

**WATTS**

NEXT GENERATION REAL ESTATE

OFFICE SPACE FOR LEASE

EST. 1906 · BIRMINGHAM, AL

10 SUITES AVAILABLE**FULL-SERVICE · MOVE-IN READY**

ASKING RATE

Negotiable

Full-Service Lease

The Tower Building

530 Beacon Parkway West, Birmingham, Alabama 35209 · Class B Office

1,526 – 24,409 SF

Available Now · Divisible

9

STORIES · CLASS B

58,979

BUILDING SF

6,554

TYPICAL FLOOR SF

236

SURFACE PARKING

24/7

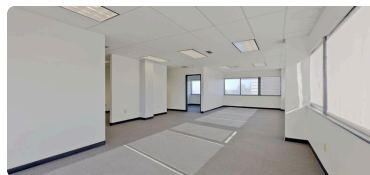
SECURED ACCESS

AVAILABLE SUITES

SUITE	SF	LAYOUT
100E	3,277	Open plan
100W	3,277	Open plan
502	1,639	4 offices + conf.
503	1,582	1 office + conf.
601	3,277	8 private offices
701	1,526	2 offices + conf.
801	3,277	Built-out office
900	1,742	Open plan
901	3,277	Built-out office
902	1,535	Built-out office

Total 24,409 10 suites

Rates negotiable. Full-service leases — utilities, building services, property expenses and cleaning included (telecom excluded). Suites may be combined for larger requirements.



BUILDING HIGHLIGHTS

- ◆ **Minutes from downtown.** Direct I-65 access in a thriving Homewood-area business corridor.
- ◆ **Secure & full-service.** Camera surveillance, elevators and 24-hour controlled tenant access.
- ◆ **Monument signage available** for tenant visibility along Beacon Parkway.
- ◆ **236 surface parking spaces** for staff and guests.
- ◆ **Homewood dining & lodging nearby** — shops, hotels and restaurants a short drive away.

PROPERTY FACTS

Building Type	Office · Class B
Year Built	1979
Building Height	9 Stories
Ceiling Height	9 ft (unfinished)
Parking	236 surface spaces
Amenities	Cameras · Elevators · 24hr
Availability	Now · Negotiable Term



Renovated lobby · full tour available on request.

EXCLUSIVE LEASING BROKERS

W.A. "Chip" Watts IV CPM®, CCIM, C2EX, AHWD — President**JC Morris** 205.318.1121 · **David Watts** CPM® · 205.318.1116

Watts Realty Co., Inc., AMO®

PO Box 11425, Birmingham, AL 35202-1425 · 1527 3rd Ave S, Suite 102, Birmingham, AL 35233

Chip direct 205.318.1124

Office 205.251.1267

chip@wattsrealty.com

wattsrealty.com

Information from sources deemed reliable but not guaranteed; square footage, rates and availability subject to change and independent verification. Watts Realty Co., Inc. — Integrity · Ethics · Service.

**NEXT GENERATION
REAL ESTATE**