



# 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

**INVERSTMENT 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.

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

# | FLOOR PLANS - FIRST FLOOR |

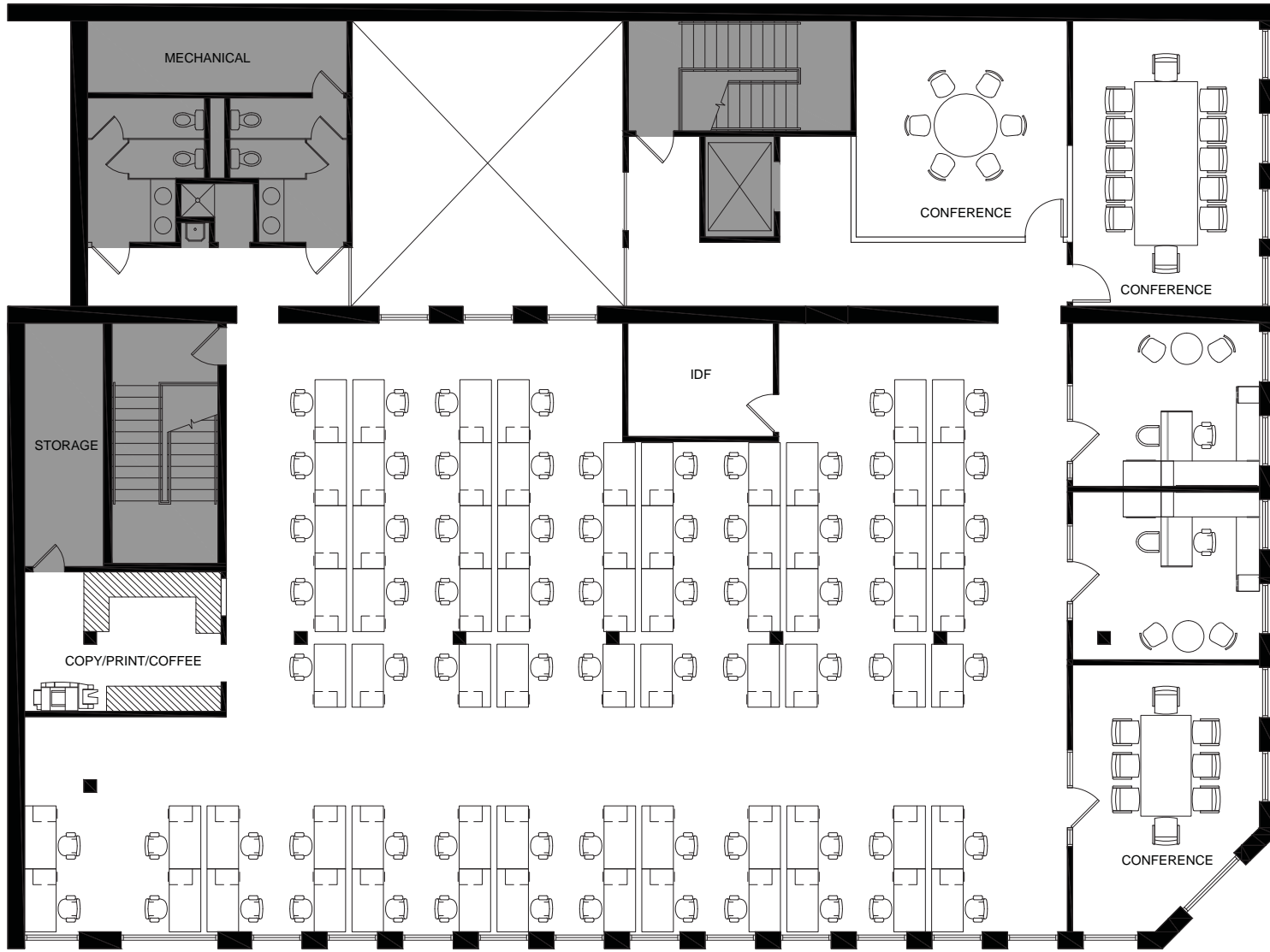


HEADCOUNT SUMMARY			
PRGM	PRGM REQS	PLAN	DEPARTMENT/DESCRIPTION
4	EXIST.	0	OFFICE
150+	5' X 2'-6"	0	BROKER DESK
1	-	1	RECEPTIONIST

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)

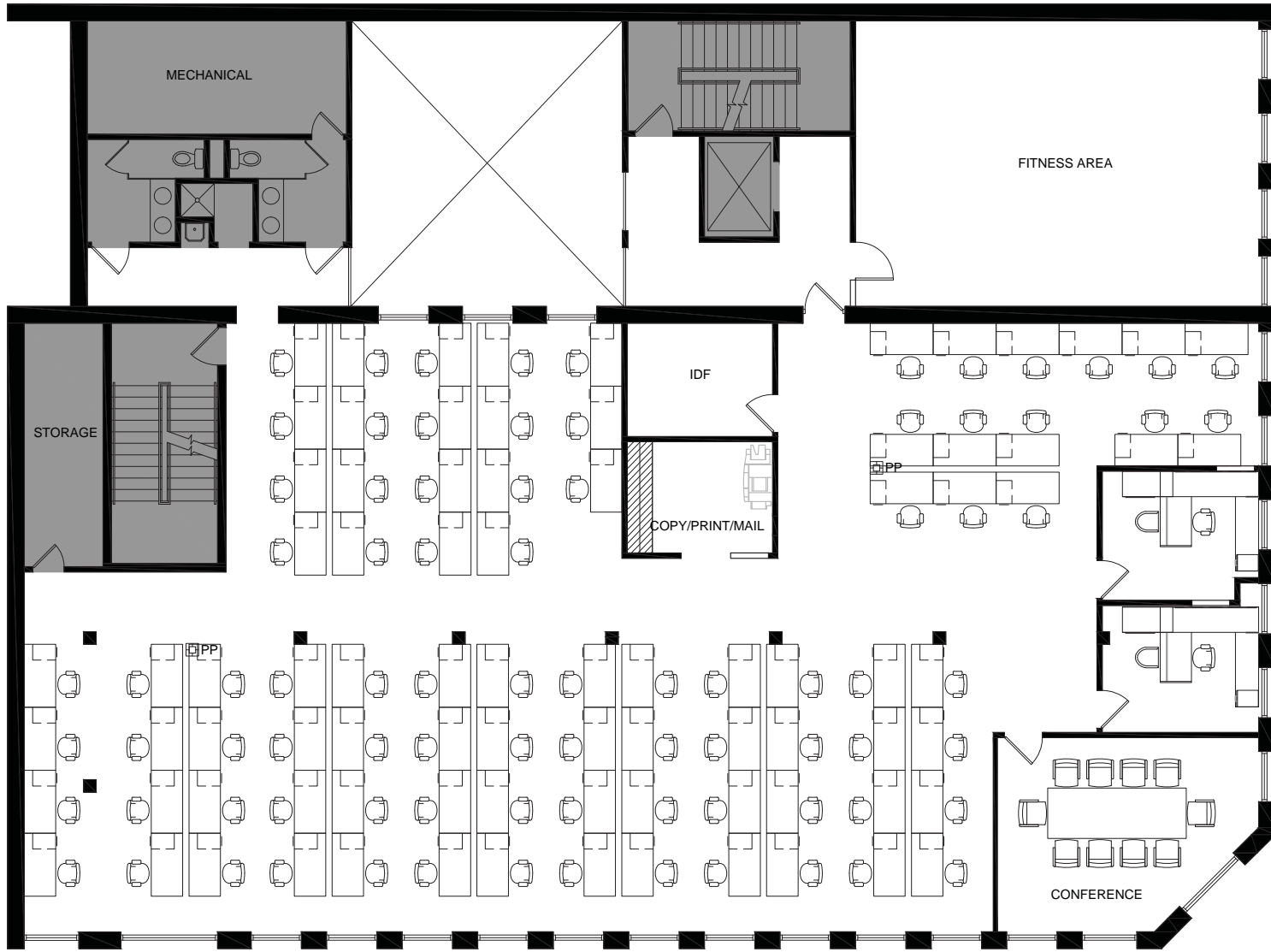
# | FLOOR PLANS - SECOND FLOOR |



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 |

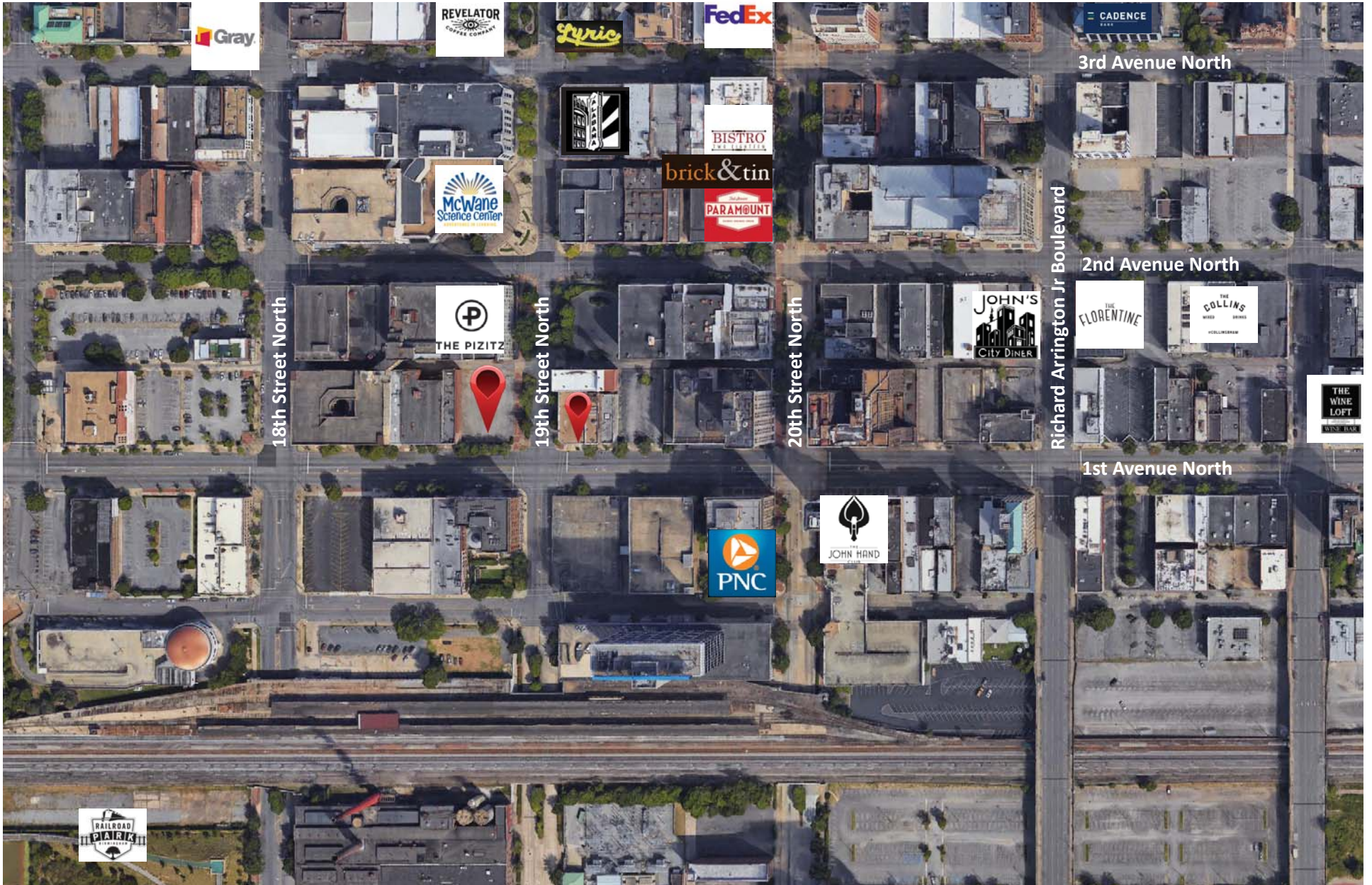


HEADCOUNT SUMMARY			
PRGM	PRGM REQS	PLAN	DEPARTMENT/DESCRIPTION
4	-	2	OFFICE
150+	5' X 2'-6"	85	BROKER DESK
1	-	0	RECEPTIONIST
155		154	TOTAL

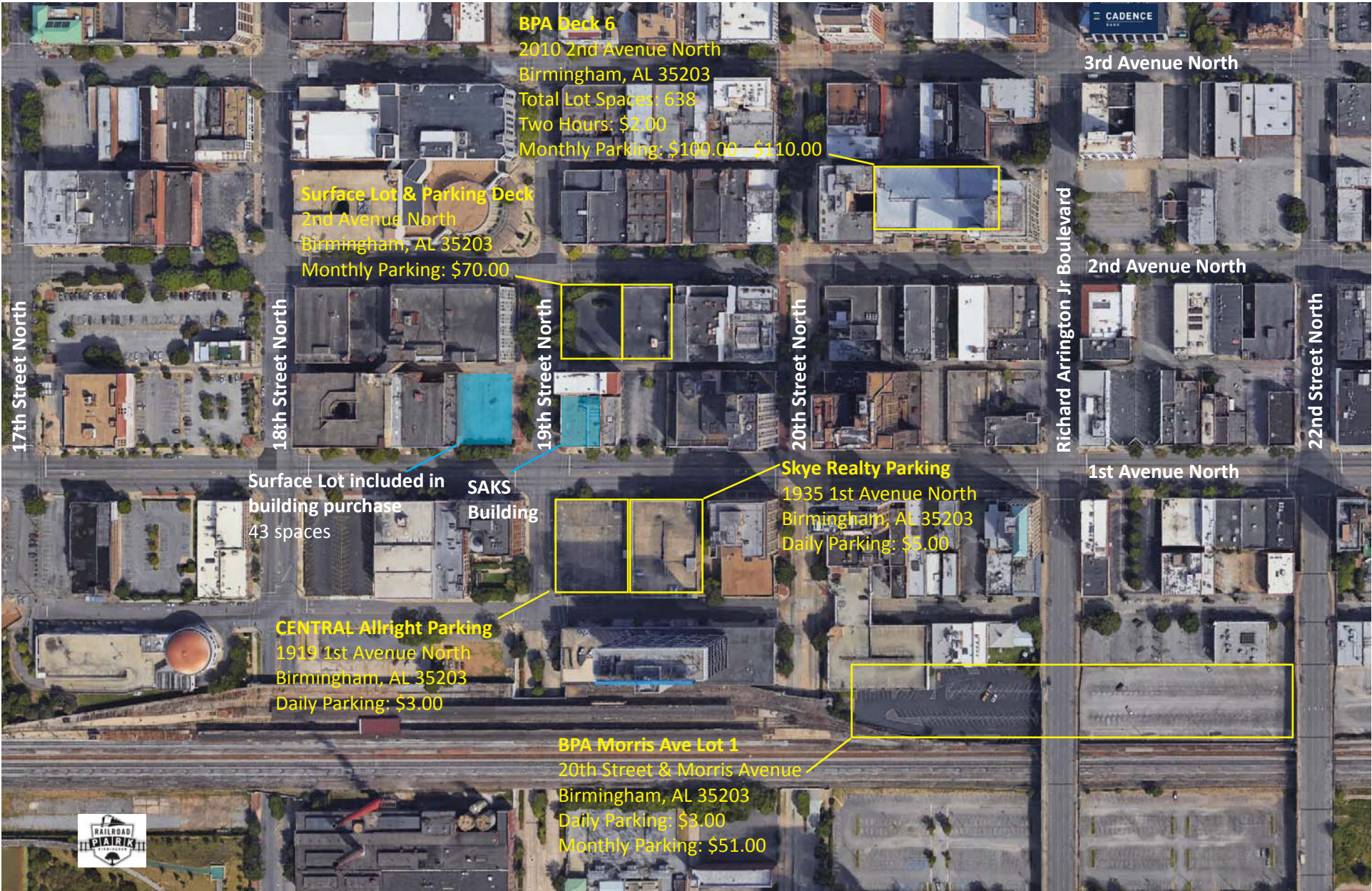
  

ANCILLARY 2ND FLOOR			
PRGM	PRGM REQS	PLAN	AUXILIARY
1	1000 SF	0	LARGE LUNCHROOM
1	450 SF	0	GAMING AREA
2	350 SF	1	LARGE CONFERENCE
1	300 SF	0	MEDIUM CONFERENCE
1	200 SF	0	SMALL CONFERENCE
1	150 SF	1	COPY / MAIL ROOM
1	150 SF	0	RECEPTION
1	100 SF	1	STORAGE
1	100 SF	0	TRAINING ROOM
1	100 SF	1	SERVER ROOM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

# | AREA AMENITIES |



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**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

