



For Lease

\$25.00/SF

Modified Gross

Contact Us:

Jamie Justice, CCIM
Partner and Director
+1 205 949 5987
jamie.justice@colliers.

Colliers | Alabama
880 Montclair Road, Suite 250
Birmingham, Alabama 35213
www.colliers.com

The Bird's Nest

2317 3rd Avenue North Birmingham, AL 35203

Available Space:

- 1st Floor: 5,600 SF
- 2nd Floor: 7,000-14,000 SF

Building Highlights:

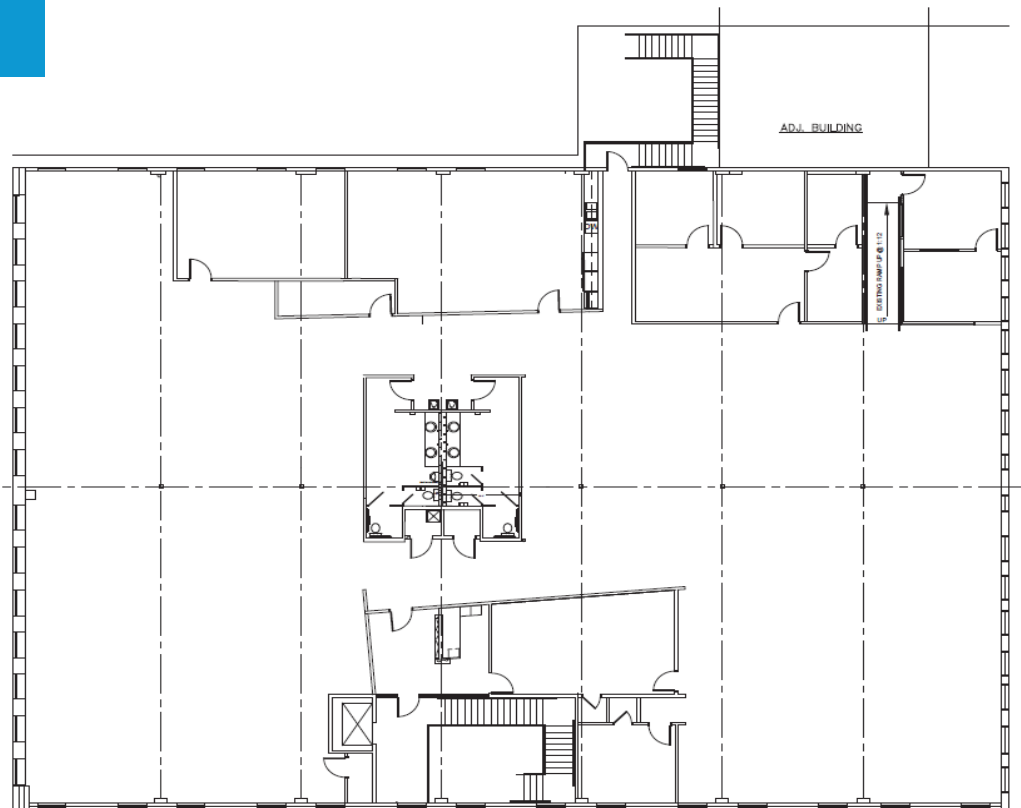
- 28,000 SF historical building on 3rd Ave North
- In walking distance to an abundance of restaurants and entertainment
- Top of building signage available
- 2.4/1,000 SF parking ratio (free of charge)
- Brick and beam construction with an abundance of natural light

THE BIRD'S NEST

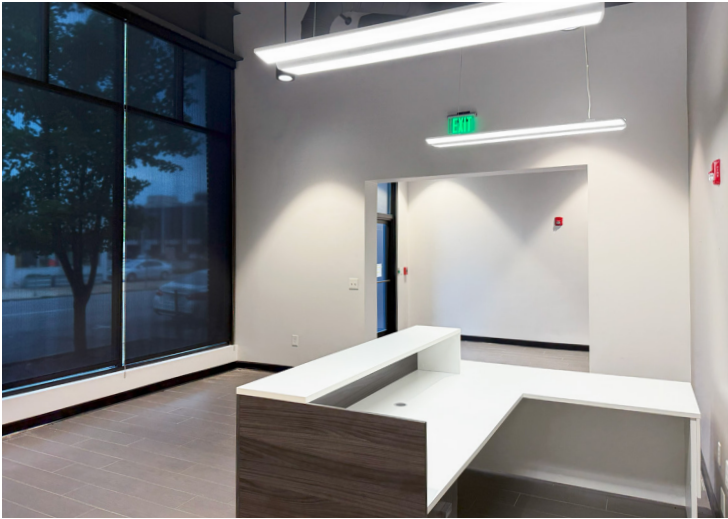
1ST FLOOR



2ND FLOOR



THE BIRD'S NEST



The Colliers logo is located in the top right corner of the page. It consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom. The entire background of the page is a blue-tinted photograph of a city street with a brick building on the right, trees on the left, and cars parked along the curb. A sign on the building reads "WATCH FOR CARS".

Colliers

WATCH
FOR
CARS

Contact Us:

Jamie Justice, CCIM
Partner and Director
+1 205 949 5987
jamie.justice@colliers.com

Colliers | Alabama
880 Montclair Road, Suite 250
Birmingham, AL 35213
www.colliers.com