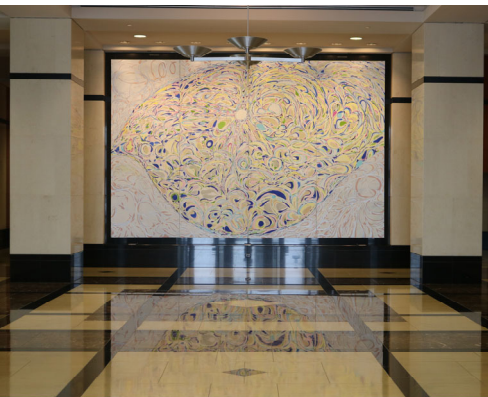




FOR LEASE

# One Federal Place

Birmingham, AL



## 300,012 SF Class A Office Building

Price: \$25.50 PSF

Conveniently located in the center of Birmingham's vibrant downtown business district on 5<sup>th</sup> Avenue North, One Federal Place is considered one of the finest office buildings in the area. This 11-story, 300,012-square-foot, Class A office building was completed in 2002 and features an exterior of gray granite and blue-tinted glass, an elegant two-story lobby, and outdoor plaza with unique water features. Building amenities include an on-site restaurant with outdoor seating, Health Club Fitness Center, direct access to a large parking deck, and close proximity to some of Birmingham's top restaurants and cultural attractions.

### Property Highlights

- Zoe's Kitchen
- Health Club Fitness Center
- Attached parking deck with up to 3.5 per 1,000 parking available
- On-site management and security
- Marble and granite lobby

Available Space*	SF
Office or Retail	6,957 SF
9 <sup>th</sup> Floor Suite (Available 04/2020)	10,440 SF

\*For updated information on availabilities, please visit [www.egsinc.com/available-properties](http://www.egsinc.com/available-properties)



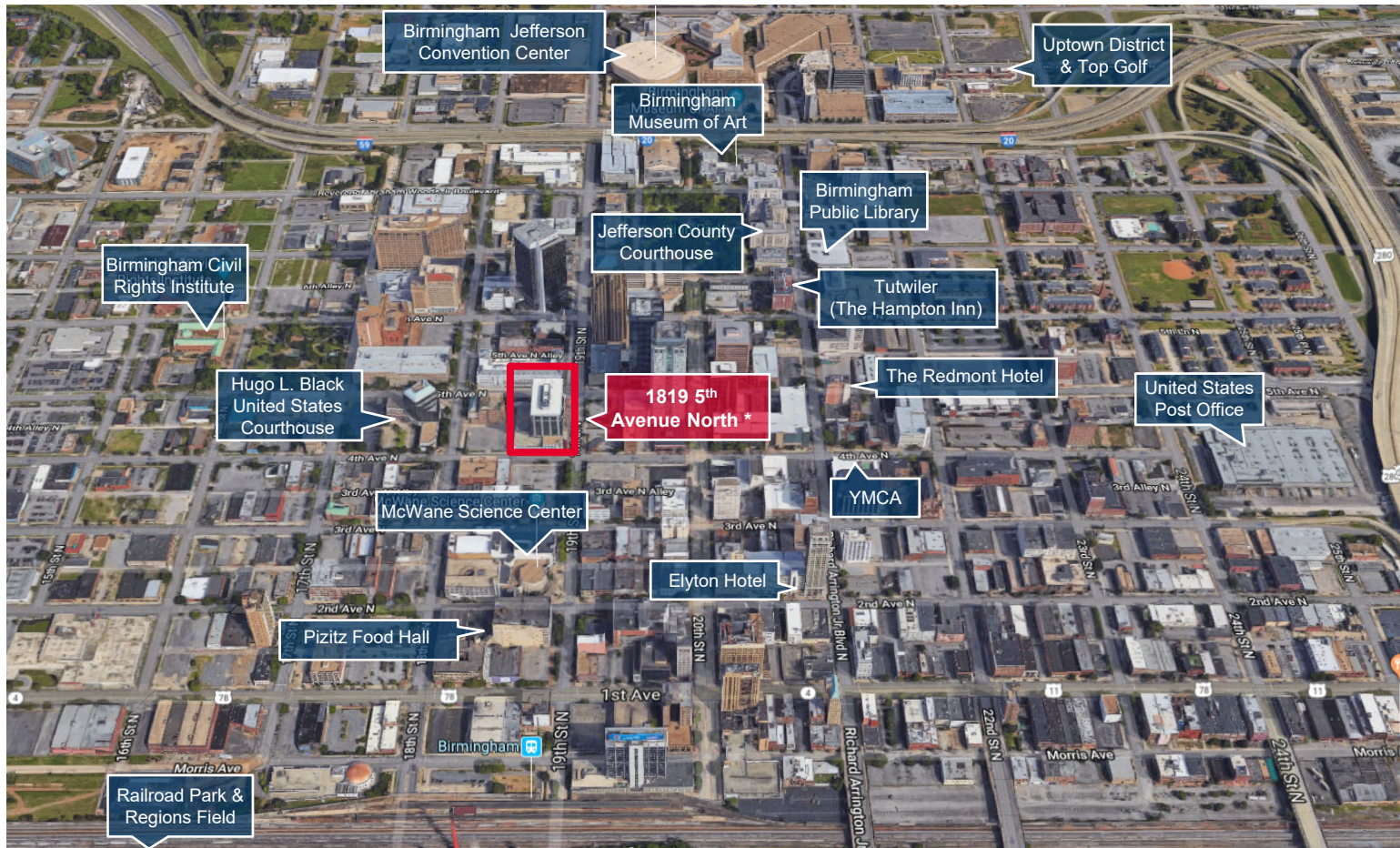
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Area Amenities



Select restaurants within walking distance:

- Zoe's Kitchen \*
- Oscar's at the Museum
- Century Restaurant & Bar
- Edgar's Bakery
- Harvest Restaurant & Bar
- Chick-Fil-A
- Urban Cookhouse
- Bistro 218
- Brick & Tin
- Paramount
- Sol's Sandwich Deli
- The Craft Burger
- Roly Poly
- Trattoria Centrale
- John's City Diner
- Café Dupont
- Magic City Grill
- Bamboo on 2nd
- El Barrio
- Rogue Tavern
- Urban Standard
- Yo Mama's
- The Essential
- The Yard
- East West
- Pizitz Food Hall

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