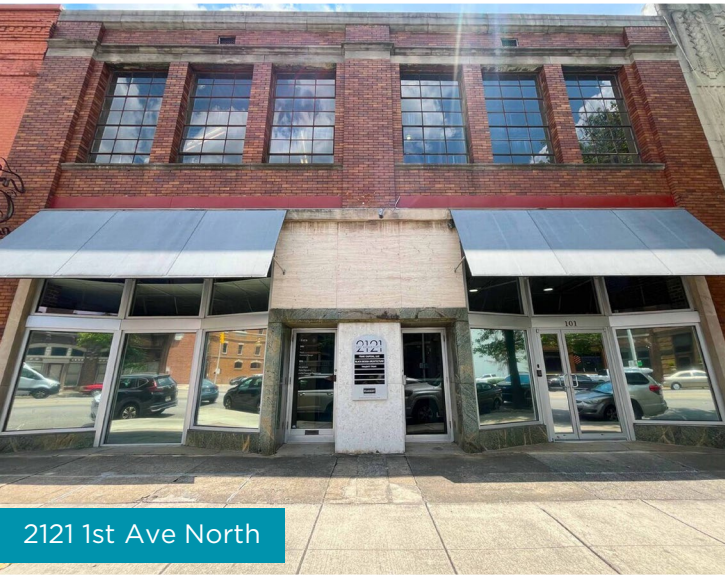


FOR LEASE

HISTORICAL BRICK-AND-BEAM OFFICE

2121 - 2127 1st Ave North | Birmingham, AL 35203



AVAILABILITY - RATE: \$21.00/SF (MG)

2121 BUILDING	• 5,994 SF • 1st floor • 15 space parking lot
2127 BUILDING	• 10,000 SF • Entire building • 16 space parking lot

PROPERTY DETAILS

- Ideally located on 1st Avenue North with convenient access to major highways and interstates
- Walk Score of 93 - A Walker's Paradise, with easy access to downtown amenities, retail, dining, and entertainment
- Zoned B-4 for a variety of commercial uses
- Historic 1924 construction with comprehensive renovations completed in 2017-2018
- Abundant natural light throughout bright and inviting interior spaces
- Rare dedicated on-site parking for tenants in the downtown core

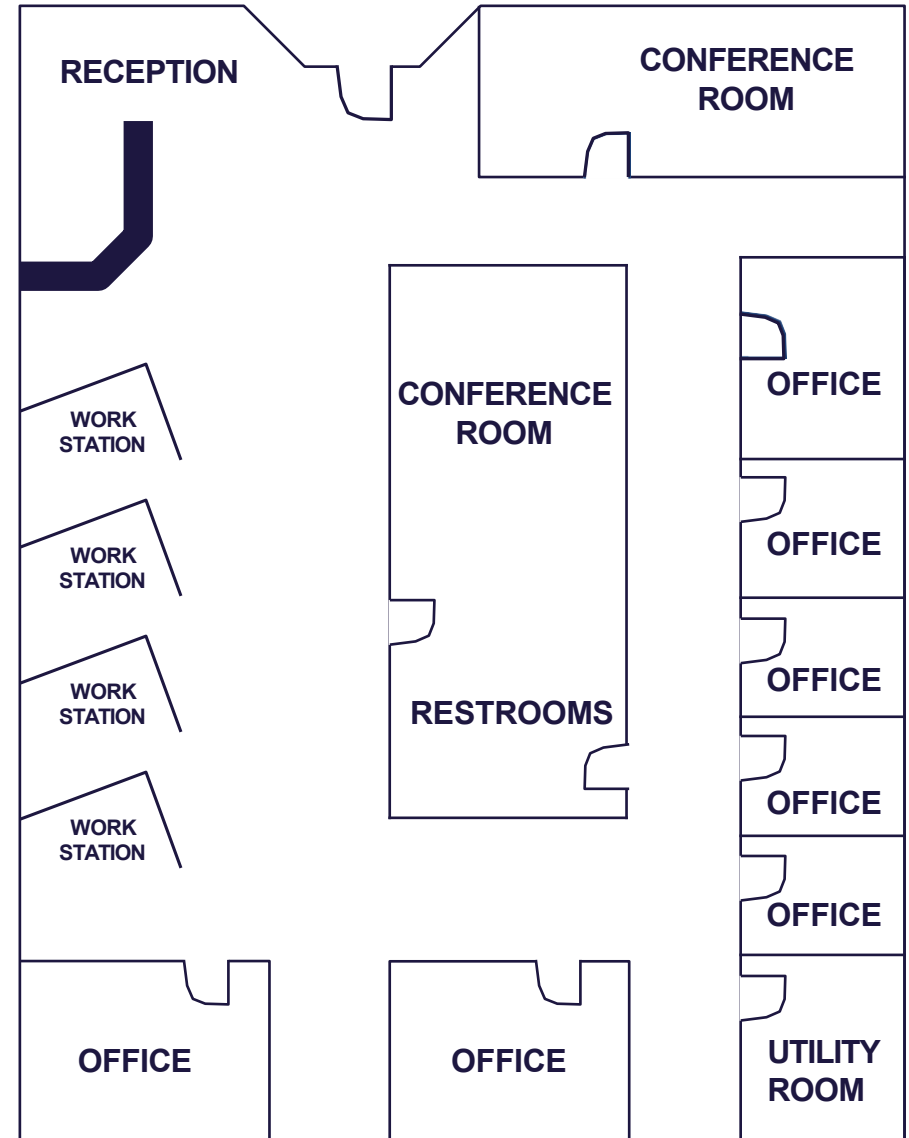
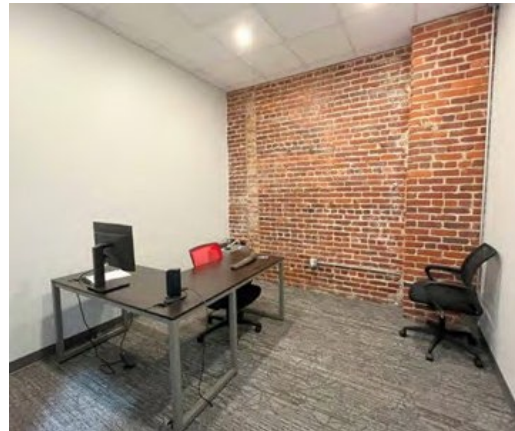


CASEY HOWARD

Executive Managing Director | Retail
+1 205 202 0814
choward@egsinc.com



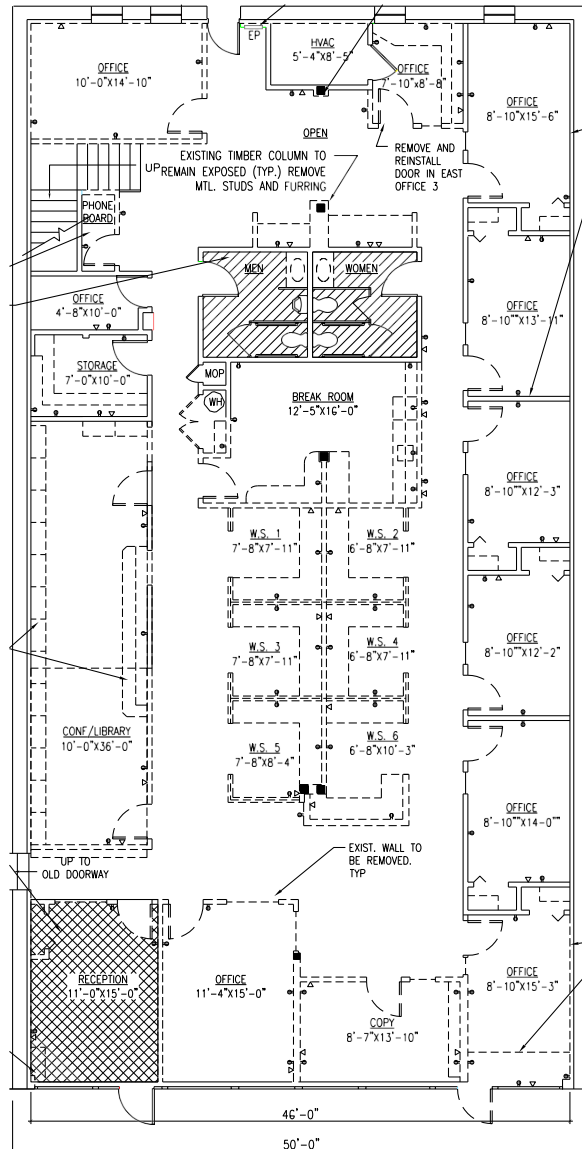
2121 1ST AVENUE NORTH – ±5,994 SF (FIRST FLOOR)



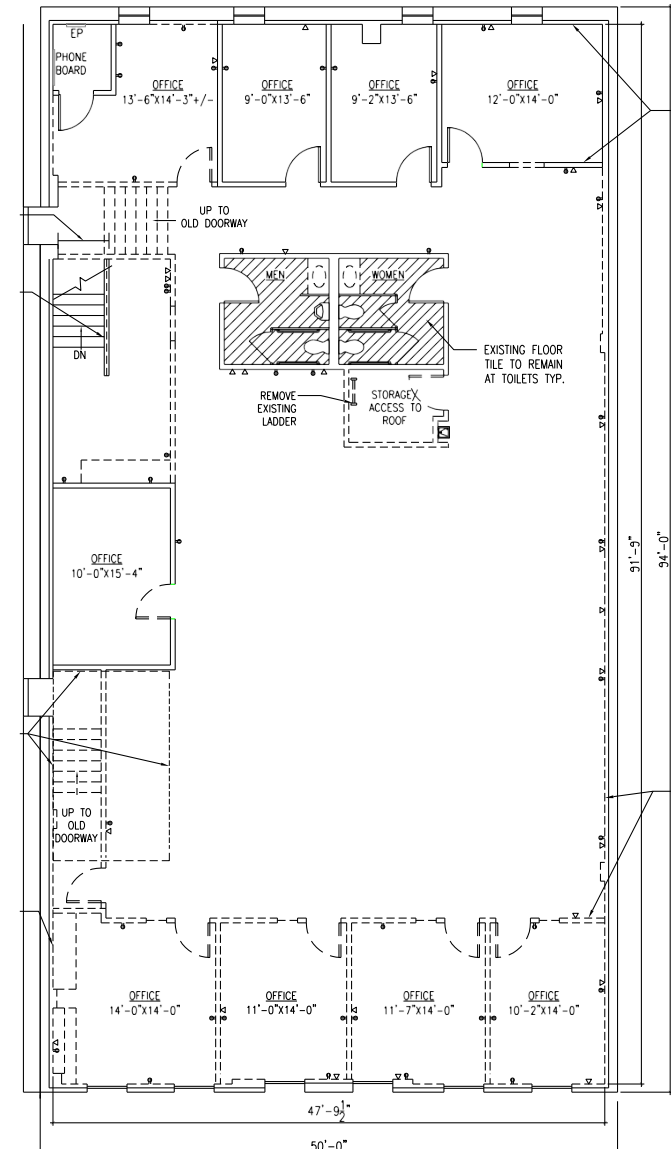
**Not an architectural drawing. Plan subject to inaccuracies.

2121 & 2127 1ST AVENUE NORTH

2127 1ST AVENUE NORTH – ±10,000 SF (ENTIRE BUILDING)



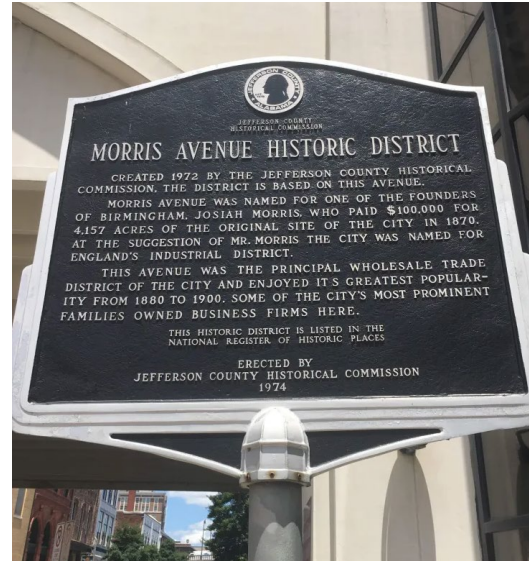
FIRST FLOOR



SECOND FLOOR

2121 & 2127 1ST AVENUE NORTH

AREA INFORMATION

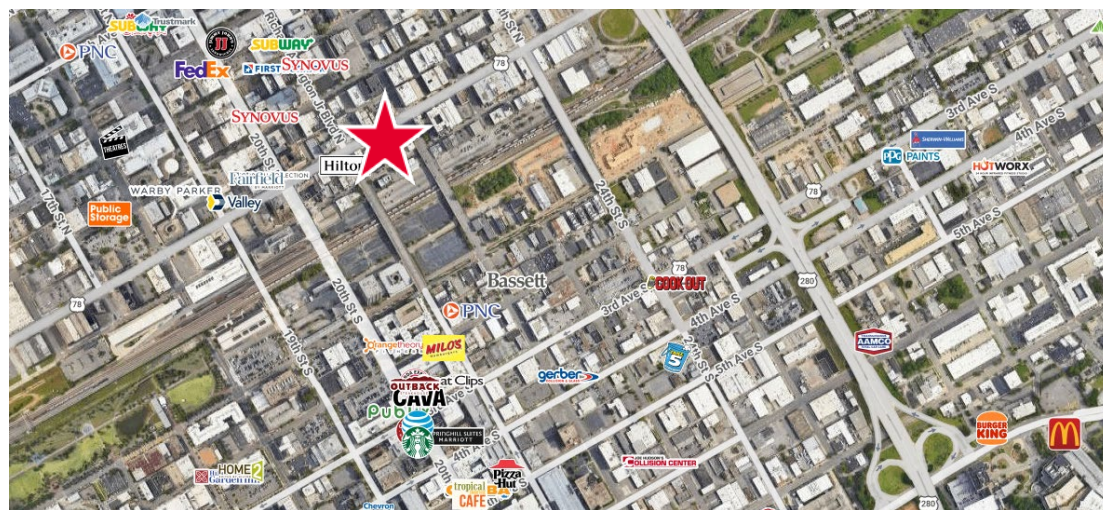
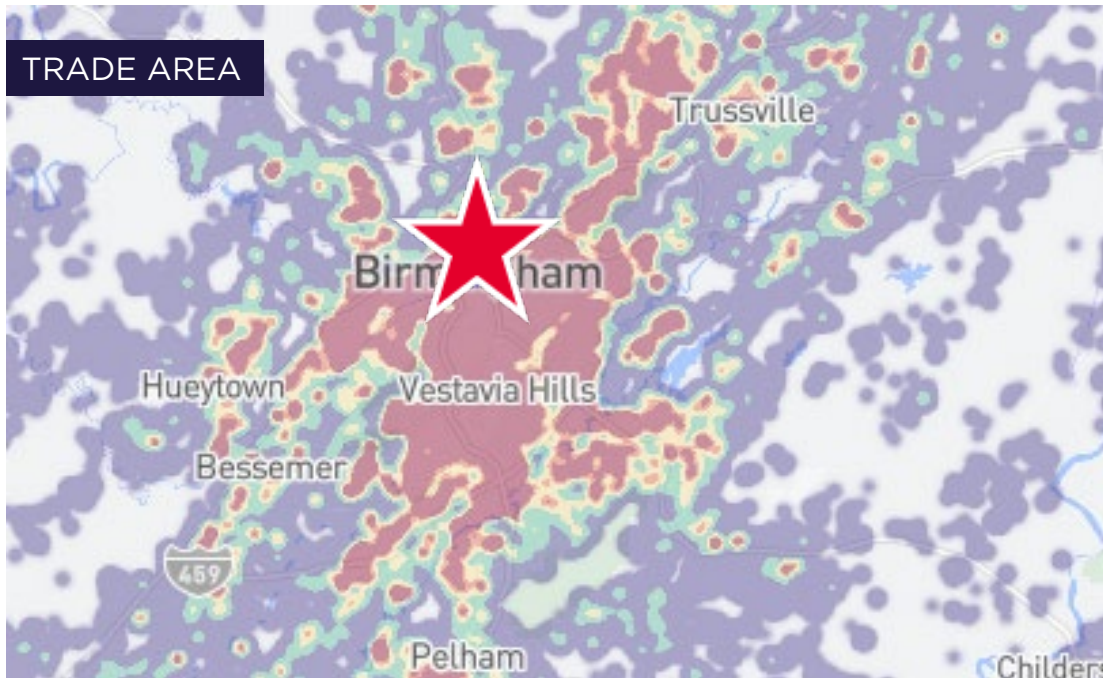


MORRIS AVENUE DRIVING DOWNTOWN MOMENTUM

Positioned in the heart of Birmingham's historic Morris Avenue district, the property benefits from the continued transformation of one of downtown's most sought-after neighborhoods. Known for its distinctive cobblestone streets, historic architecture, and vibrant mix of restaurants, retail, hospitality, and residential developments, Morris Avenue has emerged as a premier destination for residents, visitors, and businesses alike. Notable projects including Founders Station, Mercantile on Morris, The Kelly Hotel, and the sold-out Row5 luxury townhomes have introduced new dining, retail, hospitality, office, and residential opportunities, driving sustained activity and demand throughout the district. The neighborhood's historic character, walkable environment, and proximity to Rotary Trail, Pizitz Food Hall, and McWane Science Center continue to attract residents, visitors, and businesses alike, reinforcing Morris Avenue's position as a premier downtown destination. With ongoing investment, growing pedestrian traffic, and a dynamic blend of historic character and modern amenities, the Morris Avenue corridor continues to build momentum as one of Birmingham's most active and desirable downtown destinations.

2121 & 2127 1ST AVENUE NORTH

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	9,777	77,462	166,167
DAYTIME POPULATION	96,700	183,000	283,000
AVG HH INCOME	\$88,987	\$100,608	\$112,039
# OF HOUSEHOLDS	5,469	36,390	72,838

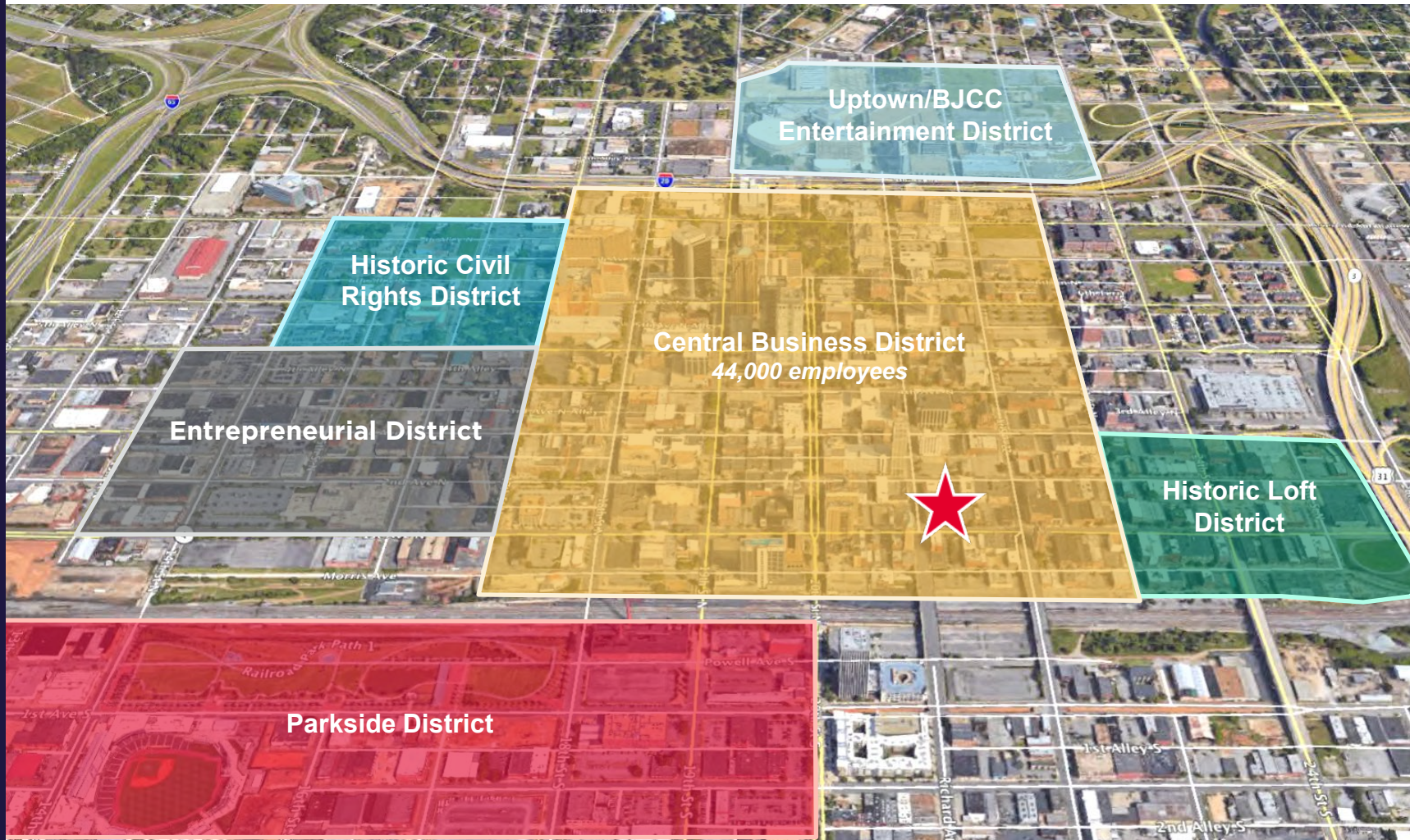
12 MONTH DEMOGRAPHICS WITHIN 1,000 FEET	
VISITS	2.2M
VISITORS	680.3K
VISIT FREQUENCY	3.2 TIMES
AVG DWELL TIME	125 MINUTES
TRAFFIC COUNTS	30,720 AADT AT INTERSECTION OF 1 ST AVE N & 22 ND ST

2121 & 2127 1ST AVENUE NORTH

WHAT'S NEARBY?

- BJCC
- Protective Stadium
- TopGolf
- Uptown
- Boutwell
- Birmingham Museum of Art
- City Hall / JeffCo Courthouse
- Federal Courthouse
- Edgars
- Redmont Hotel
- Chick-Fil-A
- Subway
- Urban Cookhouse
- City Club
- Paramount
- Helen
- The Pizitiz Food Hall
- Founders Station
- The Margaret
- El Barrio
- Bamboo on 2nd
- Innovation Depot
- Railroad Park
- Regions Field

AREA AMENITIES



CONTACT

CASEY HOWARD

Executive Managing Director | Retail
+1 205 202 0814
choward@egsinc.com

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
phone: +1 205 939 4440
egsinc.com



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