

D.V.K.D

DENHAM

BLDG

WHERE BIRMINGHAM CONNECTS

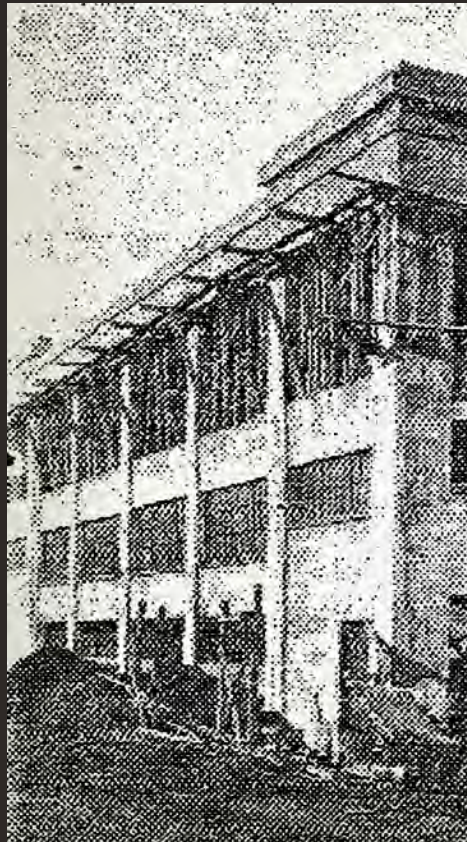
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HISTORY

The Denham Building is named for the architecture firm – Denham Van Keuren Denham. D.VK.D designed the building around 1927 – calling it the Merchants and Manufacturer’s Terminal. It was designed and built to address the growing needs of the rapidly expanding city. Today, it’s been re-imagined to become a hub of activity and business for modern Birmingham – anchoring the western end of the city’s most dynamic district.



WORK AT DENHAM

The Denham Building offers businesses, shops and restaurants industrial chic details and historic character reimagined into a thoroughly modern work environment. Locate your business among the city's creative circle in close proximity to innovative startups, UAB's thriving campus and the city's renowned arts, culture and food scenes. Easy access to area expressways, the central business district and the Birmingham-Shuttlesworth International Airport.

World-class Amenities

- On-site Restaurants And Retail Shopping
- Rooftop Dining With Skyline Views
- Opportunities For Exterior Signage
- Free, Secured On-site Parking
- 24/7 Secur™ Building Access
- High-speed Fiber Optic Internet
- On-site Property Management
- Pet-friendly Environment With Dog Walk
- On-site Brewpub—Monday Night Brewing
- 24-hour On-site Fitness Center





Vulcan / Red Mountain

GROUND LEVEL

1st Avenue South

Railroad Park

Dog Walk

Retail or
Restaurant

Retail or
Restaurant

Retail or
Restaurant

Office 5
+/- 6,293 rsf

Office 4
+/- 10,000 rsf

Office 3
+/- 3,000 rsf

Office 2
+/- 21,000 rsf

Office 1
+/- 4,826 rsf

Outdoor Terrace

Rooftop
Restaurant
Entrance

12th Street South


**MONDAY
NIGHT
BREWING**


OPENING 2020

Downtown Skyline

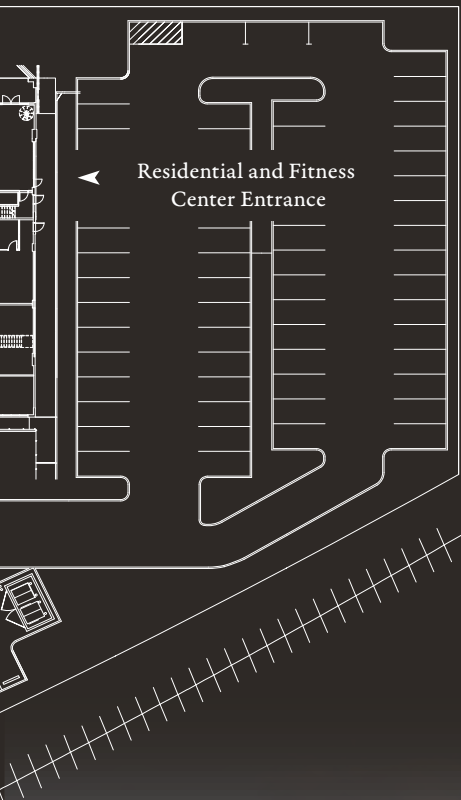
Railroad Tracks

 Office Available

 Retail / Restaurant Available

 Leased (Not Available)

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More than 65,000 square feet of dynamic office and retail space.

Custom build-to-suit and pre-designed spaces configurable from a couple thousand to more than 40,000 square feet, all positioned underneath 59 second floor and rooftop urban loft apartments and – many with skyline views.

One to three ground floor retail spaces front 12th Avenue South – perfect for a coffee shop, boutique retail and other neighborhood needs.

All of Denham offers ample parking for residents, shops and offices.



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

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:

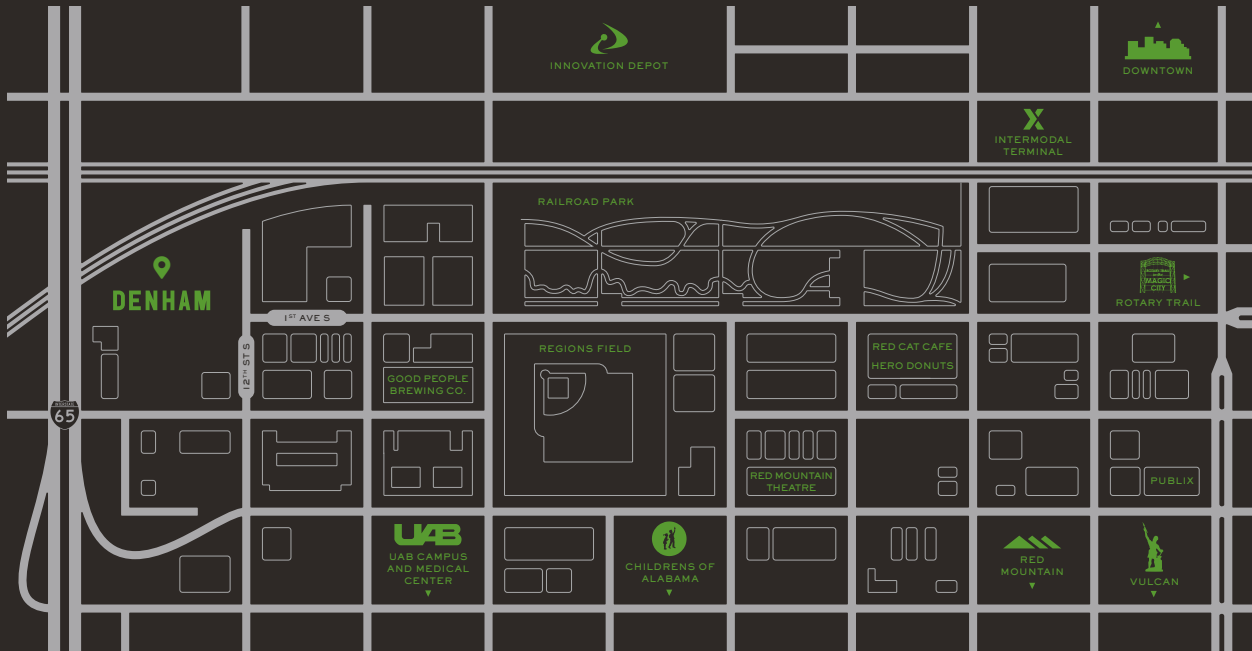
24/7 Secur™ Access

LANDSCAPING:

Landscaped parking islands and decorative planters

THE NEIGHBORHOOD

Denham's Parkside location is just minutes from Region's Field, the award-winning Railroad Park and dozens of restaurants and bars. Easy interstate access with Birmingham-Shuttlesworth International Airport only five miles east.



**RAILROAD
PARK**



**REGIONS
FIELD**



**MONDAY NIGHT
BREWING**



**UAB CAMPUS AND
MEDICAL CENTER**



**GOOD PEOPLE
BREWING CO.**



**CHILDRENS OF
ALABAMA**



**INNOVATION
DEPOT**

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