

# CREEKSIDE

— AT BROOKWOOD —

*A New Office Development  
at Brookwood Village*



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## Creekside at Brookwood

Creekside at Brookwood presents a rare headquarters opportunity offering up to ±45,345 square feet of newly delivered, stand-alone Class A office space within one of Alabama's most sought-after submarkets. As one of the largest and only blocks of newly constructed office space available in the market, the building provides exceptional scale, branding visibility, and long-term strategic positioning.

The property is in the heart of the transformative redevelopment of the former Brookwood Mall site, a landmark project that includes the nationally recognized Andrews Sports Medicine campus and will redefine the Midtown corridor as one of Birmingham's most vibrant mixed-use districts. Planned as a high-end, walkable environment featuring new retail, dining, residential, and hospitality, the redevelopment will reshape the landscape of the area and establish Brookwood as a premier destination for business and lifestyle.

## Property Overview

Located within the City of Homewood, tenants benefit from the absence of an occupational tax, creating a meaningful financial advantage over Birmingham alternatives. The property also includes 158 exclusive total parking spaces at no cost, a rare amenity for a building of this size and quality in such a walkable urban setting.

For organizations seeking visibility, accessibility, and proximity to Birmingham’s most desirable neighborhoods, Creekside at Brookwood represents a generational headquarters opportunity within the city’s next premier mixed-use destination.

<b>Address</b>	700 Brookwood Village, Homewood, AL
<b>Submarket</b>	Midtown
<b>Lease Rate</b>	\$45.50/SF NNN
<b>Available SF</b>	37,384 - 45,345 SF, Two-story building
<b>Delivering</b>	Summer of 2027
<b>Free Covered Parking</b>	144 covered plus 14 surface spaces (3.5/1,000 SF)
<b>Municipality</b>	City of Homewood (no occupational tax)
<b>Signage</b>	Exclusive, exterior building signage available



# Area Amenities

## RESTAURANTS

- + Brick & Tin
- + Bricktop's
- + Locanda Brasato
- + Little Betty Steak Bar
- + Daniel George
- + Olexa's
- + Abhi Eatery and Bar
- + Habitat Feed & Social
- + Golden Age Wine
- + Vino
- + SoHo Social
- + SoHo Standard
- + The Battery
- + Luca Lagotto
- + Little Donkey
- + Demetri's
- + Rodney Scott's
- + Big Bad Breakfast
- + Real & Rosemary

## SHOPPING

- + Target
- + The Fresh Market
- + Market
- + Publix

## HOTELS

- + Hampton Inn Garden
- + Courtyard by Marriott
- + The Grand Bohemian
- + Aloft Homewood
- + Valley Hotel Homewood

## COFFEE/BREAKFAST

- + O'Henry's
- + Starbucks
- + Santos Coffee
- + Caveat Coffee
- + Another Broken Egg Cafe

## FITNESS/EXERCISE

- + MPower Pilates & Cycle
- + Ignite Cycle
- + Pure Barre
- + Shades Valley YMCA
- + Iron Tribe
- + Well Bhm

## BANKS

- + Oakworth Capital Bank
- + ServisFirst Bank
- + First Horizon Bank
- + FirstBank
- + Wells Fargo
- + Regions
- + Truist
- + Trustmark
- + Bryant Bank
- + Community Bank
- + Synovus
- + SouthState



BRICKTOP'S



OLEXA'S



THE GRAND BOHEMIAN



GOLDEN AGE



LOCANDA BRASATO

# Aerial Maps





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