

D.V.K.D

DENHAM

BLDG

WHERE BIRMINGHAM CONNECTS

RETAIL & RESTAURANT OPPORTUNITIES

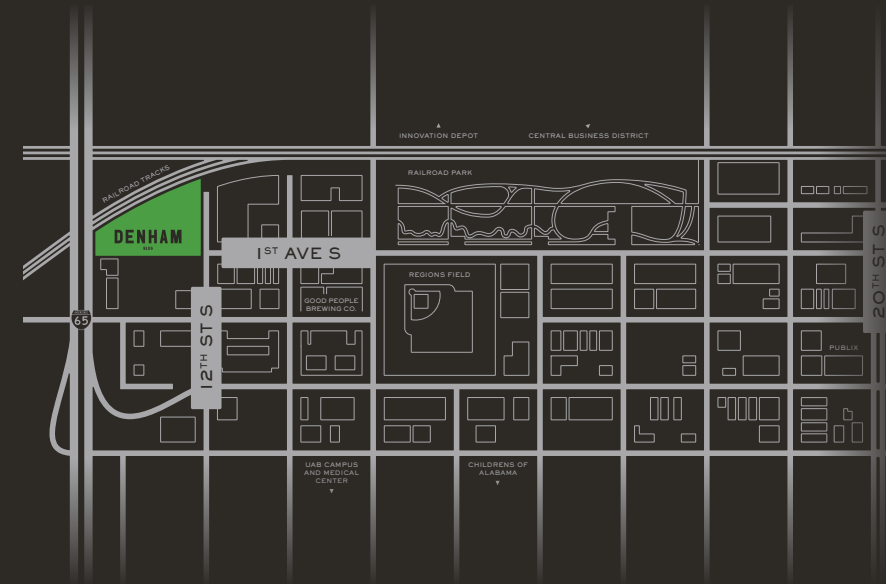


Locate your shop or restaurant where Birmingham connects.

The Denham Building is located in Parkside at the western end of 1st Avenue South just blocks from two of Birmingham's biggest destinations - Regions Field and Railroad Park. Regions Field is home to the Birmingham Barons and has become a major entertainment draw for people from all over the city. The award-winning Railroad Park is Birmingham's largest urban park and has reshaped the entire city.

Around both, hundreds of new apartments, some of Birmingham's most innovative businesses and the Negro League Baseball Museum have become established in less than decade and contribute to Birmingham's thriving city center. Just to the south is the University of Alabama, Birmingham's student population of more than 20,000. The Denham Building is an opportunity to be at the center of the new Birmingham.

DENHAMBLDG.COM



The prime Parkside location is just minutes from Regions Field, UAB and Railroad Park.

Easy access to I-65 and other major highways with the city center only a mile to the east and Birmingham-Shuttlesworth International Airport only five miles northeast.

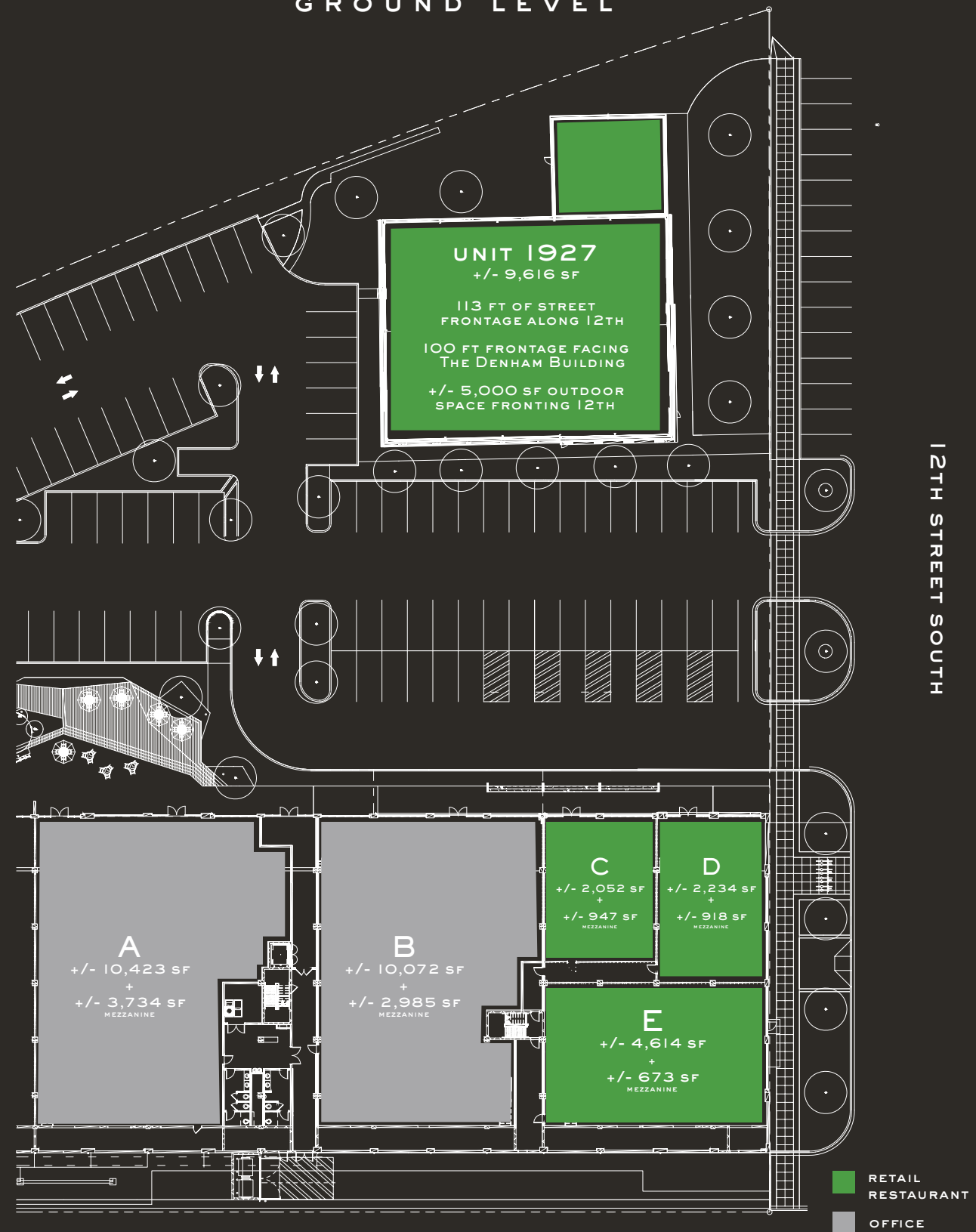


Soaring ceilings, 1920s-era industrial details, open spaces make the Denham Building the destination for modern Birmingham.

The prime location offers space for street-side shops and restaurants with ample parking and outdoor dining areas. Inside, soaring ceilings, mezzanines, natural light and industrial details create the opportunity to design a truly dynamic and exciting environment for a restaurant, coffee shop, brewery or store next door to offices and under a residential community of 59 lofts.



RETAIL & RESTAURANT SPACES GROUND LEVEL

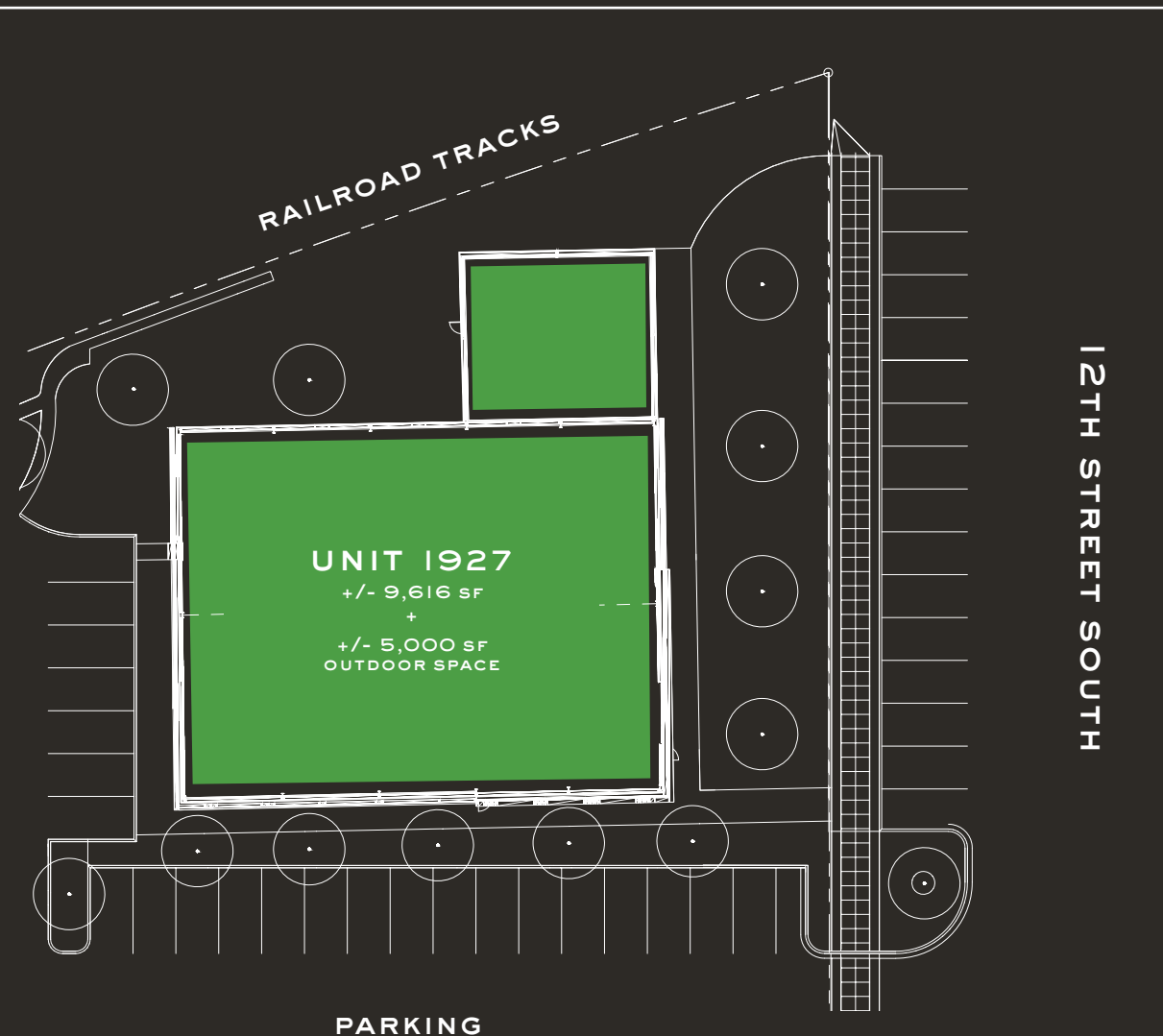
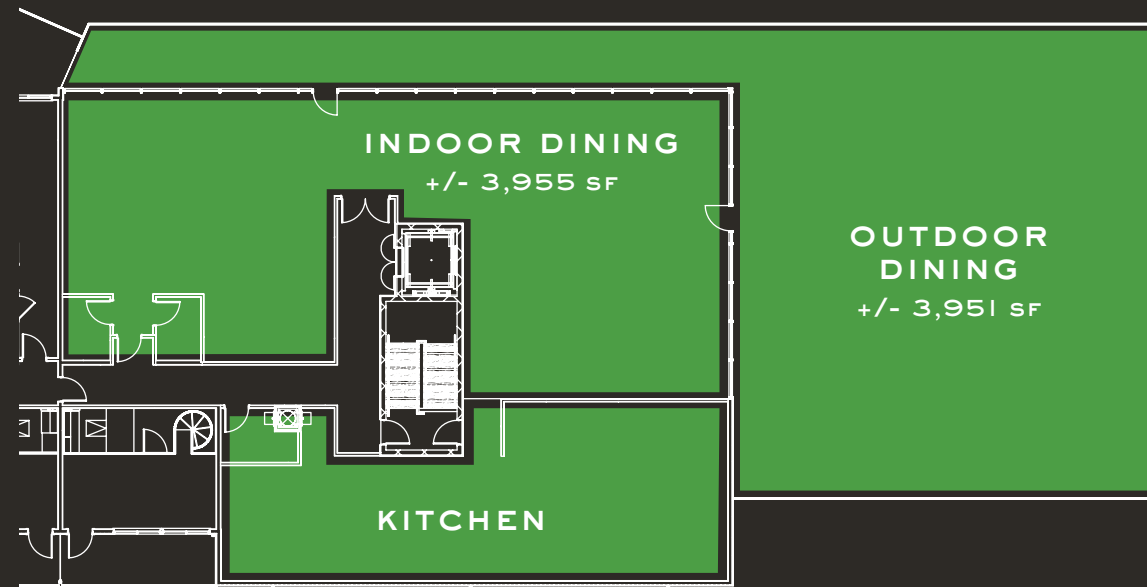


Unit 1927.

The outparcel is open, is expansive. With more than 9,000 square feet of customizable space under one roof and around 5,000 square feet of outdoor space fronting 12th Street South, it's perfect for a brewery, distillery or any creative business.

Unit 1927 is named for the year the Denham Building was originally built.

- +/- 15'0" ceilings
- Steel frame structure
- Free spans of more than 35 feet



Rooftop @ THE DENHAM

The most interesting and dynamic space in Birmingham for outdoor dining and entertainment. The eastern facing location of the space allows sunset views frame the city while keeping the setting sun out of diners' eyes. Outdoor spaces provide spectacular views of Railroad Park, Regions Field, Parkside, The Switch and the central business district.

- Indoor/outdoor seating
- Custom configurations to address the needs of any tenant
- Space unlike any other in Birmingham with ample parking and exceptional access in the city's most desirable location

D . V K . D

The Denham Building is named for the architecture firm – Denham Van Keuren Denham. D.VK.D designed the building in 1927 and originally dubbed it the Merchants and Manufacturer’s Terminal Building to address the growing needs of a rapidly expanding city. It was remarkable then and will be again as Birmingham’s most distinct business address.

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