

FOR LEASE

Gorham Buiding

517 Beacon Pkwy W, Birmingham, AL 35205



RED ROCK



Executive Offices | 100 - 6000sf

Lease Rate: Varies (Full Service)

RACHEL ROMANO

Broker

205.218.0003

rromano@redrockrg.com

TRISH RUSHING, CCIM

VP Commercial Brokerage

813.309.2875

trushing@redrockrg.com

1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

205.324.3383

redrockrg.com



Map data ©2025



PROPERTY OVERVIEW

Executive office building offering multiple individual co-working offices ranging from 100SF- 350SF, as well as 2 private office suites each with 5 private offices. Shared conference room, lobby/waiting area, restrooms, and kitchen. Offices are move in ready and can accommodate a variety of businesses. Conveniently located minutes from I65 in west Homewood providing easy access for both clients and employees. Flexibility for start ups and growing businesses.

PROPERTY HIGHLIGHTS

- 100sf up to +/-6,000sf
- On site Parking
- Spacious floor plans
- Landlord on site
- Ready for immediate occupancy

OFFERING SUMMARY

Lease Rate:	\$450.00 - 2,375.00 per month (Full Service)
Building Size:	10,537 SF
Lot Size:	1.595 Acres
Zoning:	O-I
Market:	West Homewood

Presented By:

RACHEL ROMANO
 Broker
 205.218.0003
 rromano@redrockrg.com

TRISH RUSHING, CCIM
 VP Commercial Brokerage
 813.309.2875
 trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	100 - 1,500 SF	Lease Rate:	\$450.00 - \$2,375.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Upper Private Office Suite	Available	1,500 SF	Full Service	\$19.00 SF/yr	5 private offices, private bath and access to shared amenities on main level. Can be leased in addition to other available spaces.
Lower Private Office Suite	Available	1,500 SF	Full Service	\$19.00 SF/yr	Lower private office suite with 5 private offices, private reception/waiting area, breakroom, access to shared restrooms on lower level. Ability to use common area amenities on main level. Can be leased along with available spaces on main level.
Co-Working Office 1	Available	100 SF	Full Service	\$450 per month	-
Co-Working Office 2	Available	100 SF	Full Service	\$450 per month	-
Co-Working Office 3	-	260 SF	Full Service	\$900.00 SF/yr	-
Co-Working Office 4	Available	250 SF	Full Service	\$850 per month	-
Co-Working Office 5	Available	350 SF	Full Service	\$1,000 per month	-
Open Work Area 6	Available	250 SF	Full Service	\$599 per month	-

Presented By:

RACHEL ROMANO
Broker
 205.218.0003
 rromano@redrockrg.com

TRISH RUSHING, CCIM
VP Commercial Brokerage
 813.309.2875
 trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Presented By:

RACHEL ROMANO
Broker
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
VP Commercial Brokerage
813.309.2875
trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Presented By:

RACHEL ROMANO
Broker
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
VP Commercial Brokerage
813.309.2875
trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Presented By:

RACHEL ROMANO
Broker
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
VP Commercial Brokerage
813.309.2875
trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

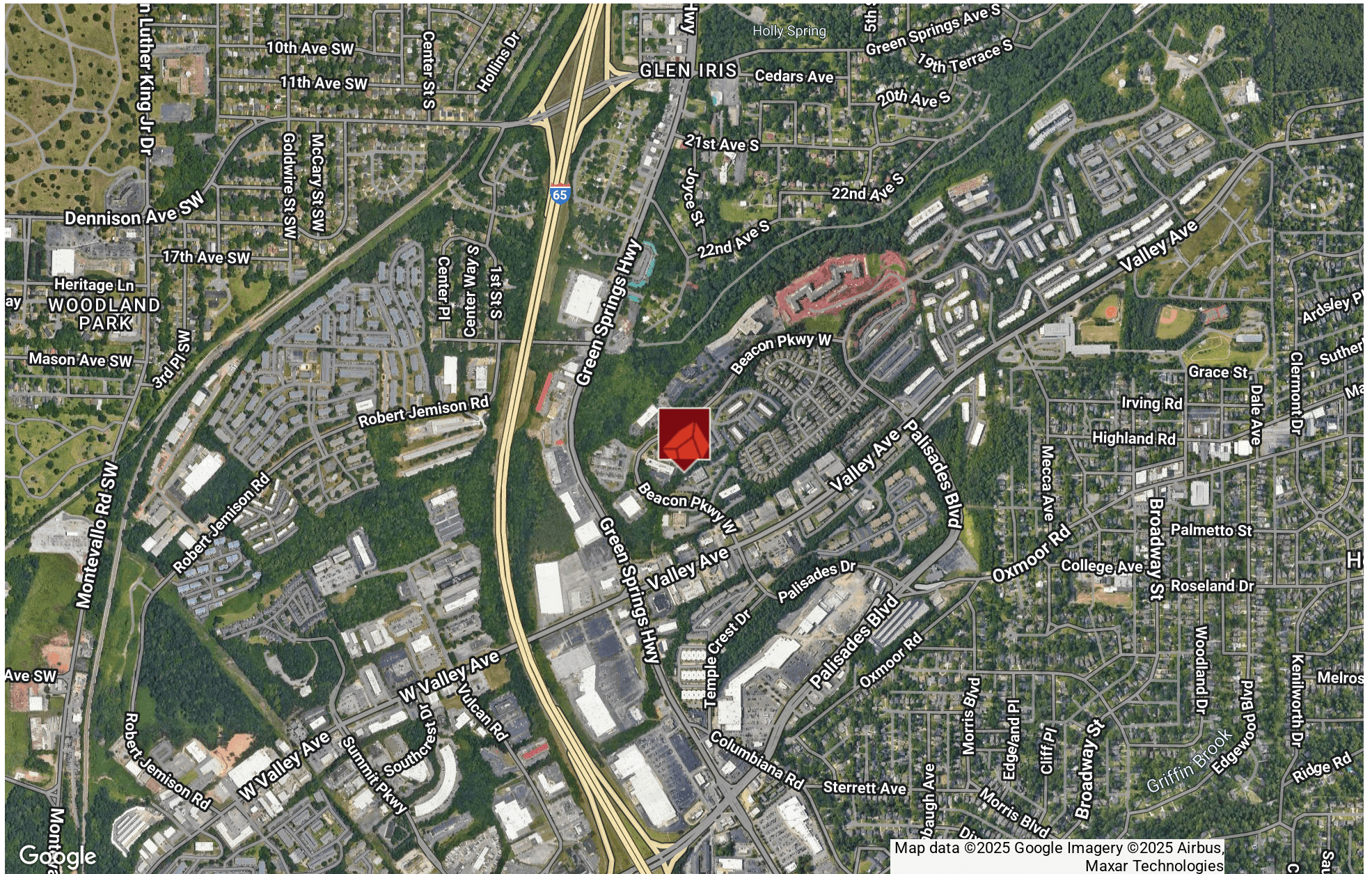


Presented By:

RACHEL ROMANO
Broker
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
VP Commercial Brokerage
813.309.2875
trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Presented By:

RACHEL ROMANO
Broker
205.218.0003
rromano@redrockrg.com

TRISH RUSHING, CCIM
VP Commercial Brokerage
813.309.2875
trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

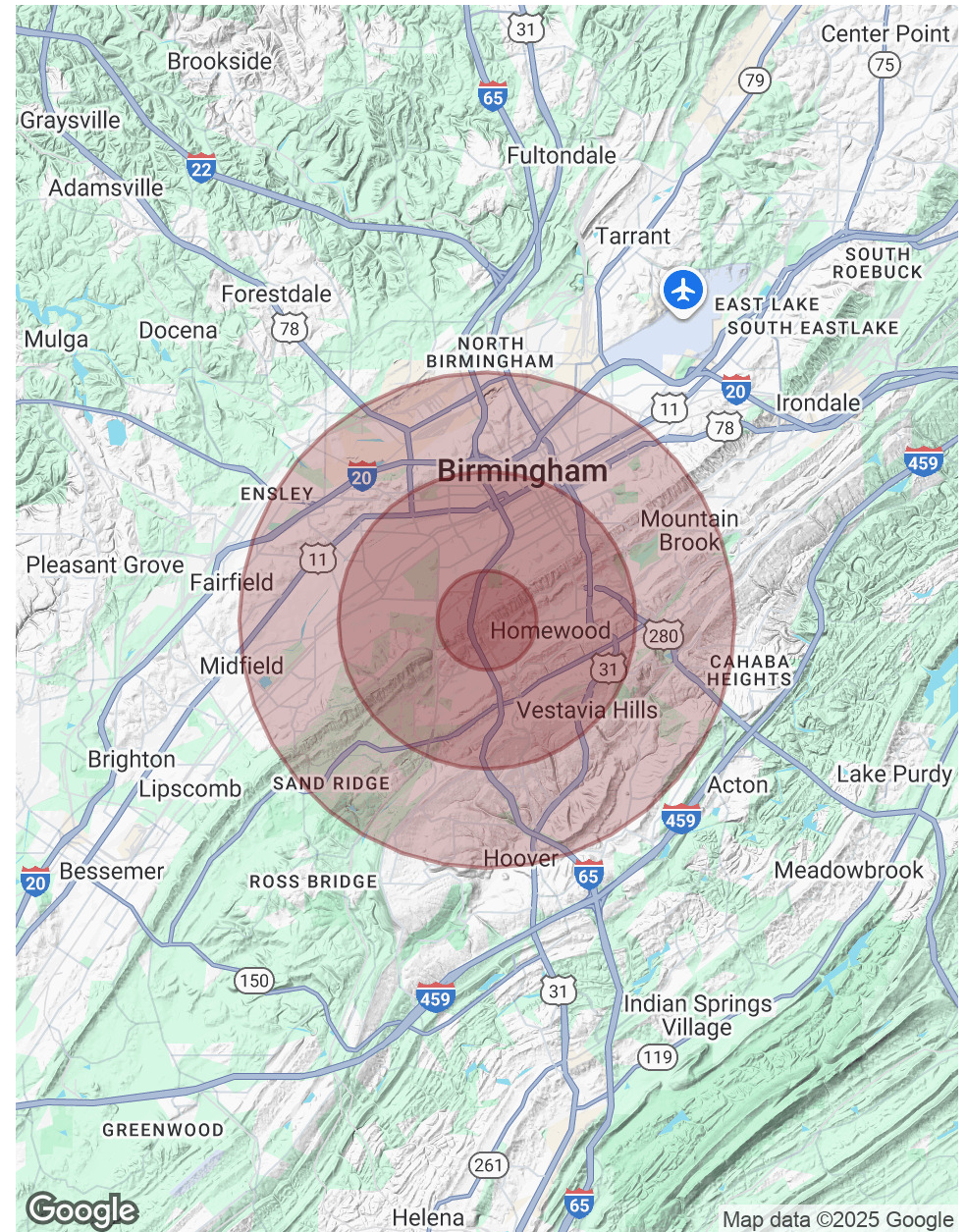
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,845	82,796	183,727
Average Age	37	38	40
Average Age (Male)	36	37	38
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,575	36,165	78,852
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$88,788	\$92,480	\$98,235
Average House Value	\$377,122	\$390,012	\$388,677

Demographics data derived from AlphaMap



Presented By:

RACHEL ROMANO
 Broker
 205.218.0003
 rromano@redrockrg.com

TRISH RUSHING, CCIM
 VP Commercial Brokerage
 813.309.2875
 trushing@redrockrg.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.