

# NOW AVAILABLE : CLAIRMONT AVENUE OFFICE BUILDING



**J.H. Berry & Gilbert, Inc.**



## OFFERING SUMMARY

**Building Size:** 8,300 SF

**Lease Rate:** \$15.00 SF/year  
Net of Utilities

**Year Built:** 1973

**Renovated:** 2018

**Submarket:** Southside

## PROPERTY OVERVIEW

Wonderful opportunity to be in the active neighborhood of Lakeview. The building is in walking distance to the many restaurants and attractions on 29th Street and is convenient to Avondale and Pepper Place. The building has quick and easy access to Red Mountain Expressway via University Boulevard. Excellent front facing visibility along well-traveled Clairmont Avenue.

## PROPERTY HIGHLIGHTS

- Recent interior and exterior renovations
- Free, on-site parking
- Excellent visibility on Clairmont Avenue
- Walking distance to heart of Lakeview district
- Convenient to Avondale and Pepper Place
- Quick and easy access to Red Mountain Expressway

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Available	\$15.00 SF/yr	5,800 SF

### CONTACT :

Philip Currie  
pcurrie@jhberry.com  
205.313.4369

Jake Taylor  
jtaylor@jhberry.com  
205.313.4377

3125 INDEPENDENCE DRIVE, SUITE 125  
BIRMINGHAM, AL 35209

JHBERRY.COM

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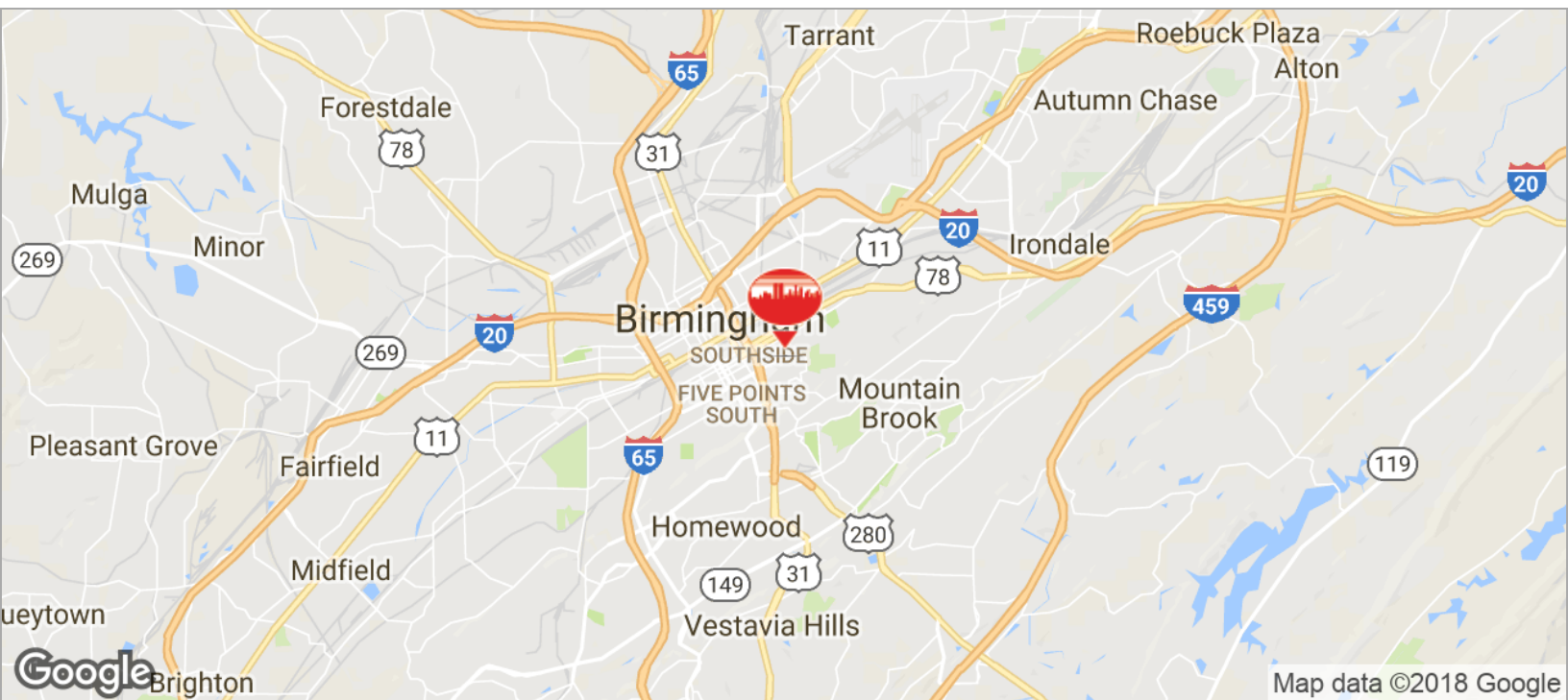
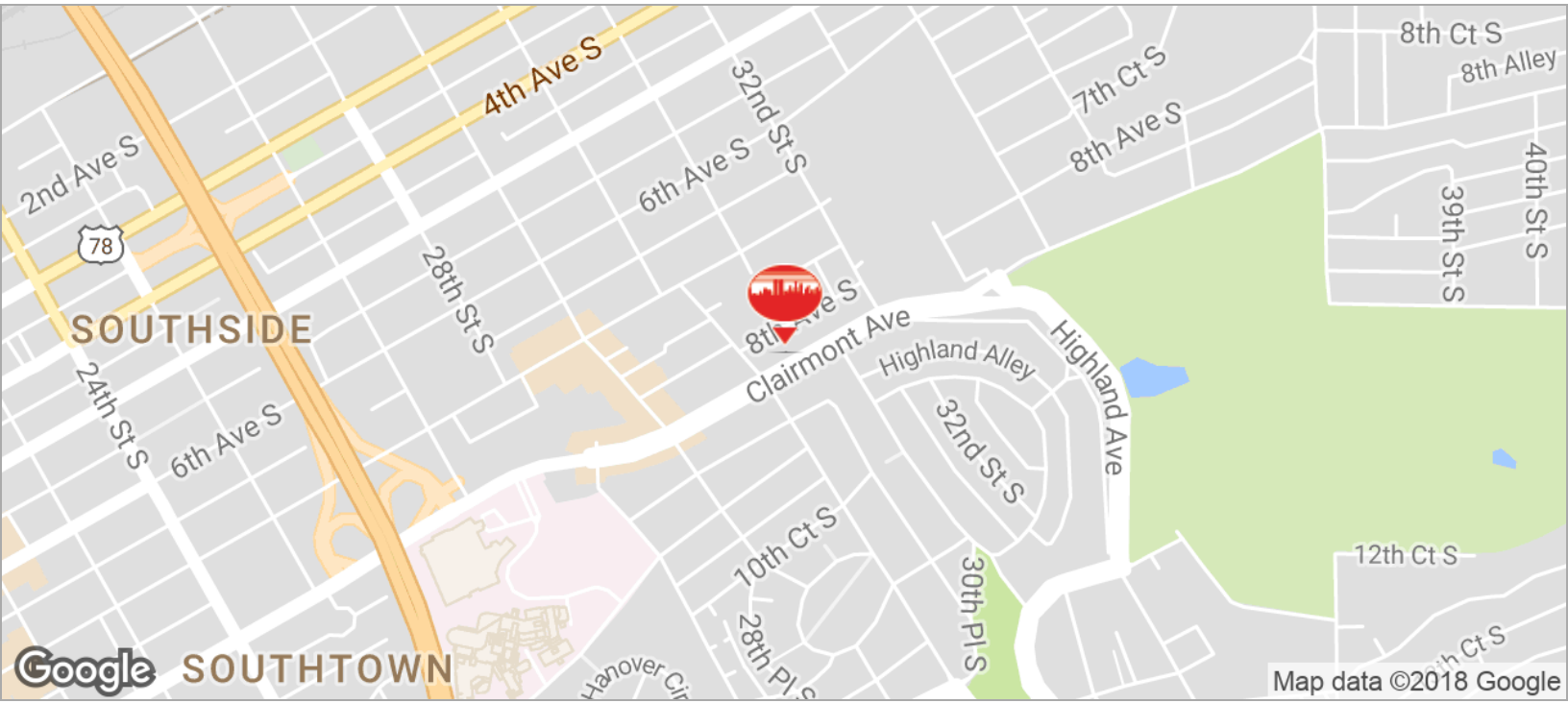
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