

FOR LEASE

Railroad Square

120 18th Street South, Birmingham, AL 35233



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Available SF:	6,900 SF
Lease Rate:	\$22.00/SF (NNN)
Building Class:	A
Year Built:	1914
Renovated:	2013

PROPERTY HIGHLIGHTS

- Rare availability to lease in iconic Railroad Square Office Building in the Parkside District
- Most unique historic office building in Birmingham - featured in *The New York Times*
- Incredible windows and unique building elements, exposed brick and beams and sliding barn doors with local reclaimed wood
- Positioned in the middle of the growth track for UAB, around the corner from Railroad Park, Good People Brewing and Regions Field and a short walk to Tazikis, Hero Doughnuts, Red Cat Coffee, and Tasty Town
- Common area lounge with pool table

LEN SHANNON, SIOR, CCIM, CPM

205.222.1664
ls@shanwalt.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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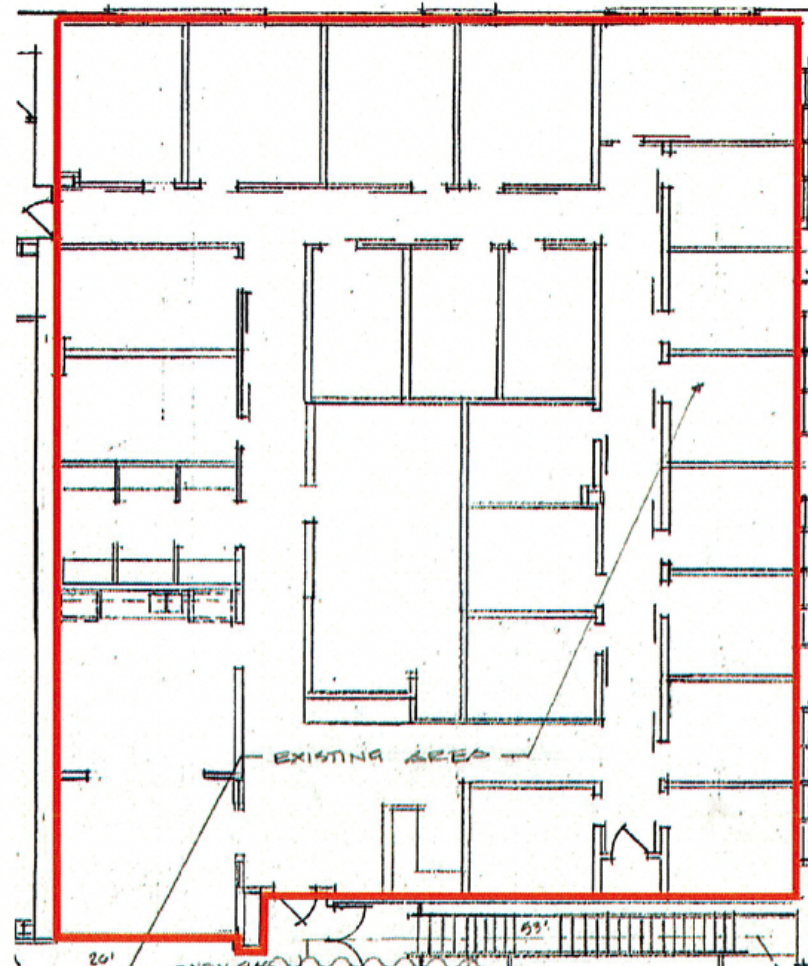
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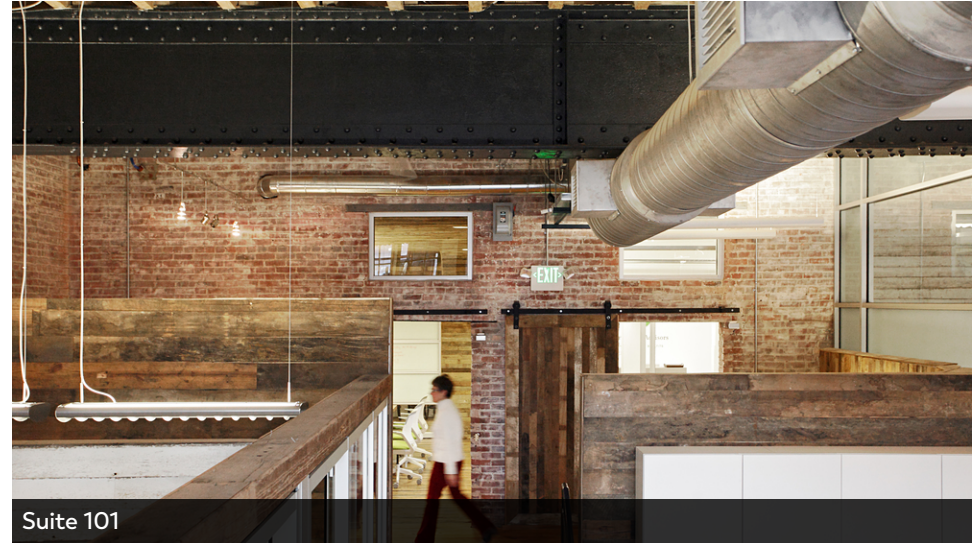
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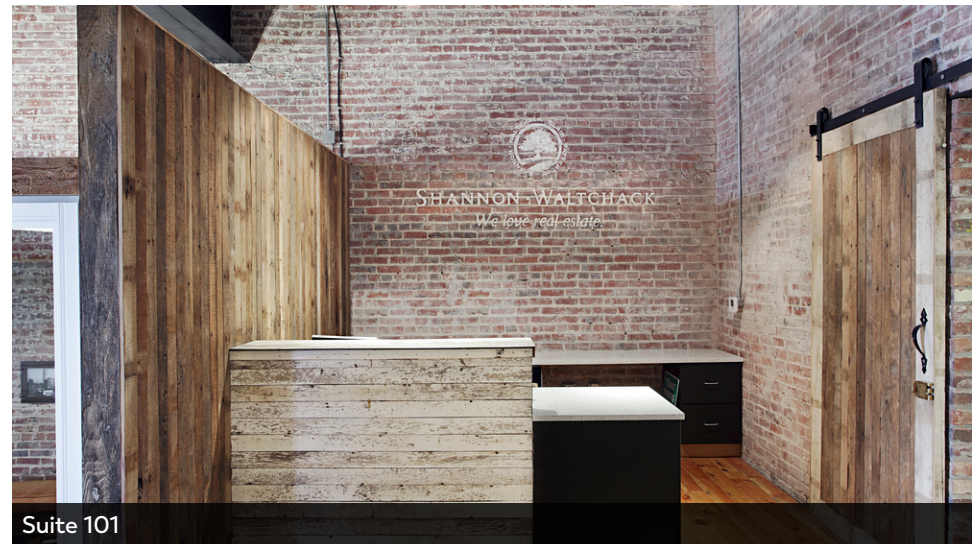
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Suite 101



Suite 101



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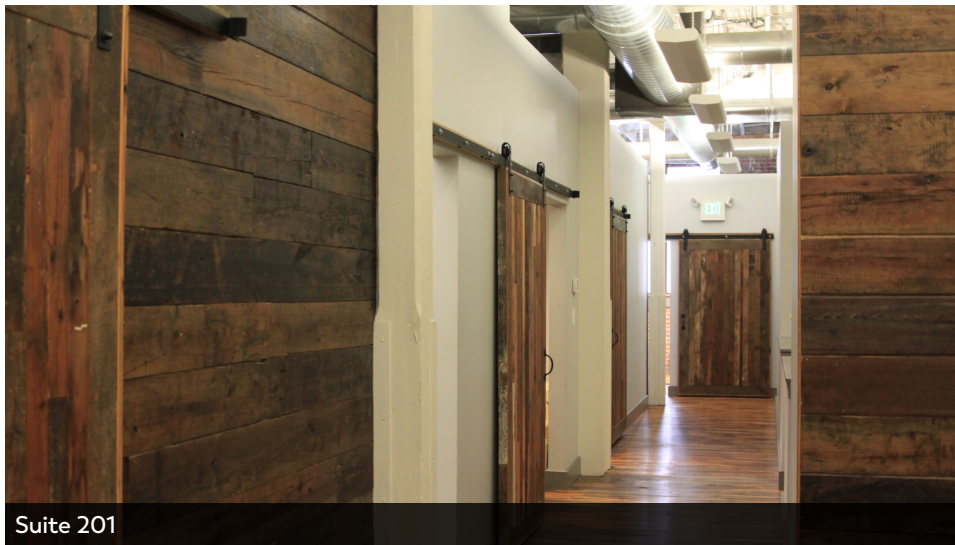
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Suite 201



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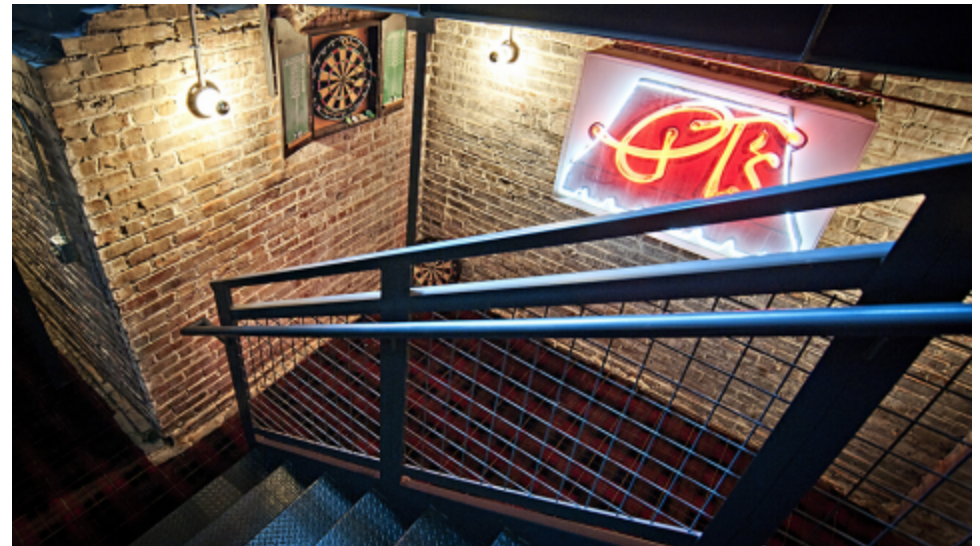
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Parkside District



New initiatives have been aimed at enticing a younger generation to live and work in Birmingham, such as more downtown residential opportunities, green living, and pedestrian-friendly communities. Located in the heart of Southside, the Parkside District is the champion of new growth, due to its prime location. Parkside is loaded with the city's most exciting new developments such as Railroad Park, Regions Field, downtown's first grocery store- Publix, thousands of multi-family units, and a many proposed projects like a boutique hotel, restaurants and an entertainment venue. These developments are igniting one another, cultivating a strong, vibrant neighborhood.

What makes Parkside unique is ultimately its location- adjacent projects in this district all feed off each other and help make the other properties much stronger and more substantial. UAB is the epicenter of this district of continued growth and is the lifeblood that continues to pump money in to our city. 1 out of every 6 jobs in Alabama is somehow related to UAB. Our new economy will revolve around education, healthcare and research; subsequently, UAB is poised to grow even more than before. Its master plan shows the eventual occupancy of a majority of blocks neighboring Railroad Square.

Children's Hospital is the 3rd largest pediatric medical facility in the US. Their new 12 story Hospital located a few blocks away represents over a \$400 million dollar investment to the area.

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As Birmingham's main economic engine, UAB has over 21,000 employees and 21,000 students. With a \$7.15 billion annual economic impact, the college and hospital prove to be much of the reason behind Birmingham's recent momentum. UAB is showing solid overall growth in both the medical and educational branches of the campus. Salaries at UAB Hospital alone have increased dramatically over the last year (7.8%), as patient visits and hospital traffic continue to grow. UAB's campus covers 88 blocks with 10 schools, a large graduate school

#1 Hospital in Alabama – US News & World Report, 2018

UAB Hospital is a major center for clinical research and the home of some of the top medical programs in America. The faculty physicians, nursing staff, and support personnel are committed to providing world-class care to every patient.

The centerpiece of UAB's clinical enterprise, UAB Hospital is located in Birmingham's Medical District. In the midst of UAB's major research centers and clinics, the 1,157-licensed-bed hospital is among the 20 largest and best equipped in the nation.

Ten medical specialties at UAB Hospital are ranked in the top 50 in the nation, according to the 2017-2018 Best Hospitals ranking from U.S. News & World Report. Four other specialties are listed as 'high-performing,' and UAB Hospital is again ranked as No. 1 in the state of Alabama. With ten specialties ranked in the nation's top 50, UAB topped several peer institutions, including Vanderbilt University, University of North Carolina and Emory University, which had seven, six and five ranked specialties respectively.



Top 50 National Public University

UAB achieved record enrollment in Fall 2017 of 20,902 students. The University of Alabama at Birmingham is one of Alabama's most prominent academic institutions, currently the 2nd ranked university in the state and a top-50 program in the entire country.

Nestled in the heart of Downtown, UAB is a regional leader in medical, business, and engineering spheres. The University's vision through 2020 focuses on both continued campus growth and community partnership, and there are several key campus projects underway.

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