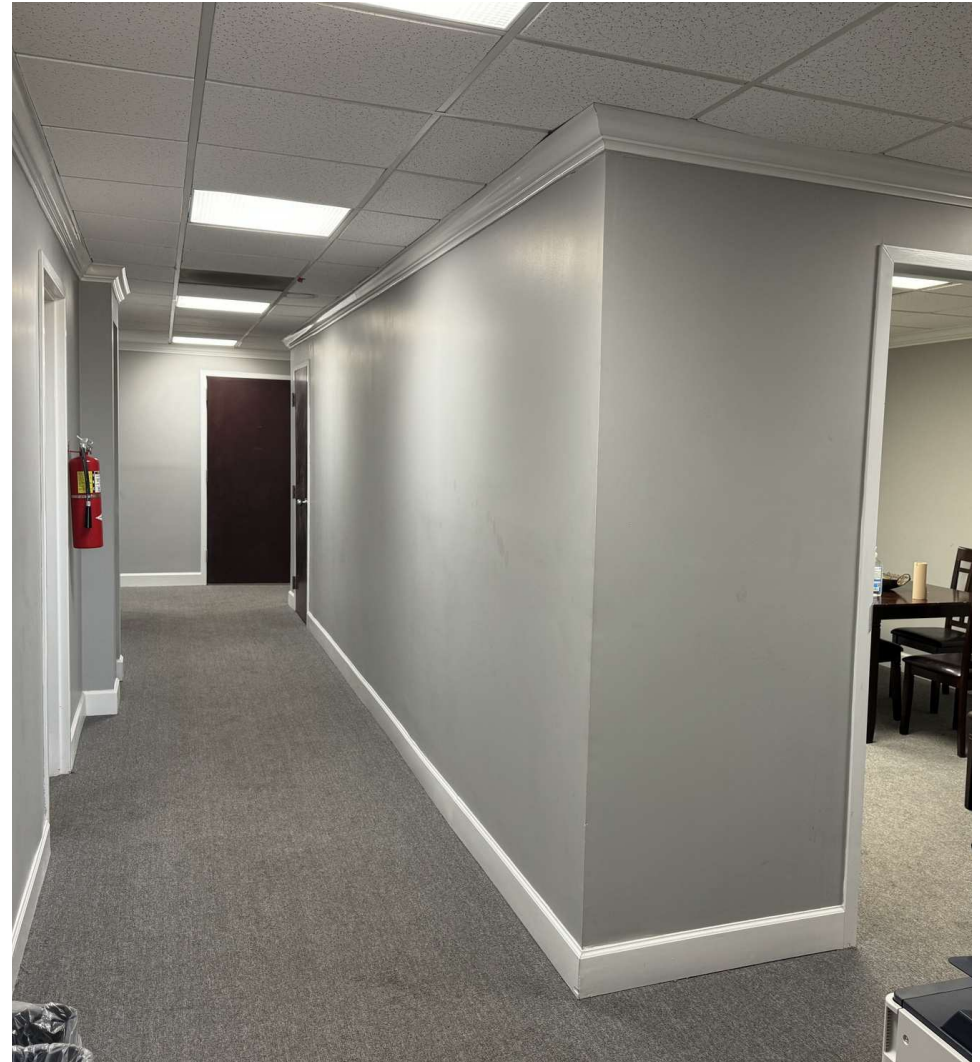
RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



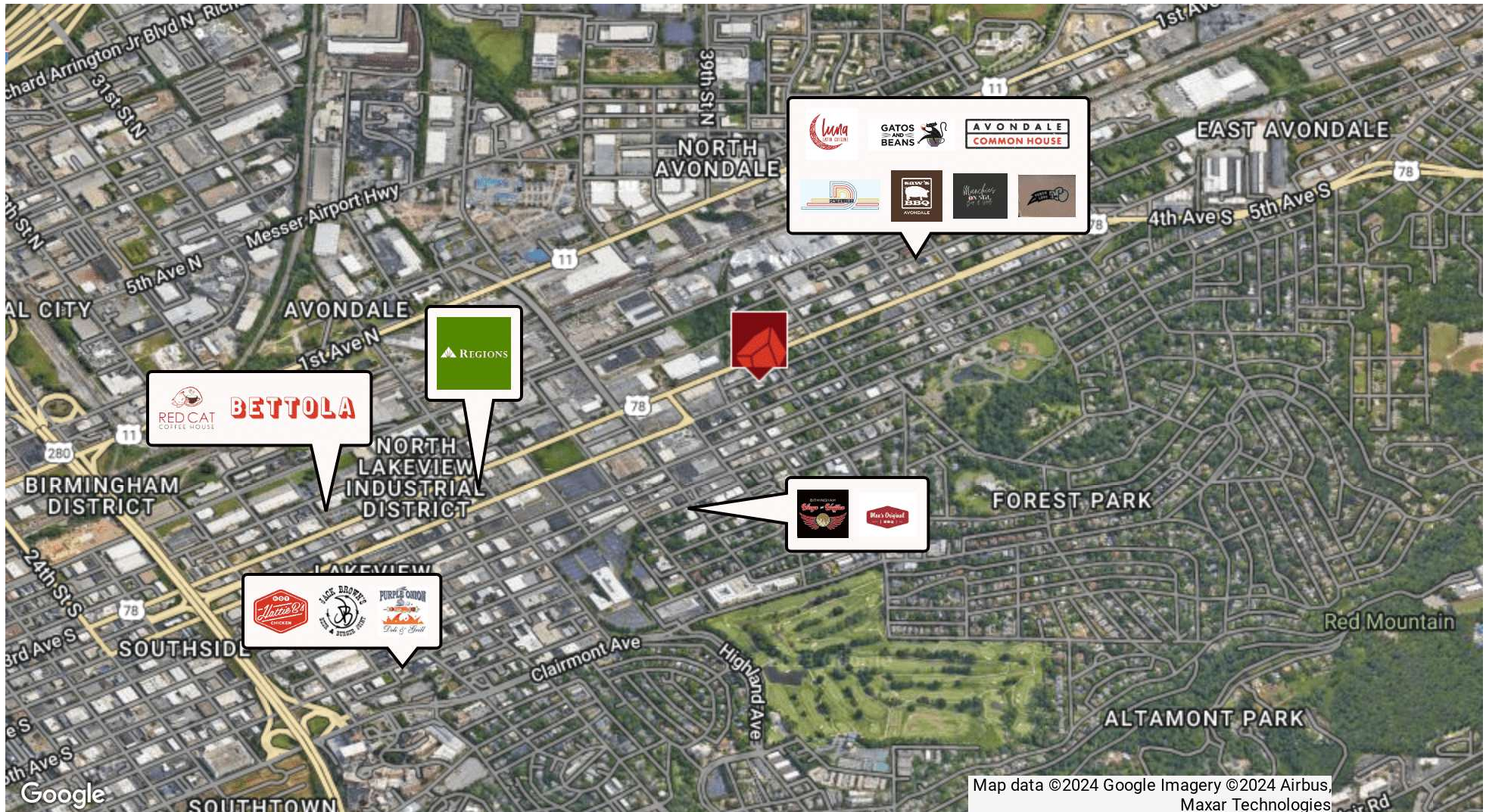
RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com



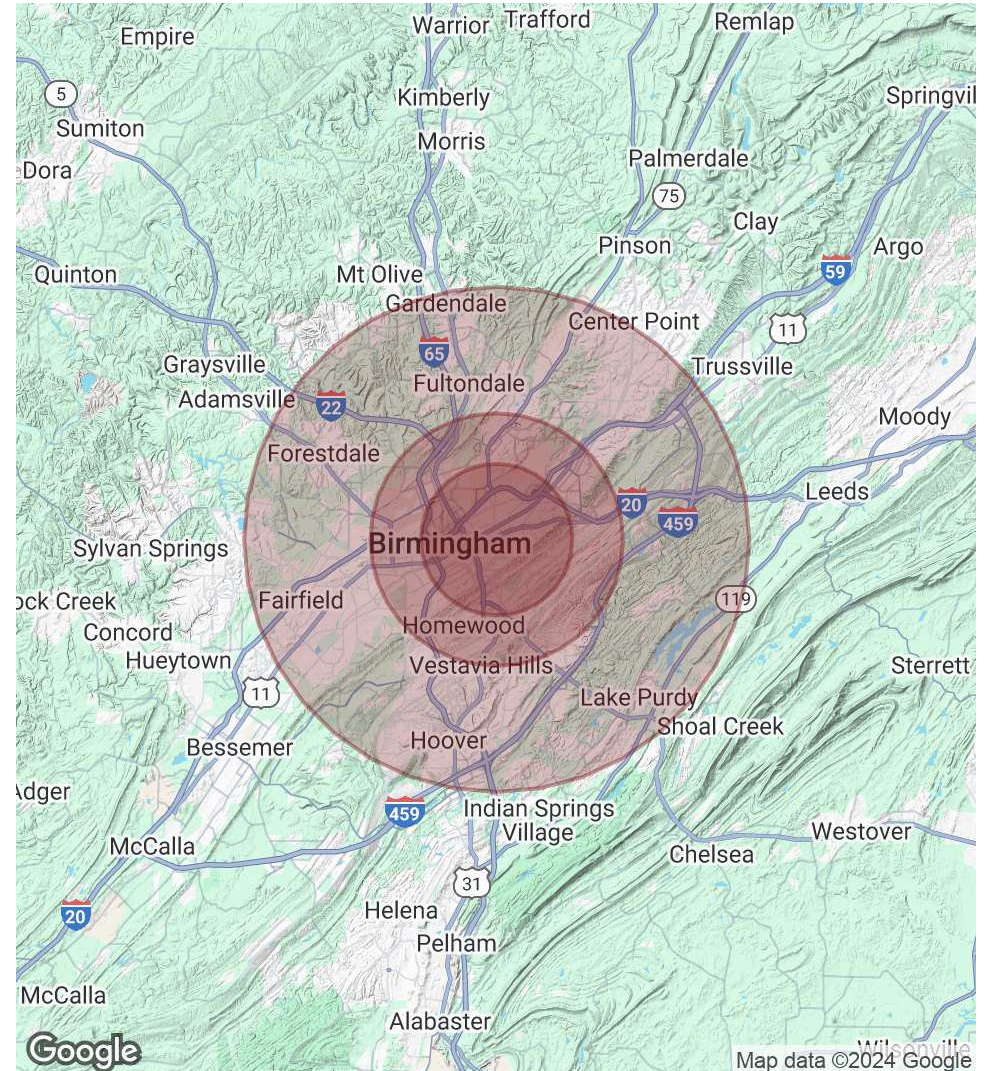
RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	68,906	153,392	430,035
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,612	65,633	181,214
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$96,188	\$96,550	\$99,890
Average House Value	\$444,099	\$398,651	\$346,786

Demographics data derived from AlphaMap



RACHEL ROMANO
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
205.930.1785
trushing@redrockrg.com