

THE TOWER

530 Beacon Parkway West, Birmingham, AL 35209

OFFICE BUILDING FOR SALE



JOHN TALLY

Principal and Qualifying Broker
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Tally



PROPERTY INFORMATION

SECTION 1

THE TOWER

530 Beacon Parkway West, Birmingham, AL 35209

PROPERTY SUMMARY



VISUAL MEDIA

VIDEO

PROPERTY HIGHLIGHTS

- Amazing views from Red Mountain.
- Ample Parking and very short drive to I-65. Easy access to Red Mountain Expressway, Hwy 280, Hwy 31.
- Most of the current tenants are UAB affiliated.
- Surrounded by neighboring office buildings, mid rise condos, apartments, and retail.
- Close proximity to Edgewood. One of the areas most desirable neighborhoods.
- Currently zoned C-2 General Commercial which would allow for residential conversion.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	6.3 Acres
Building Size:	59,018 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,430	18,391	36,228
Total Population	13,129	43,523	82,376
Average HH Income	\$77,119	\$88,035	\$97,606

THE TOWER

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PROPERTY DESCRIPTION



VIDEO

PROPERTY DESCRIPTION

9 Story Office Building for Sale on Beacon Parkway atop Red Mountain offering Incredible views and ample parking. Value add opportunity through lease up or residential conversion. Recent Capex improvements including new roof, exterior paint, and HVAC upgrades. 236 parking spaces.

LOCATION DESCRIPTION

Beacon Pkwy on top of Red Mountain. Short drive to I-65 with easy access to Red Mountain Expressway, Hwy 31, and Hwy 280.

THE TOWER

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	The Tower
Property Type	Office
Property Subtype	Office Building
Building Size	59,018 SF
Lot Size	6.3 Acres
Building Class	B
Year Built	1979
Number of Floors	9
Average Floor Size	6,544 SF

9 Story Office Building for Sale on Beacon Parkway atop Red Mountain offering Incredible views and ample parking. Value add opportunity through lease up or residential conversion. Recent Capex improvements including new roof, exterior paint, and HVAC upgrades. 236 parking spaces.

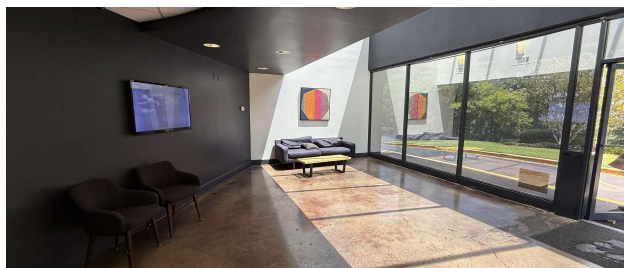
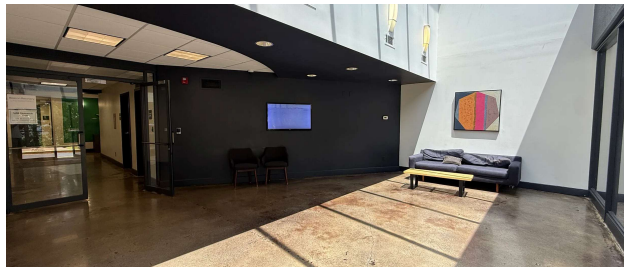
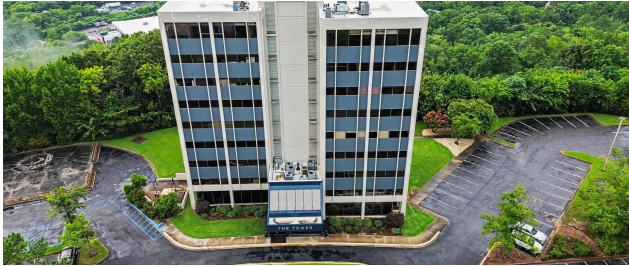


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- Surrounded by neighboring office buildings, mid rise condos, apartments, and retail.
- Close proximity to Edgewood. One of the areas most desirable neighborhoods.
- Currently zoned C-2 General Commercial which would allow for residential conversion.
- 42.9% current occupancy. WALT = 2.1 yrs.

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ADDITIONAL PHOTOS





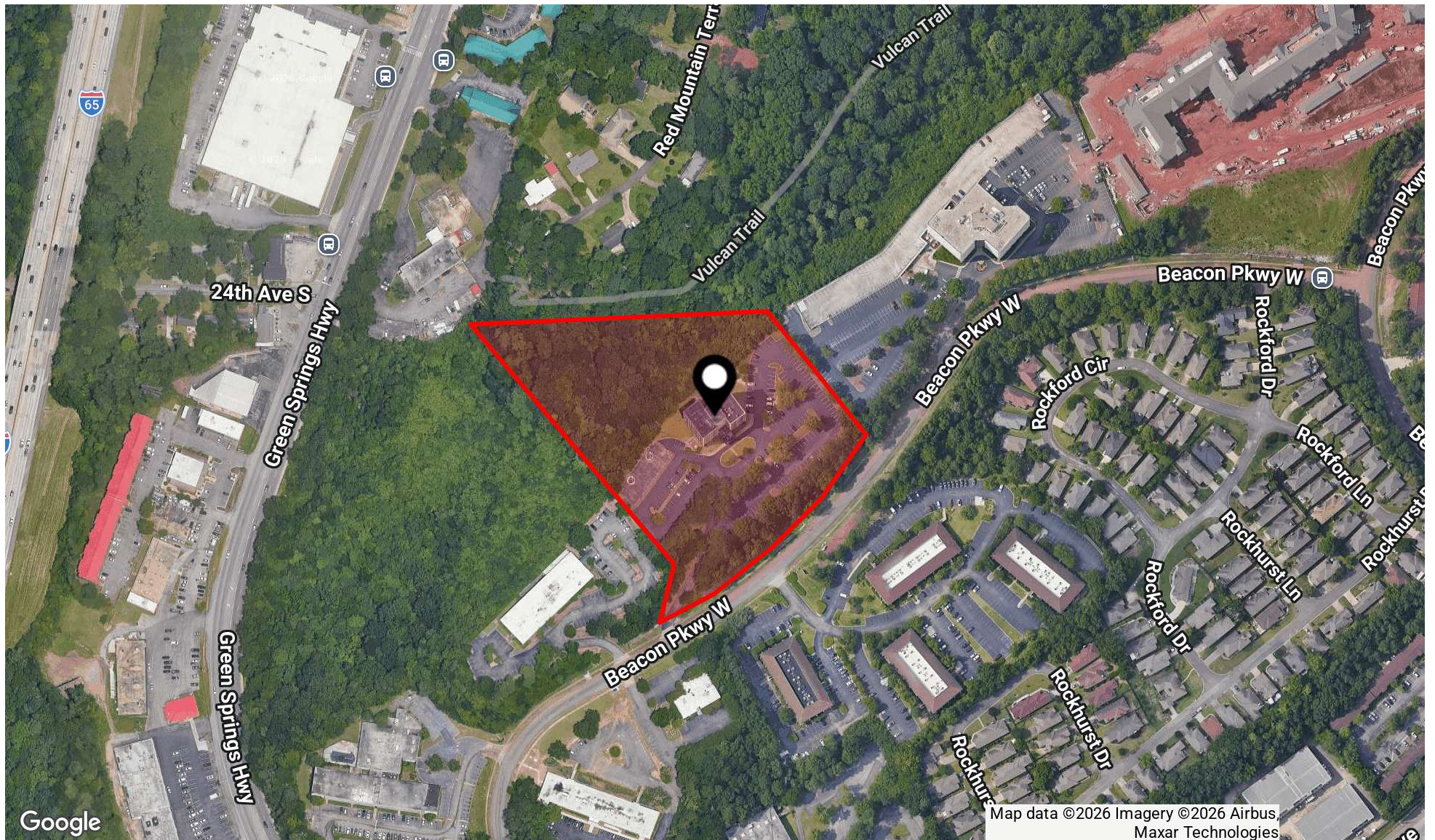
LOCATION INFORMATION

SECTION 2

THE TOWER

530 Beacon Parkway West, Birmingham, AL 35209

AERIAL MAP

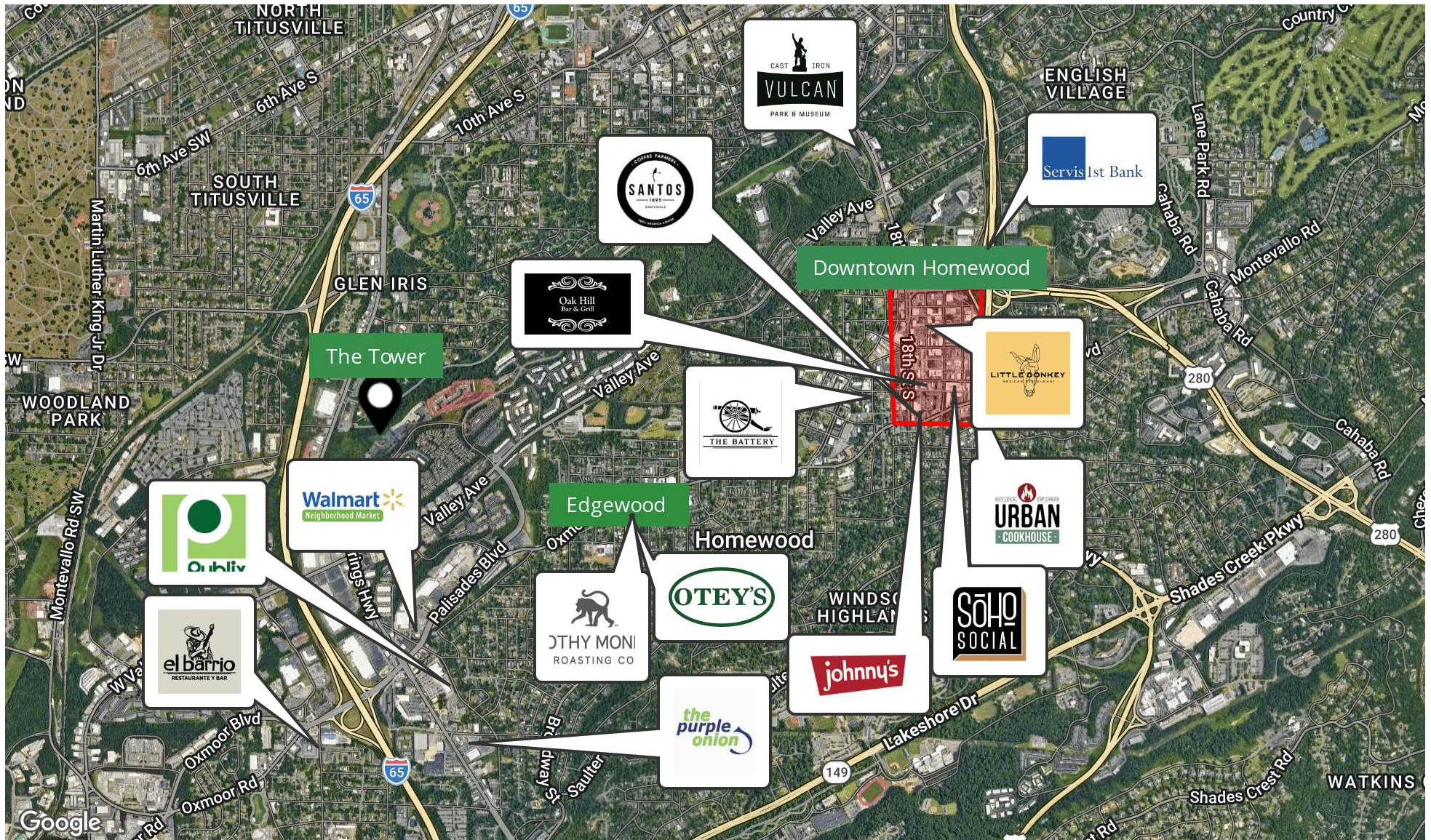


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RETAILER MAP





DEMOGRAPHICS

SECTION 3

THE TOWER

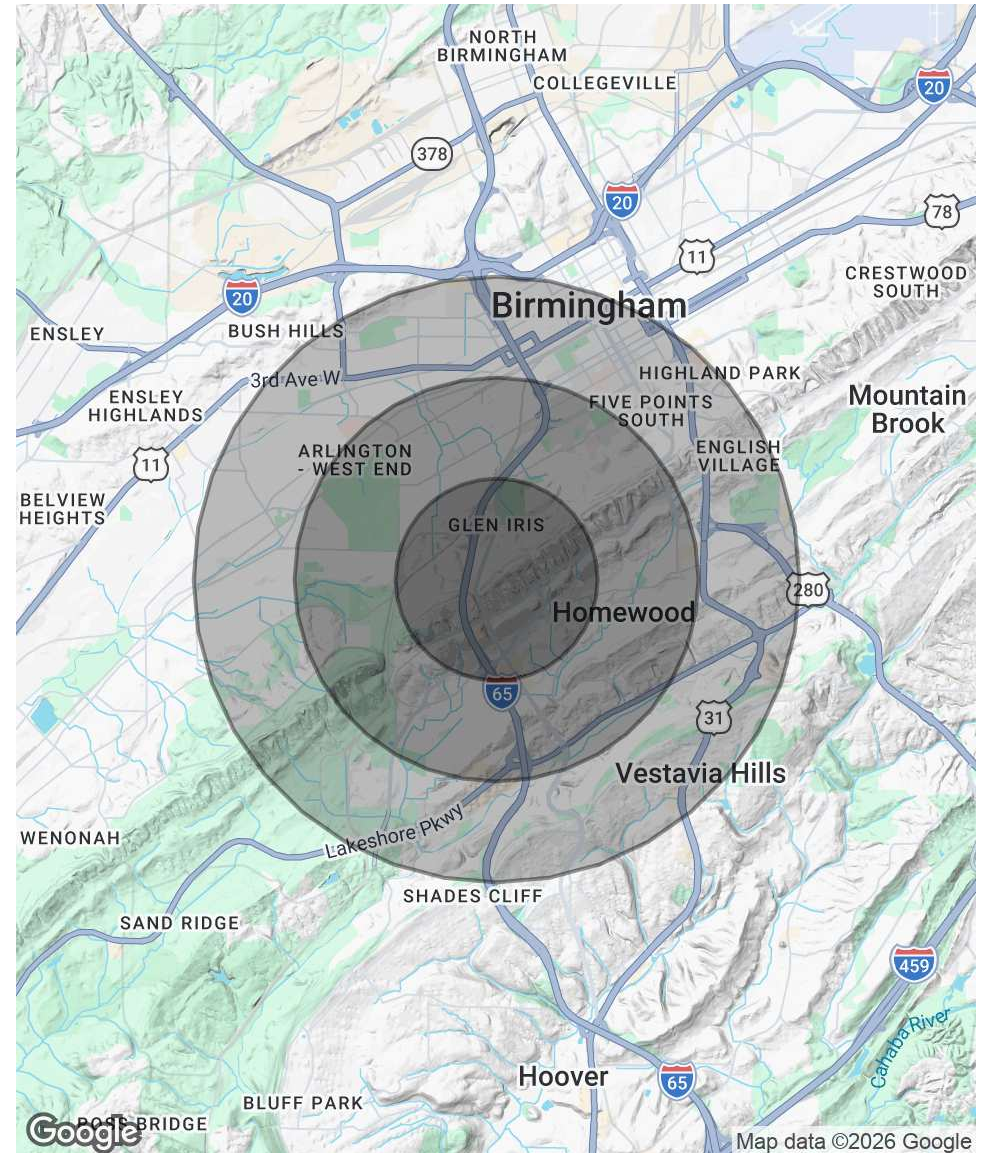
530 Beacon Parkway West, Birmingham, AL 35209

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,129	43,523	82,376
Average Age	32.2	31.8	35.6
Average Age (Male)	34.7	31.7	34.2
Average Age (Female)	31.2	32.0	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,430	18,391	36,228
# of Persons per HH	2.0	2.4	2.3
Average HH Income	\$77,119	\$88,035	\$97,606
Average House Value	\$350,758	\$374,328	\$427,490

2023 American Community Survey (ACS)



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ADVISOR BIO 1



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Direct: 205.757.0237

PROFESSIONAL BACKGROUND

Anchored in the heart of downtown Birmingham's real estate landscape, I have specialized in the sale and leasing of office and retail properties in the CBD since 2012. Offering dedicated, focused, expert commercial real estate advisory service, my approach is always tailored to the unique needs of each client.

I excel in fostering significant transactions that shape the city's skyline as well as the streetscape. I take pride in my ability to navigate the complexities of real estate deals, solving problems, and ensuring seamless experiences for all parties involved.

EDUCATION

Auburn University B.S. Business Administration - Transportation and Physical Distribution 2000

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