



### LEASE

#### Class A Office Building

#### Mid-town Submarket

2000-2100 Southbridge Parkway  
Birmingham, AL 35209

#### BUILDING SIZE

225,156 SF

#### AVAILABLE SPACE

6th Floor • Suite 645 • 1,895 RSF  
5th Floor • Suite 529 • 3,100 RSF  
2nd Floor • Suite 279 • 605 RSF  
2nd Floor • Suite 220 • 2,081 RSF  
1st Floor • Suite 105 • 694 RSF

#### LEASE RATE

**\$23.50 PSF**

Full Service

3% Annual Escalation

#### EXCLUSIVE AGENTS

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#### AMENITIES

- Located in SouthBridge Office Park with Embassy Suites Hotel, Ruth's Chris Steak House, Capital South and First Commercial Bank branches on-site
- Free surface parking (3.5/1,000 ratio)
- Walking path and outdoor eating area adjacent to building
- Digitally controlled HVAC and surveillance
- 24 hour key-fob access
- Immediate access to major transportation arteries
- On-site property management provided by Carter Real Estate
- Building health club and deli

