



FOR LEASE

# PEPPER PLACE AREA

3003 2ND AVENUE SOUTH  
BIRMINGHAM, AL 35233

STUTTS EVERETTE

PETER JAMESON

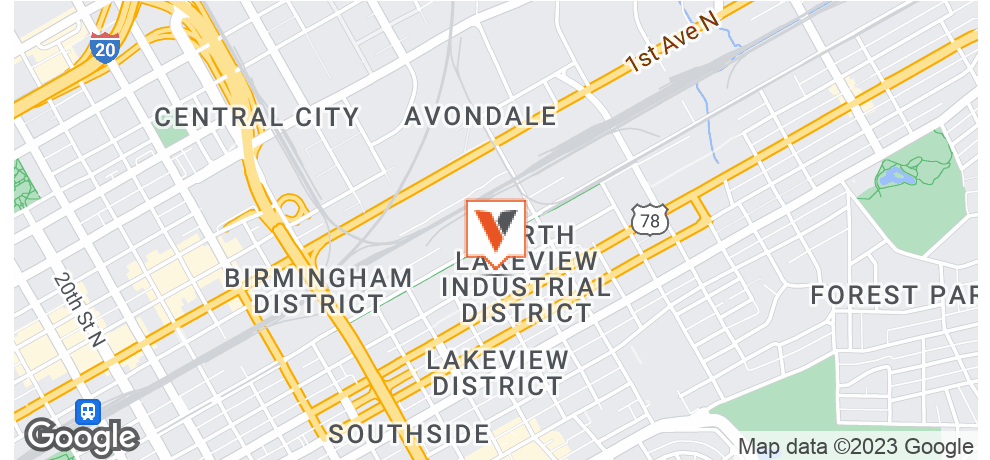
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## EXECUTIVE SUMMARY



## LISTING SUMMARY

Available SF: 7,200 SF

Lease Rate: \$11.00 SF/yr (NNN)

Building Size: 7,200

## PROPERTY OVERVIEW

OFFICE/SHOWROOM or RETAIL  
Possibility for facade upgrades and unique retail presence  
Building Entrances Is Key Card Accessible  
Various Security Monitors Included  
Large Kitchen  
Outdoor, Covered Seating Area  
Additional and accessible public parking located at rear of building

## LOCATION OVERVIEW

Located between the areas of Pepper Place, Lakeview and Avondale the building fronts 2nd Avenue south between 29th and 31st Streets. It's within walking distance to great retail shops and restaurants at Pepper Place. Its in close proximity to St.Vincent's and UAB hospitals with quick access to Red Mountain Expressway. The Expressway connects to; Highway 31, Interstates' 65 and 20/59.

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OFFICE BUILDING FOR LEASE

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## BUILDINGS CURRENT CONDITION



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BUILDINGS POSSIBLE UPGRADE



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BUILDINGS POSSIBLE UPGRADE



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BUILDINGS POSSIBLE UPGRADE (REAR FACADE)



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ACCESSIBLE PUBLIC PARKING (LOCATED BETWEEN HOP CITY BEER & BLUEPRINT ON 3RD)



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REAR OF BUILDING SHOWING ACCESS TO PUBLIC PARKING



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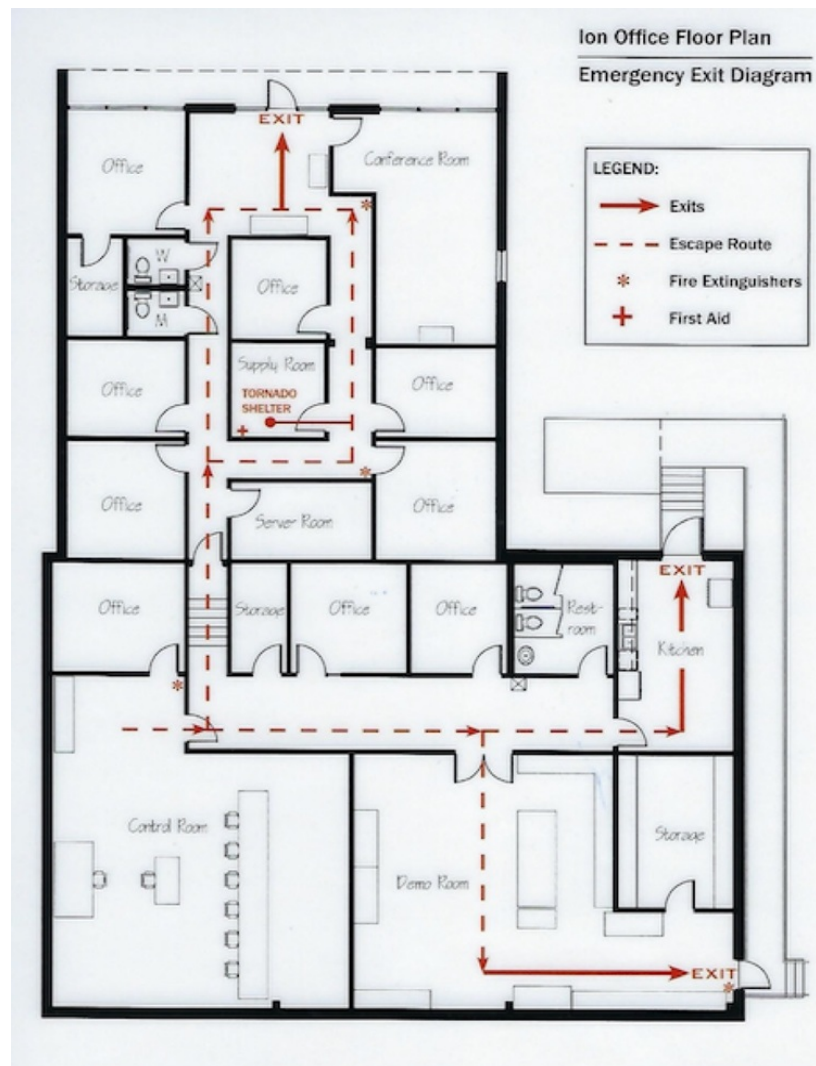
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## CURRENT FLOOR PLANS



(NOT TO SCALE)

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## LOCATION MAPS



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AREA BUSINESS MAP



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