

FOR LEASE

Mudd Building

2009 4th Ave N, Birmingham, AL 35203



RED ROCK



14,000 SF Office - Downtown Birmingham

Lease Rate: \$6.00 SF/yr (NNN)

RACHEL ROMANO

Broker

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PROPERTY OVERVIEW

The Mudd Building offers an exceptional leasing opportunity in a beautifully restored historic property. Built in 1940 and meticulously renovated in 2011, this two-story, 14,000-square-foot former bank combines timeless architectural details like original vaults, skylights, and a stunning atrium with state-of-the-art amenities, including upgraded HVAC, electrical, and plumbing systems. Located in the heart of the Central Business District, this space is steps away from Birmingham's financial core, cultural landmarks, and an array of dining and retail options, making it the ideal location for businesses seeking prestige and convenience. The first floor features twelve executive offices, multiple conference room options, waiting area, gym, break room and multiple restrooms. The second floor features nine offices, a two-story vault room, beautiful sky light windows, co-working area, and locker-room style bathrooms.

PROPERTY HIGHLIGHTS

- Primer Location
- Access to Transit and Dining
- Historic Character & Modern Luxury
- Public Parking nearby
- High Walk Score (95)

OFFERING SUMMARY

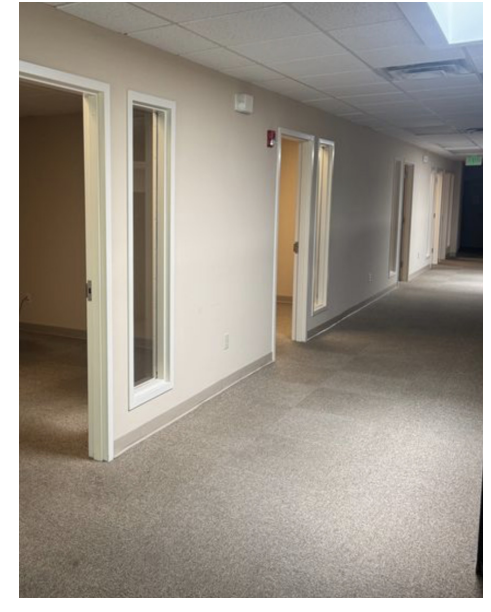
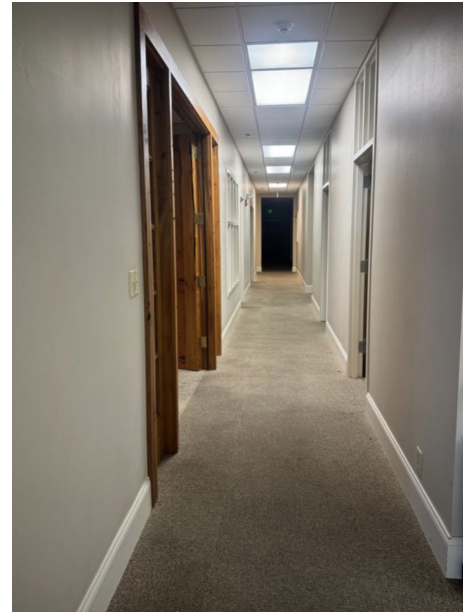
Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	14,000 SF
Zoning:	B4

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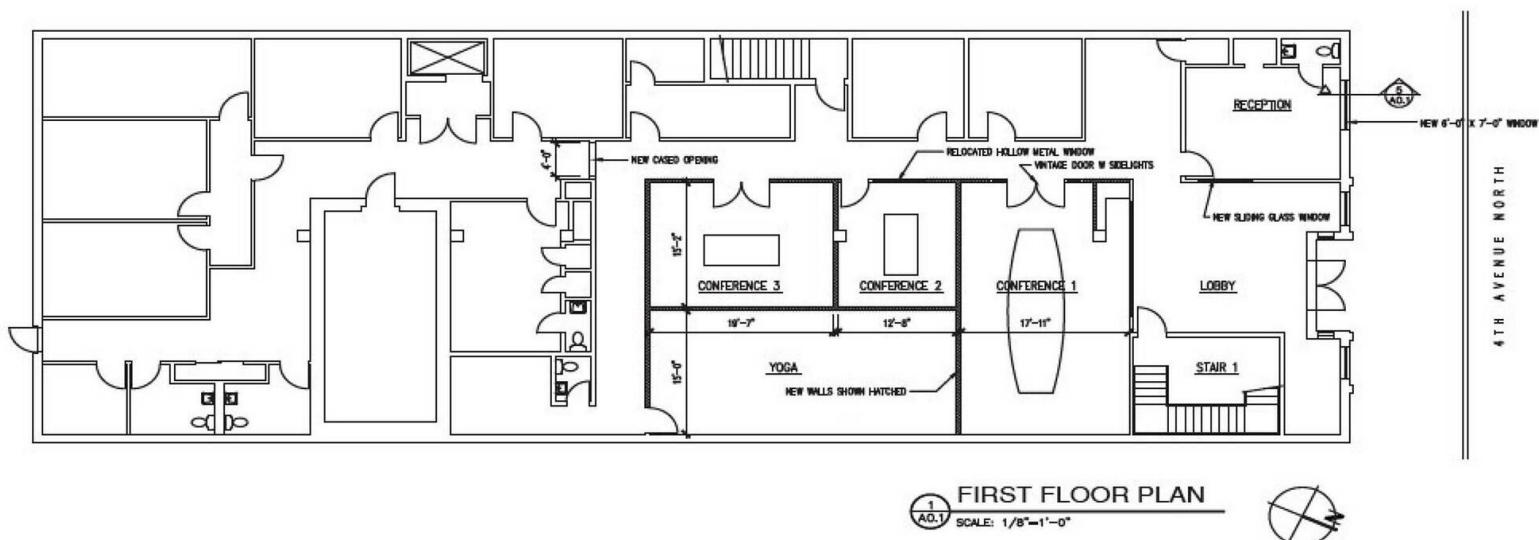
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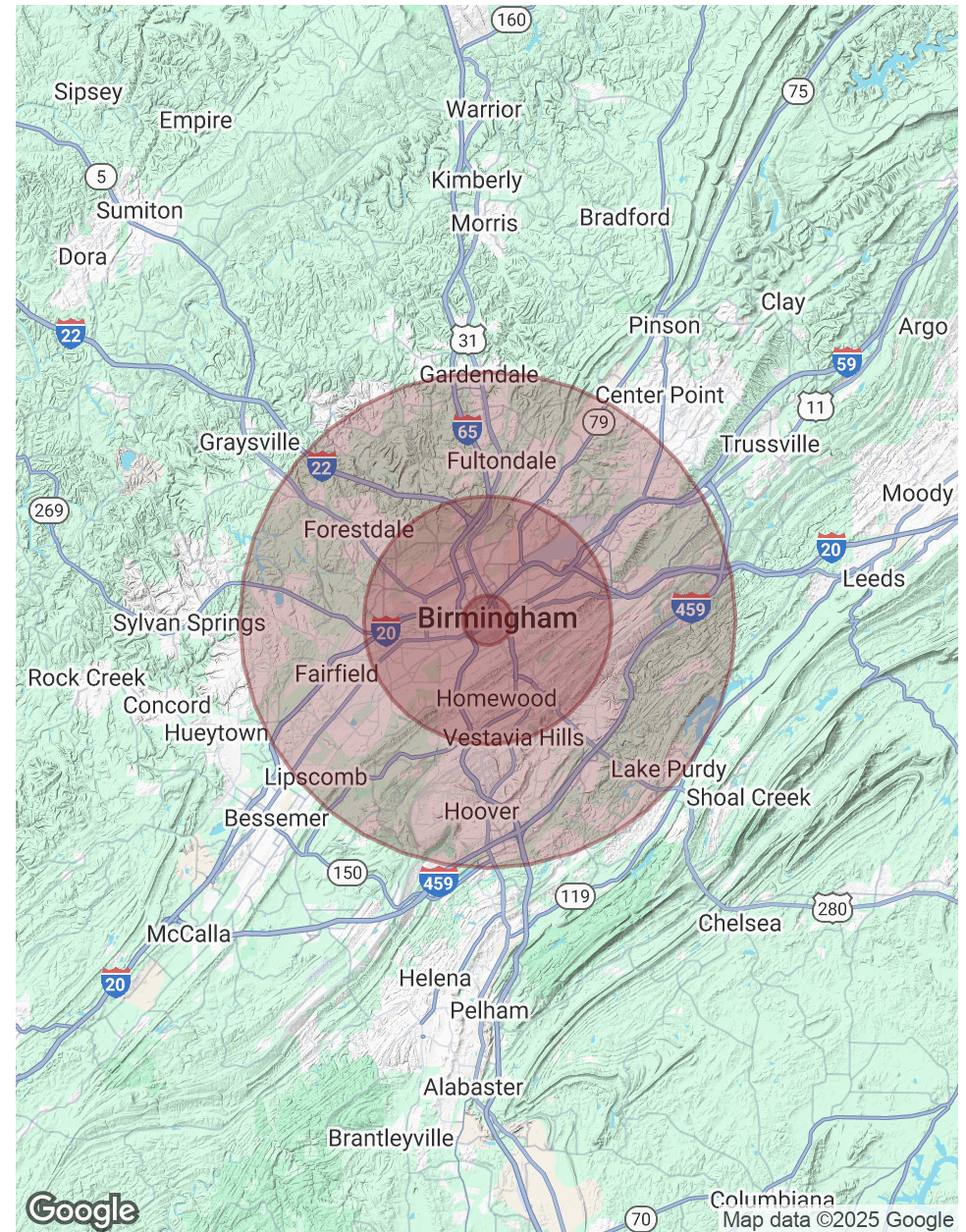
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,322	151,497	446,466
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,587	65,905	188,100
# of Persons per HH	2	2.3	2.4
Average HH Income	\$55,198	\$88,117	\$98,048
Average House Value	\$256,759	\$367,676	\$338,563

Demographics data derived from AlphaMap



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