



D . V K . D

DENHAM

BLDG

ON SITE AMENITIES

- Site-wide and common area WiFi
- Outdoor amenity space with outdoor dining/seating
- Dog walk supporting pet-friendly office
- On-site restaurants and retail
- Ample free parking - some covered
- Indoor and outdoor rooftop dining with skyline views
- Opportunities for exterior marquee signage fronting I-65
- Rooftop residential units featuring private outdoor terraces
- On-site fitness facility
- Private balconies on mezzanine level

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SPECIFICATIONS

ADDRESS:

1143 1st Avenue South
Birmingham, AL 35233

CITY/COUNTY: Birmingham/Jefferson County
TAX PARCEL ID: 22-00-35-4-018-001.000
BUILDING SIZE: 140,000 RSF
ARCHITECT: Appleseed Workshop
GENERAL CONTRACTOR: Golden Construction
CIVIL ENGINEER: Schoel Engineering
YEAR CONSTRUCTED: 1927
YEAR REDEVELOPED: 2019
ZONING: MDU for commercial use

PARKING:

200 surface spaces (partially covered)

FLOORS:

2 + mezzanine & roof

CEILING HEIGHTS:

Approximately 9'0" @ mezzanine, 19'0" in main

COLUMN SPACING:

19'0" to 20'0"

ELECTRIC: Alabama Power
WATER: Birmingham Water Works
SEWER: Jefferson County
GAS: Spire
FIBER: Level 3 and AT&T

RESTROOMS:

1st Floor – 2 Men's and 2 Women's in Common Areas

BUILDING CONSTRUCTION:

Board formed poured in place concrete walls and structure; project will include new storefronts and windows, raw concrete floors, and exposed concrete ceiling and columns; suites with mezzanine level will include railing and stairs

INTERIOR FINISHES:

By tenant

ELEVATORS:

2 Schindler elevators with 2500lbs capacity

HVAC SYSTEM:

Split system heat pumps to cover 350-400 sf/ton

FIRE/LIFE SAFETY:

Fully sprinklered with fire alarm and remote annunciator panels

ELECTRICAL:

480 volt 3-phase and approximately 2000 amps; Tenant will be responsible for running power from meter center to tenant's suite, meter, panel, and distribution

SECURITY:

24/7 Secur™ Access

LANDSCAPING:

Landscaped parking islands and decorative planters

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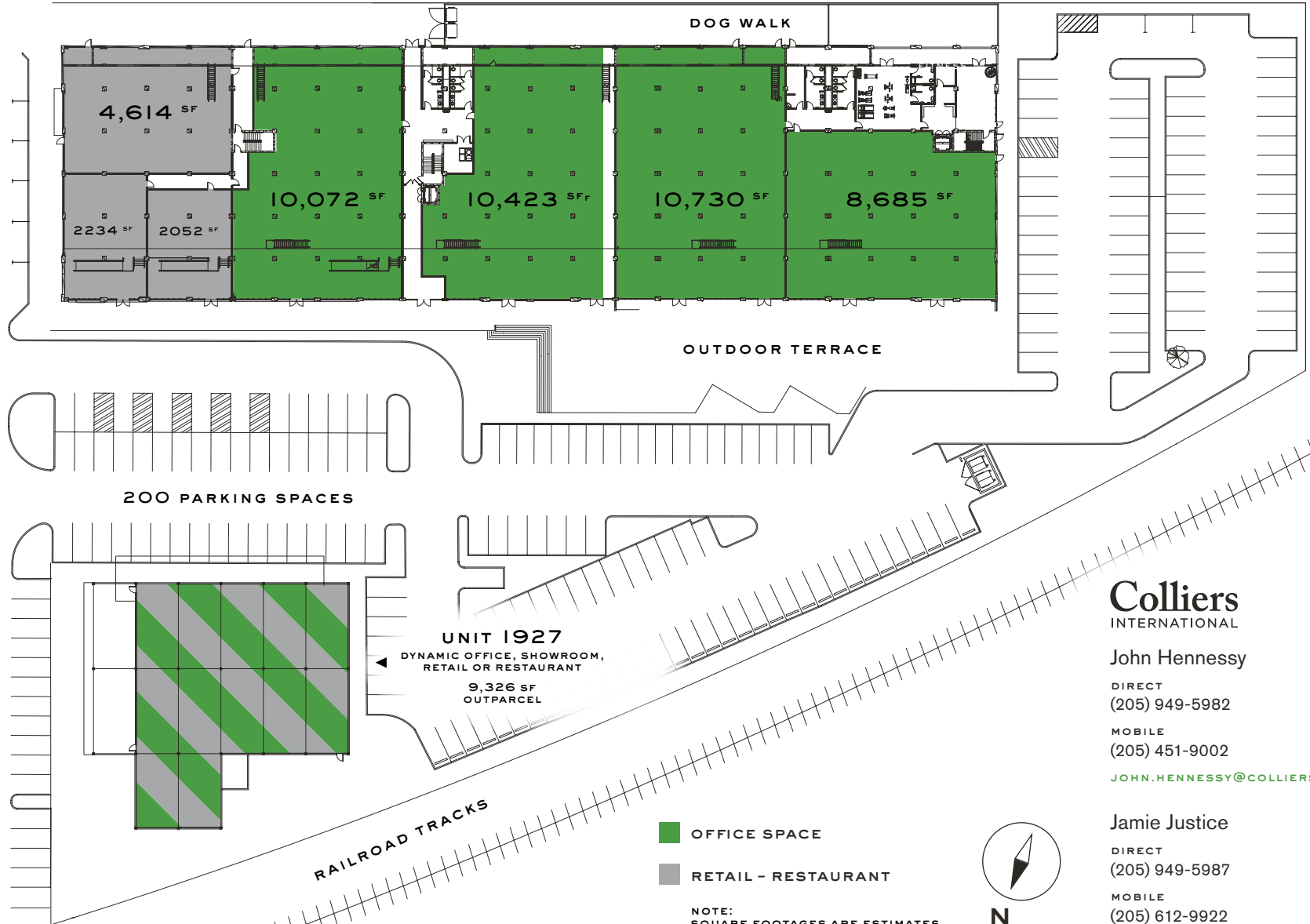
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LEVEL ONE: 58,136 SF

1ST AVENUE SOUTH

12TH STREET SOUTH



- OFFICE SPACE
- RETAIL - RESTAURANT

NOTE:
SQUARE FOOTAGES ARE ESTIMATES.
SPACES MAY BE CONFIGURED TO SUIT.



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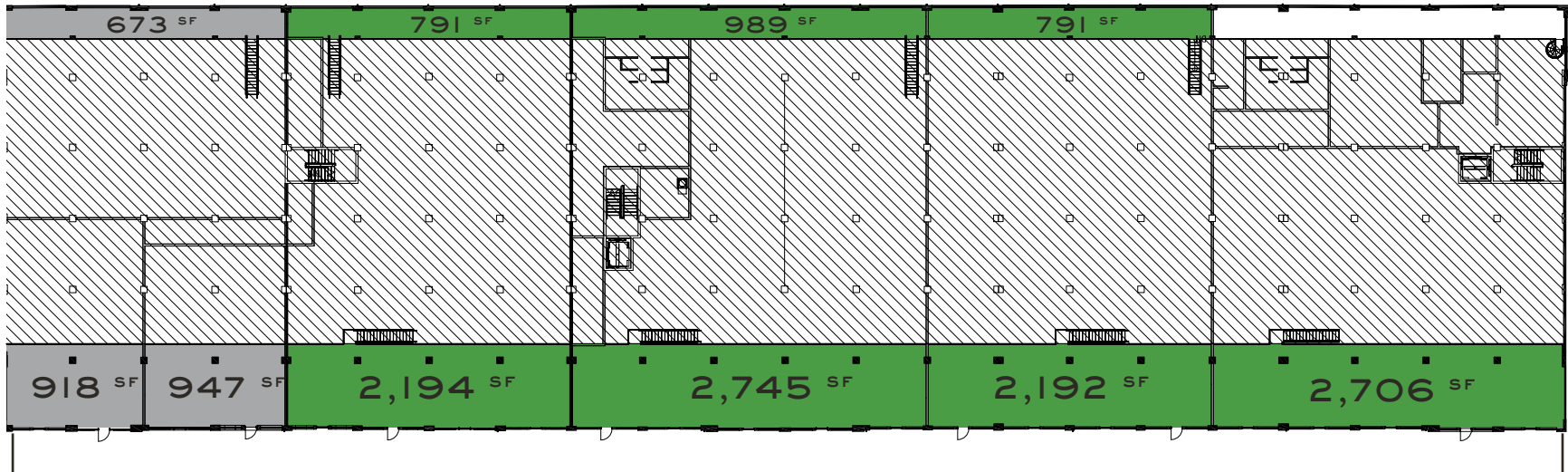
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LEVEL ONE MEZZANINE: 15,787 ^{SF}



BALCONY AT MEZZANINE LEVEL

OFFICE SPACE

RETAIL - RESTAURANT

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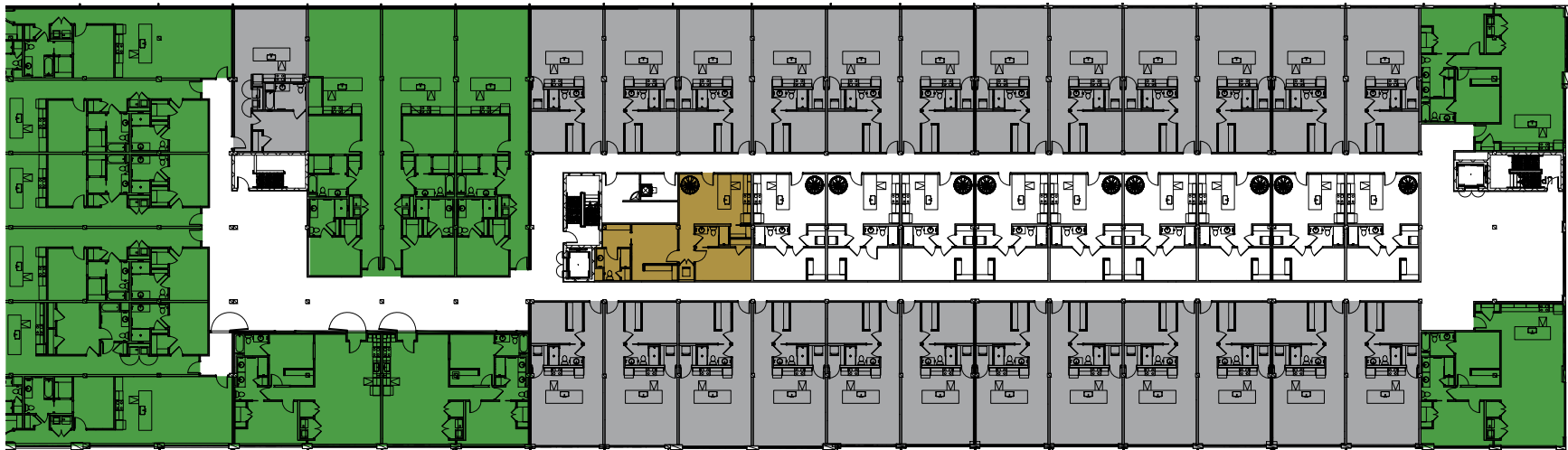


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LEVEL TWO: 44,561 ^{SF}



ONE BEDROOM



25 AT 703 ^{SF}



9 AT 537 ^{SF} + ROOFTOP LOFT

TWO BEDROOM



13 AT 1,133 ^{SF} TO 1,442 ^{SF}



1 AT 792 ^{SF} + ROOFTOP LOFT



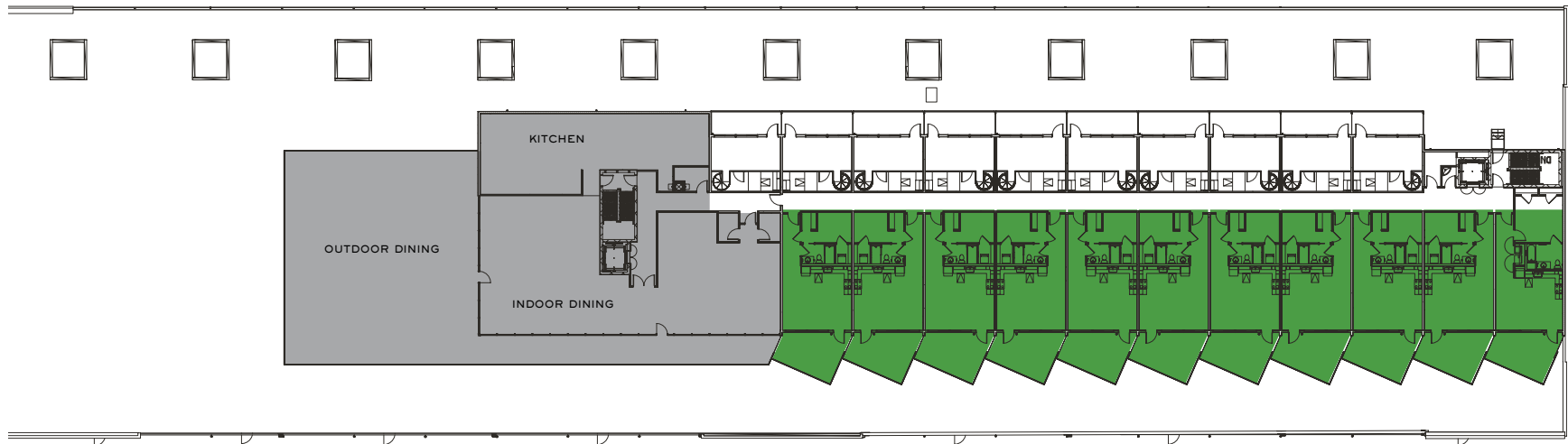
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LEVEL THREE ROOF: 18,693 ^{SF}



ONE BEDROOM

■ 11 AT +/- 638 ^{SF}

□ 10 ROOFTOP LOFT
CONNECTED TO THE UNIT BELOW

RESTAURANT

■ 3,955 ^{SF}

OUTDOOR DINING

■ 3,951 ^{SF}









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 **THIRD & URBAN**

 **creature**

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