

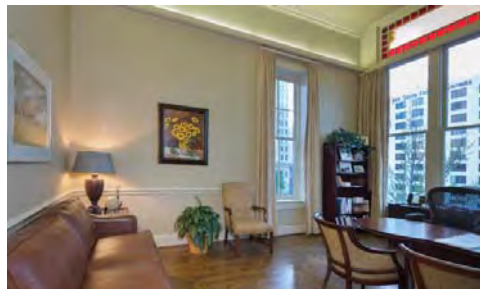
| THE ZINSZER BUILDING |



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ZINSZER BUILDING

BIRMINGHAM, ALABAMA

THE ZINSZER BUILDING

2117 2nd Avenue North
Birmingham, Alabama 35203

AVAILABLE SPACE

30,497 SF

ASKING PRICE

\$3,400,000

AVAILABLE DATE

Negotiable

AMENITIES

- Prime Central Business District location
- Within walking distance to banks, retail and some of Birmingham's hottest bars & restaurants
- Proximate to Red Mountain Expressway, I-65 & I-20/59
- Ideal for office and/or retail space
- Historic feel, with large windows, great natural light and an expansive 3-story atrium
- 12 parking spaces in a surface lot across the street included with building purchase; Adjacent surface lot, including 48 spaces (16 single and 16 double) currently leased by Owner

AGENT

ROBERT SIMON
(205) 503-433
rsimon@corporaterealty1.com

MEREDITH CALHOUN, CCIM
(205) 401-4155
mcalhoun@corporaterealty1.com

EMILY BYRD
(256) 566-7667
emily@corporaterealty1.com



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

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The historic office building, containing approximately 30,497 gross square feet on three full levels and a partial mezzanine level surrounding a large interior atrium, was originally constructed in 1888 as a furniture store, and is formerly known as Peter Zinszer's Mammoth Furniture House. In the late 1970's, the building was reportedly scheduled for demolition prior to being purchased by the current ownership and extensively renovated into its current office use in around 1986. The building has the largest and highest quality remaining Victorian-era cast iron facade, which has been restored, in the city of Birmingham, and one of only three in the state of Alabama. Fixed casement windows along the front of the building also house some of the original stained glass. The building was placed on the National Register of Historic Places in 1980.

The building was extensively renovated in 1986 and designed as an office building with a central, open atrium providing light to the interior offices of the building. The first level, mezzanine, and second level are connected by an open staircase from the atrium area, and an enclosed stairwell connects the first, second and third levels. A single, 2,100 lbs. capacity elevator also accesses the first, second, and third levels.

The building is located along the southernmost side of 2nd Avenue North, between Richard Arrington Jr. Blvd. N. (21st) and 22nd Streets North, approximately four blocks west of Red Mountain Expressway (U.S. Highway 31/280), within the downtown Central Business District (CBD) of the city limits of Birmingham, Jefferson County, Alabama. The uses of properties within this Central Business District include: office, retail, light industrial, residential, bars & restaurants and churches.

Location	2117 2nd Avenue North, Birmingham, Jefferson County, Alabama 35203
Sale Price	\$3,400,000
Occupancy	Owner Occupied
Square Footage	+/- 30,497
Site Size	10,500 square feet, 0.24 acres
Floors	3 fulls levels and a partial mezzanine; First Floor: 9,654 sf; Mezzanine: 3,395 sf; Second Floor: 8,760 sf; Third Floor: 8,688 sf
Parking	12 parking spaces in a surface lot across the street included with building purchase; Adjacent surface lot, including 48 spaces (16 single and 16 double) currently leased by Owner
Sprinkler	Yes
Elevator	One, 2,100 lbs. capacity
Roof	Replaced in 2008
Zoning	B-4, Central Business District
Amenities	<ul style="list-style-type: none">• Prime Central Business District location• Within walking distance to banks, retail and some of Birmingham's hottest bars & restaurants• Proximate to Red Mountain Expressway, I-65 & I-20/59• Ideal for office and/or retail space• Historic feel, with large windows, great natural light and an expansive 3-story atrium
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 expenses



| AREA AMENITIES |

