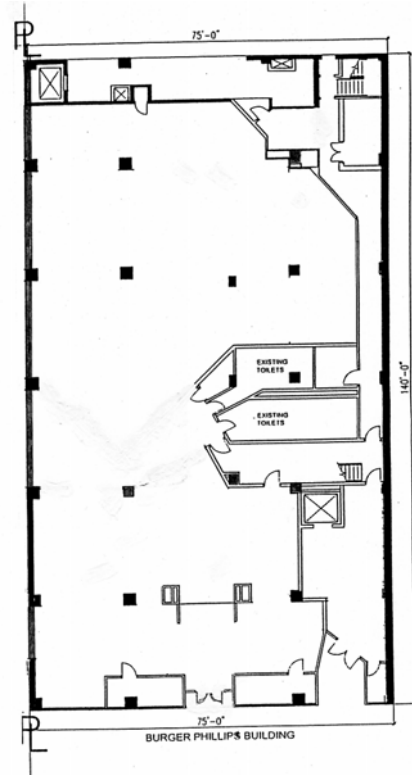


8,500 S.F. COMMERCIAL STOREFRONT FOR LEASE

BURGER-PHILLIPS BUILDING 1914 3rd AVENUE NORTH



\$14.00 PER S.F.

- Approx. 8,500 usable s.f. on the ground floor (approx. 70' X 130')
- Upper floors to be 35 loft units
- Restaurant amenities include large gas supply, grease trap and large bathrooms
- Excellent location and visibility in the heart of the Entertainment District
- Excellent parking in adjoining deck
- Rental rate excludes utilities, janitorial and parking

Carruthers Real Estate Company

Tom Carruthers
(205) 458-1070

2107 2nd Avenue N., Suite 300
Birmingham, AL 35203

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