



# INTERMARK BUILDING

BIRMINGHAM, ALABAMA

## INTERMARK BUILDING

101 25th Street North  
Birmingham, Alabama 35203

## BUILDING SIZE

38,000 (Approximately 19,000 SF/Floor)

## ASKING PRICE

\$9,200,000

## AVAILABLE DATE

Negotiable

## INVESTMENT HIGHLIGHTS

- Located on a prominent full corner lot with frontage on 1st Avenue North and great visibility from Red Mountain Expressway
- Excellent access to I-59/I-20 and Red Mountain Expressway
- Walking distance to banks, retail and some of Birmingham's hottest bars & restaurants
- 94 parking spaces in a surface lot adjacent to the building included with the building purchase
- Covered outdoor patio

## AGENT

MEREDITH CALHOUN, CCIM  
(205) 401-4155

[mcalhoun@corporaterealty1.com](mailto:mcalhoun@corporaterealty1.com)

EMILY BYRD  
(256) 566-7667

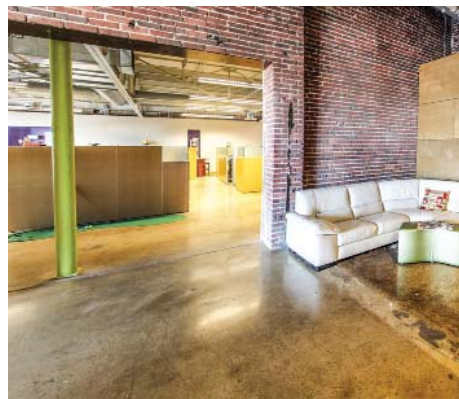
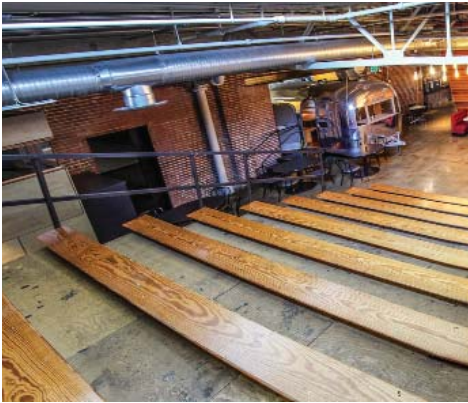
[emily@corporaterealty1.com](mailto:emily@corporaterealty1.com)



**Corporate  
Realty**  
Associates

60 14th Street South  
Suite 104  
Birmingham, Alabama 35233  
Telephone: (205) 322-0703  
[www.corporaterealty1.com](http://www.corporaterealty1.com)

# | INTERMARK BUILDING |



## | EXECUTIVE SUMMARY |

The subject property consists of a full corner lot within Birmingham's Central Business District. The building is located at the corner of 1st Avenue North and 25th Street.

The Intermark Building is a redevelopment of the former Ford Car Dealership and Rogers Trading Company into an office space for Intermark Group and Vazda Studios, Inc. The building is a marquee historic location that would serve as a gateway from the Highway 31 entrance into the Central Business District. At the time of the redevelopment to adaptively reuse the building, it was already rich in history and character. It was transformed to facilitate a modern work environment and enable growth for the area, all while preserving the building's historic nature. The building's raw industrial backdrop of concrete and exposed steel, contrasted with sleek modern office space, provides a harmonious combination while offering natural light and open layouts.

<b>Location</b>	101 25th Street North, Birmingham, Jefferson County, Alabama 35203
<b>Year Built</b>	1924, redeveloped in 2007
<b>Sale Price</b>	\$9,200,000
<b>Current Occupancy</b>	Current Owner is willing to lease-back the 2nd floor of the building
<b>CAP Rate</b>	7.25%
<b>Square Footage</b>	38,000 (Approximately 19,00 SF/Floor)
<b>Site Size</b>	1.37 acres
<b>Parking Ratio</b>	94 parking spaces in a surface lot adjacent to the building included with the building purchase
<b>Sprinkler</b>	Yes
<b>Elevator</b>	Yes
<b>Roof</b>	Replaced in July 2007
<b>Amenities</b>	<ul style="list-style-type: none"><li>• Located on a prominent full corner lot with frontage on 1st Avenue North and great visibility from Red Mountain Expressway</li><li>• Excellent access to I-59/I-20 and Red Mountain Expressway</li><li>• Walking distance to banks, retail and some of Birmingham's hottest bars &amp; restaurants</li><li>• 94 parking spaces in a surface lot adjacent to the building included with the building purchase</li><li>• Covered outdoor patio</li></ul>
<b>Contact</b>	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 expenses



# | AREA AMENITIES |

