



SAKS BUILDING

BIRMINGHAM, ALABAMA

SAKS BUILDING

1904 1st Avenue North
Birmingham, Alabama 35203

BUILDING SIZE

18,848 SF (Approximately 6,000 SF/Floor)

CURRENT OCCUPANCY

100%

ASKING PRICE

\$4,259,009

AVAILABLE DATE

Now

INVESTMENT HIGHLIGHTS

- Surface lot on NW corner of 1st Avenue and 10th Street North included in the sale of the building
- Convenient access to all major interstates and highways
- Convenient to restaurants, shops, hotels and banking
- Convenient to Regions Field, Railroad Park, UAB and Children’s Hospital

AGENT

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| SAKS BUILDING |



| EXECUTIVE SUMMARY |

The subject property consists of three parcels in Birmingham's Central Business District. The building is located on two contiguous parcels at the northeast corner of 1st Avenue North and 19th Street North, with 100' and 50' feet of frontage, respectively. The parking lot is located on one parcel at the northwest corner of 1st Avenue North and 19th Street North, with 100' and 140' feet of frontage, respectively.

The Tenant, Coyote Logistics, is a leading transportation and logistics service provider owned by UPS. Since its founding in 2006, Coyote has grown to a pack of 2,000 employees in 16 offices nationwide. Powered by proprietary technology, smart people, and unrivaled commitment, Coyote offers a vast North American carrier network; truckload, less-than-truckload, and intermodal brokerage services; an internally developed transportation management platform; and industry-altering mobile innovations.

Location	1904 1st Avenue North, Birmingham, Jefferson County, Alabama 35203
Year Built	1924, redeveloped in 2005, renovated in 2014
Sale Price	\$4,259,009
Current Occupancy	100% by Coyote Logistics (owned by UPS)
Lease Expiration	2022
CAP Rate	6.50%
Square Footage	20,475 Gross SF, 18,848 Net SF (Approximately 6,000 SF/Floor)
Site Size	42,800 SF, 0.983 acres
Parking Ratio	2.5/1,000
Sprinkler	Yes
Elevator	Yes
Roof	Replaced in July 2015
Zoning	B-4, Central Business District
Amenities	<ul style="list-style-type: none">• Surface lot on NW corner of 1st Avenue and 10th Street North included in the sale of the building• Convenient access to all major interstates and highways• Convenient to restaurants, shops, hotels and banking• Convenient to Regions Field, Railroad Park, UAB and Children's Hospital
Contact	Meredith Ray Calhoun, CCIM (205) 401-4155 mcalhoun@corporaterealty1.com Emily Byrd (256) 566-7667 emily@corporaterealty1.com

*Available upon request, Market comparables and operating expense

| FLOOR PLANS - FIRST FLOOR |

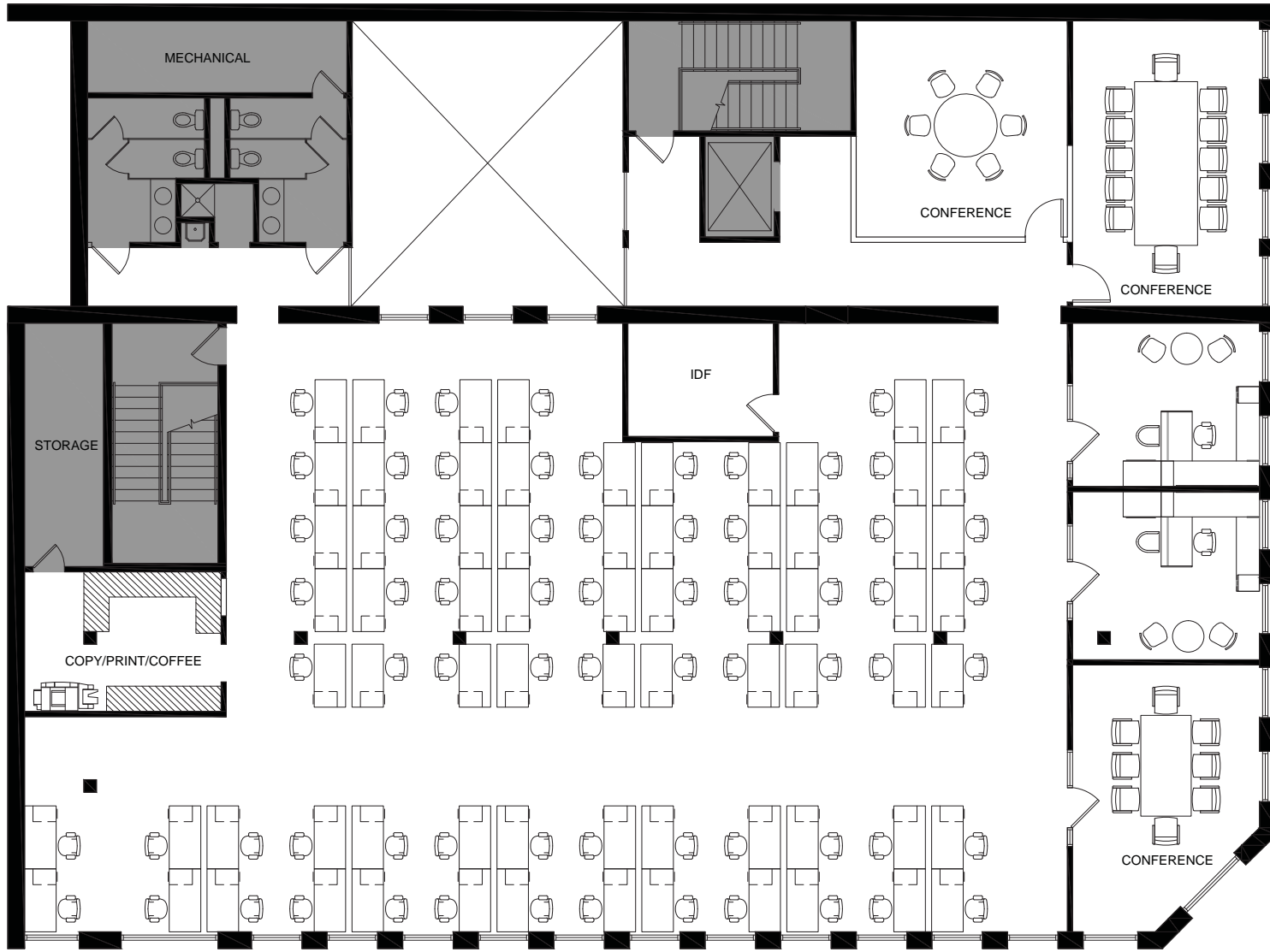


HEADCOUNT SUMMARY			
PRGM	PRGM REQS	PLAN	DEPARTMENT/DESCRIPTION
4	EXIST.	0	OFFICE
150+	5' X 2'-6"	0	BROKER DESK
1	-	1	RECEPTIONIST

ANCILLARY 1ST FLOOR			
PRGM	PRGM REQS	PLAN	AUXILIARY
1	1000 SF	1	LARGE LUNCHROOM
1	450 SF	1	GAMING AREA
2	350 SF	0	LARGE CONFERENCE
1	300 SF	0	MEDIUM CONFERENCE
1	200 SF	1	SMALL CONFERENCE
1	150 SF	0	COPY / MAIL ROOM
1	150 SF	1	RECEPTION
1	100 SF	1	STORAGE
1	100 SF	1	TRAINING ROOM
1	100 SF	1	SERVER ROOM
1	100 SF	0	SWAG AREA (WISHLIST)
1	500 SF	0	FITNESS AREA (WISHLIST)

TOTAL BUILDING SUMMARY			
PRGM	PRGM REQS	PLAN	DESCRIPTION
4	-	4	OFFICE
150+	5' X 2'-6"	157	BROKER DESK
1	1000 SF	1	LARGE LUNCHROOM
1	450 SF	1	GAMING AREA
2	350 SF	2	LARGE CONFERENCE
1	300 SF	2	MEDIUM CONFERENCE
1	200 SF	1	SMALL CONFERENCE
1	150 SF	2	COPY / MAIL ROOM
1	150 SF	1	RECEPTION
1	100 SF	3	STORAGE
1	100 SF	1	TRAINING ROOM
1	100 SF	3	SERVER ROOM
1	100 SF	1	SWAG AREA (WISHLIST)
1	500 SF	1	FITNESS AREA (WISHLIST)

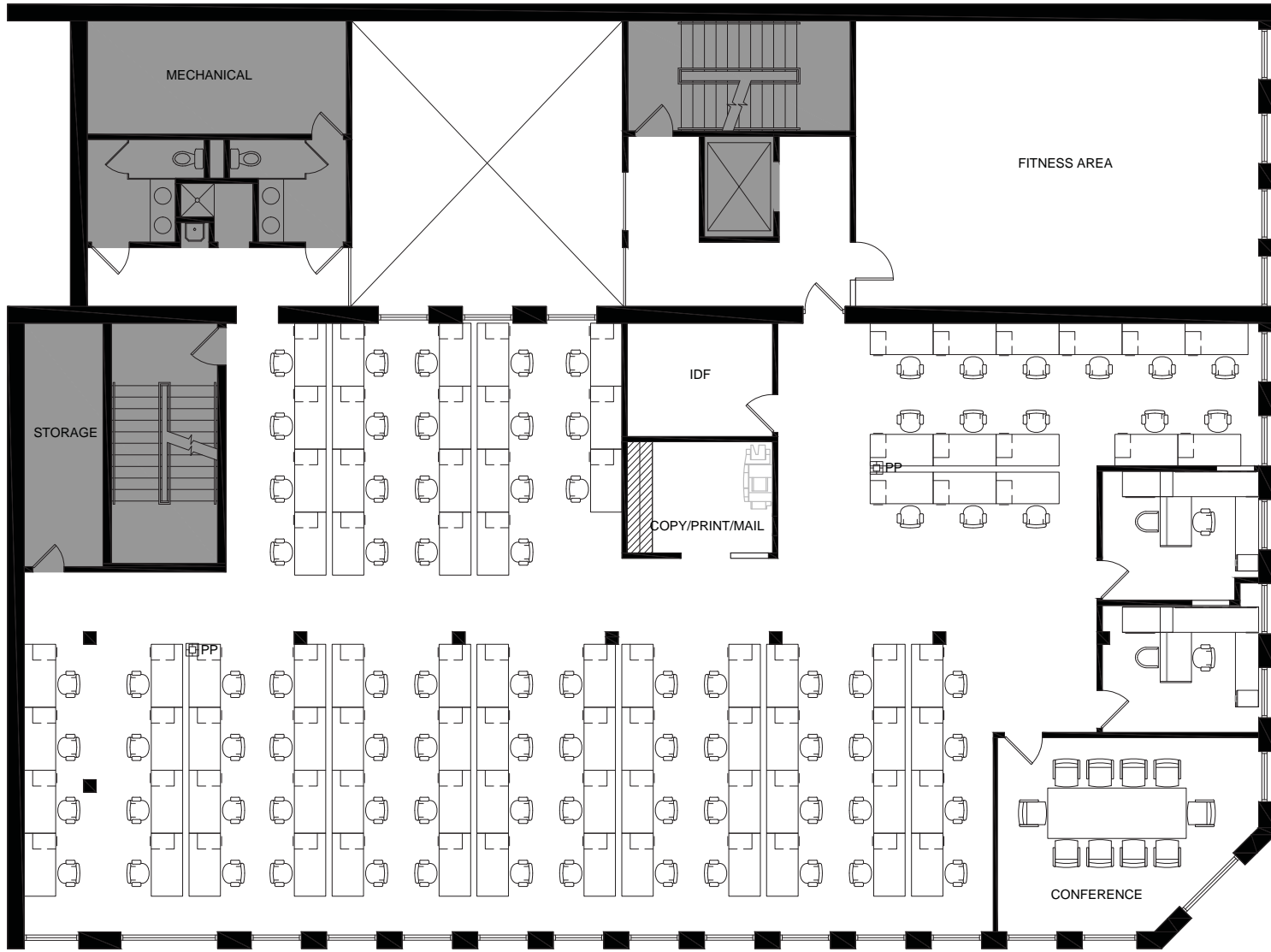
| FLOOR PLANS - SECOND FLOOR |



HEADCOUNT SUMMARY			
PRGM	PRGM REQS	PLAN	DEPARTMENT/DESCRIPTION
4	-	2	OFFICE
150+	5' X 2'-6"	72	BROKER DESK
1	-	0	RECEPTIONIST
		154	TOTAL

ANCILLARY 3RD FLOOR			
PRGM	PRGM REQS	PLAN	AUXILIARY
1	1000 SF	0	LARGE LUNCHROOM
1	450 SF	0	GAMING AREA
2	350 SF	1	LARGE CONFERENCE
1	300 SF	2	MEDIUM CONFERENCE
1	200 SF	1	SMALL CONFERENCE
1	150 SF	1	COPY / MAIL ROOM
1	150 SF	0	RECEPTION
1	100 SF	1	STORAGE
1	100 SF	0	TRAINING ROOM
1	100 SF	1	SERVER ROOM
1	100 SF	0	SWAG AREA (WISHLIST)
1	500 SF	0	FITNESS AREA (WISHLIST)

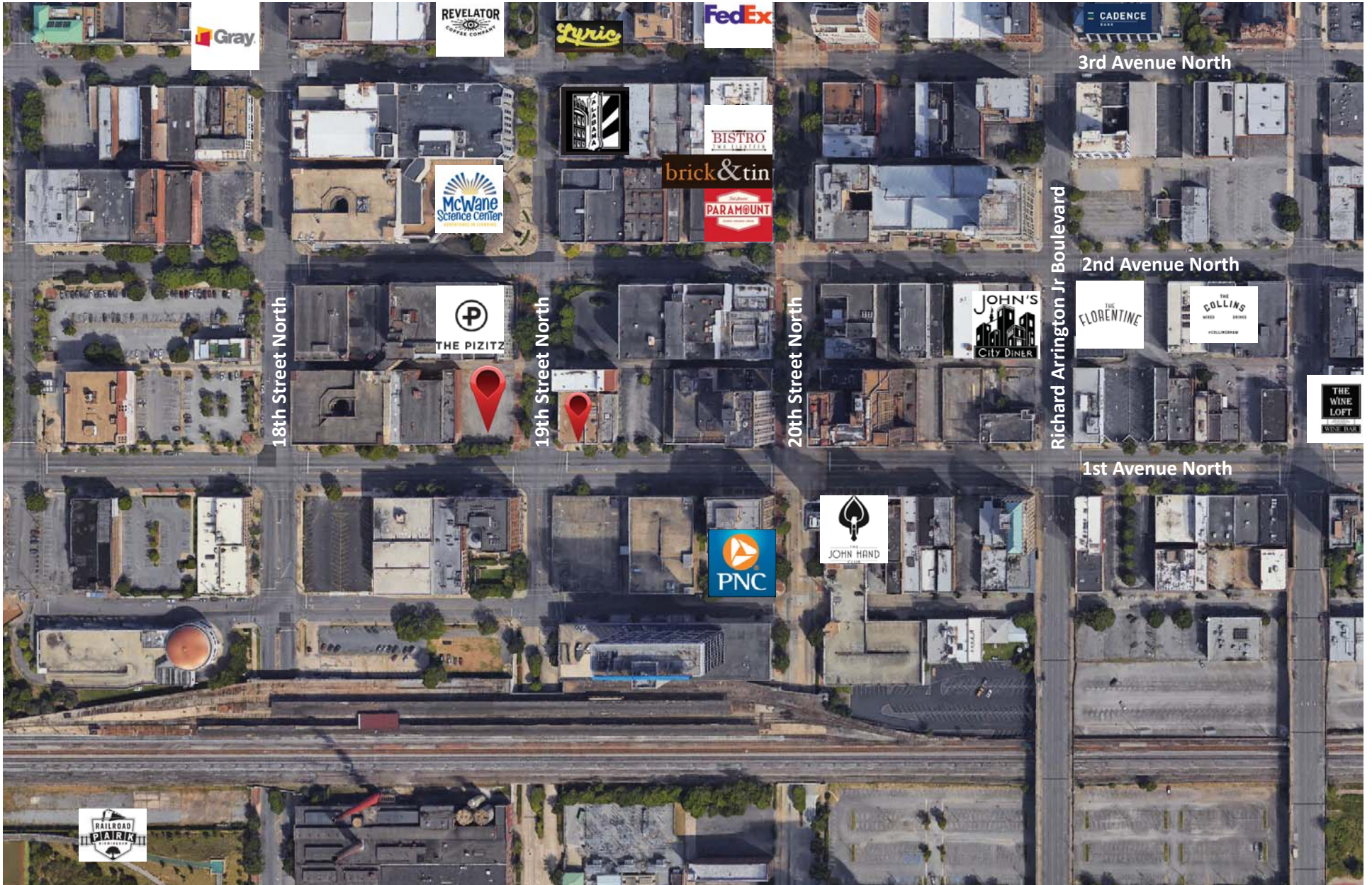
| FLOOR PLANS - THIRD FLOOR |



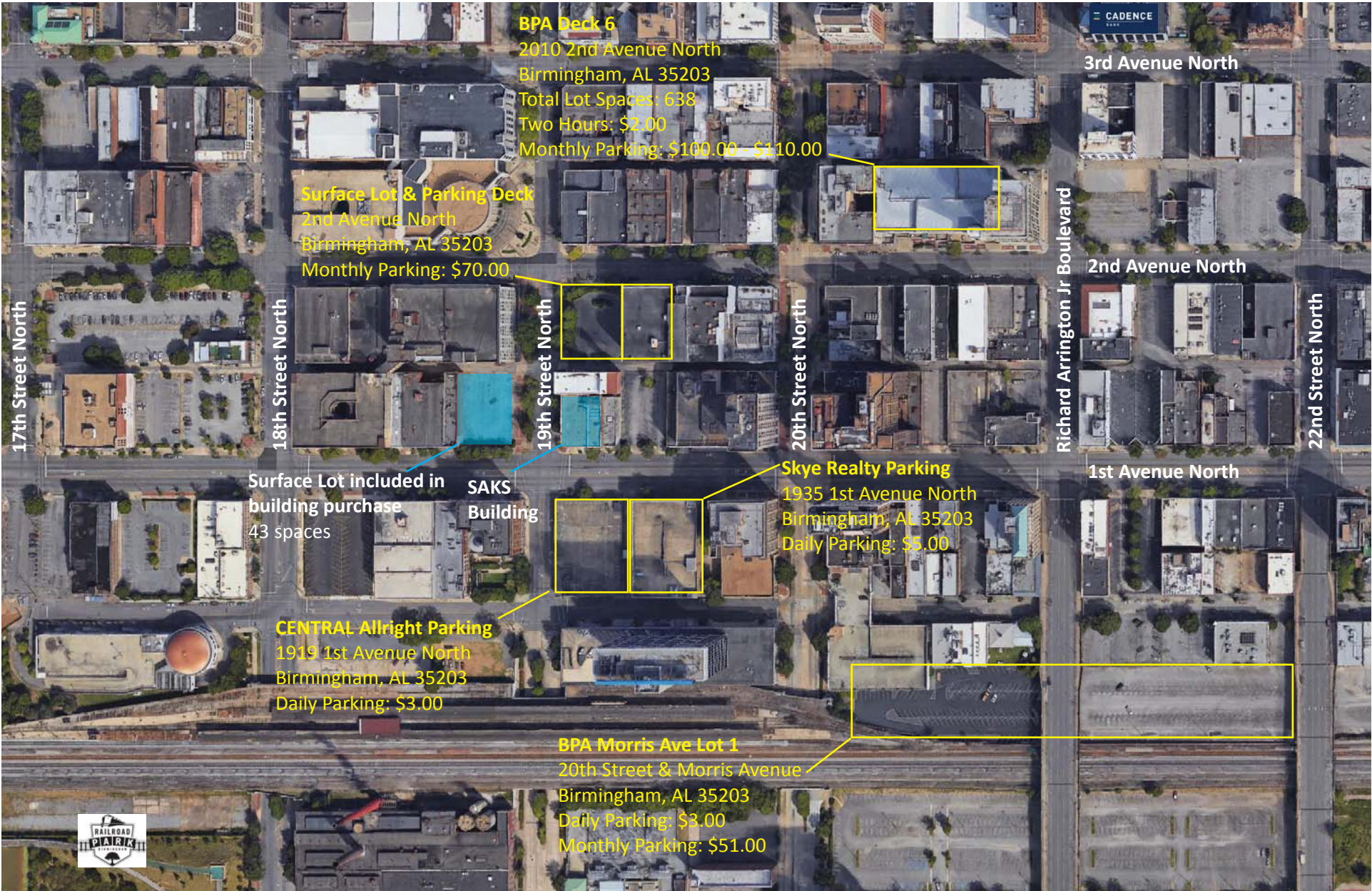
HEADCOUNT SUMMARY			
PRGM	PRGM REQS	PLAN	DEPARTMENT/DESCRIPTION
4	-	2	OFFICE
150+	5' X 2'-6"	85	BROKER DESK
1	-	0	RECEPTIONIST
155		154	TOTAL

ANCILLARY 2ND FLOOR			
PRGM	PRGM REQS	PLAN	AUXILIARY
1	1000 SF	0	LARGE LUNCHROOM
1	450 SF	0	GAMING AREA
2	350 SF	1	LARGE CONFERENCE
1	300 SF	0	MEDIUM CONFERENCE
1	200 SF	0	SMALL CONFERENCE
1	150 SF	1	COPY / MAIL ROOM
1	150 SF	0	RECEPTION
1	100 SF	1	STORAGE
1	100 SF	0	TRAINING ROOM
1	100 SF	1	SERVER ROOM
1	100 SF	0	SWAG AREA (WISHLIST)
1	500 SF	1	FITNESS AREA (WISHLIST)

| AREA AMENITIES |



| AREA AMENITIES |



BPA Deck 6
 2010 2nd Avenue North
 Birmingham, AL 35203
 Total Lot Spaces: 638
 Two Hours: \$2.00
 Monthly Parking: \$100.00 – \$110.00

Surface Lot & Parking Deck
 2nd Avenue North
 Birmingham, AL 35203
 Monthly Parking: \$70.00

Surface Lot included in
 building purchase
 43 spaces

**SAKS
 Building**

Skye Realty Parking
 1935 1st Avenue North
 Birmingham, AL 35203
 Daily Parking: \$5.00

CENTRAL Allright Parking
 1919 1st Avenue North
 Birmingham, AL 35203
 Daily Parking: \$3.00

BPA Morris Ave Lot 1
 20th Street & Morris Avenue
 Birmingham, AL 35203
 Daily Parking: \$3.00
 Monthly Parking: \$51.00

