



**J.H. Berry & Gilbert, Inc.**



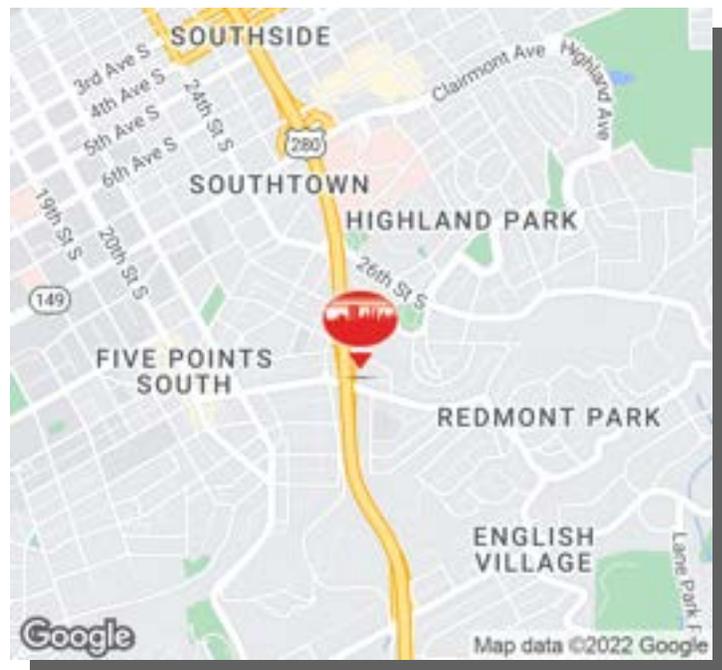
**2222 ARLINGTON AVENUE SOUTH**  
BIRMINGHAM, AL 35205

**2222 ARLINGTON**

PROPERTY FEATURES

- Delivery Q1 2023
- 55,000 SF of Class A office space
- Direct access from Red Mountain Expressway (Hwy. 280)
- Visible from expressway and surrounding area
- Ideally positioned in Midtown submarket between the CBD, Homewood, and Mountain Brook
- For more information: [2222arlington.com](http://2222arlington.com)

LEASE RATE:  
Call for Pricing



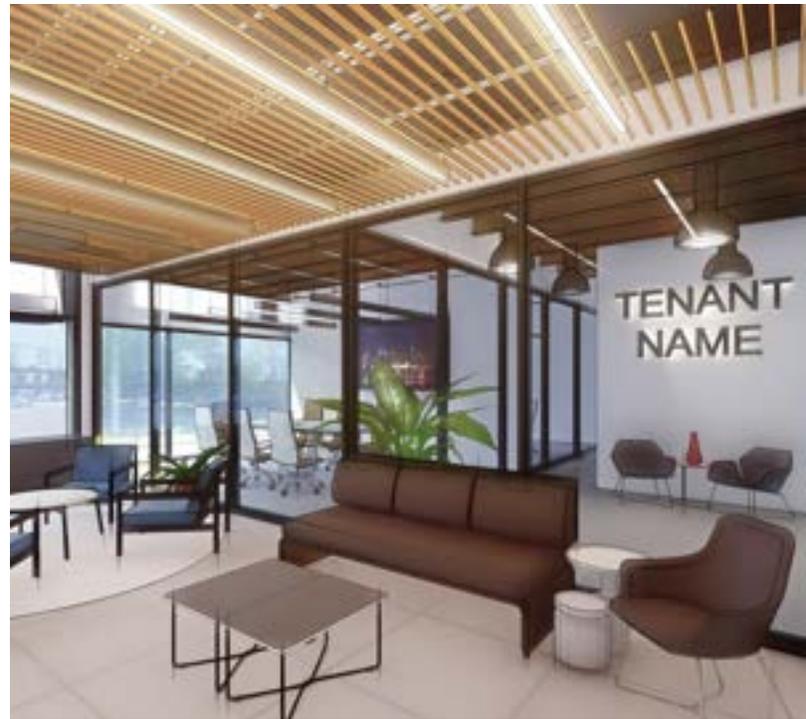
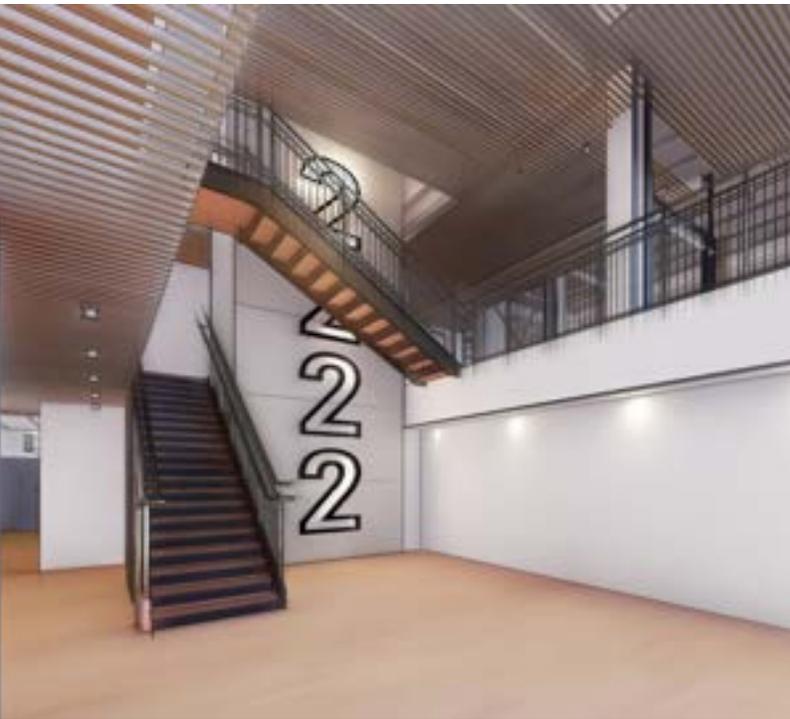
CONTACT :  
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3125 INDEPENDENCE DRIVE, SUITE 125  
BIRMINGHAM, AL 35209

[JHBERRY.COM](http://JHBERRY.COM)



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## THE BUILDING

2222 Arlington Avenue South (“2222 Arlington”) is a premier urban office development in Midtown Birmingham. Construction is under way in what will be a new Class-A office space meeting the highest corporate brand standards. Stripped down to the core, 2222 Arlington will re-emerge with the efficiency, effortlessness, refined elegance, and quality fitting of the building’s premier location and proximity to culinary, shopping and residential excellence.

As Birmingham’s cutting-edge office product offering, 2222 Arlington is bringing together some of the most forward-thinking and established tenants across Alabama and the southern United States. Opportunity exists for tenants seeking a prime office location or a user seeking a build-to-suit corporate or regional headquarters. Ownership offers turnkey design and project management services to deliver a unique and custom-tailored building with ample branding and signage opportunities.

## AVAILABLE SPACES

## SPACE SIZE

Suite 101	4,421 SF
Suite 201	13,591 SF

## HIGHLIGHTS

- Efficient open floor plates with divisible and customizable build-out
- Tall 12'-6" ceilings with exposed structure optional
- Floor-to-ceiling high-performance windows with ample light and unobstructed views
- Refined high quality material finishes and acoustics
- State-of-the-art building systems including climate control, HEPA air filtration, lighting, audio-visual, electric and internet-telecom specs
- Dedicated bathrooms in every tenant suite in addition to club-house level bathrooms
- Parking included (3/1000)
- Two double-height grand lobbies
- Opportunity for tenant signage visible from expressway and surrounding area
- Tenant courtyard and meeting space amenities
- Ground-floor food and beverage amenities

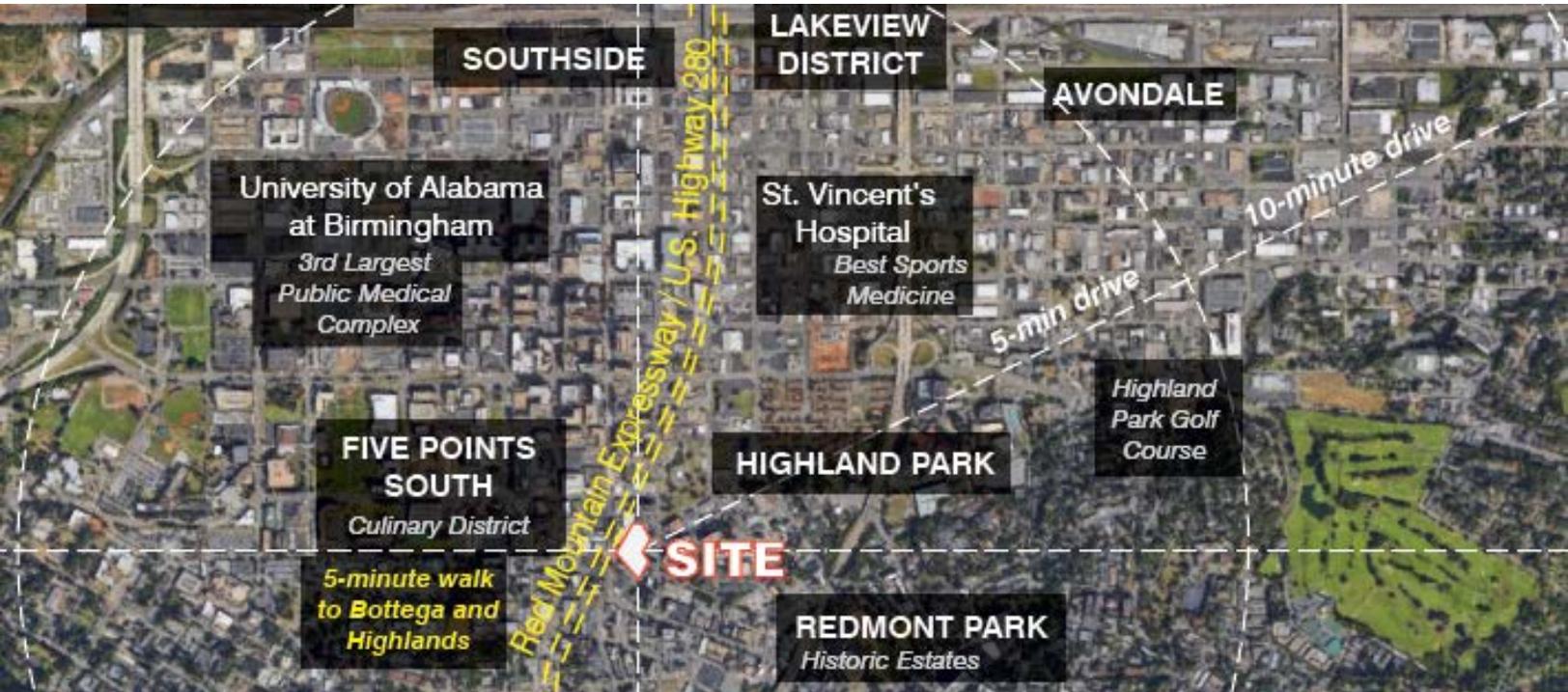
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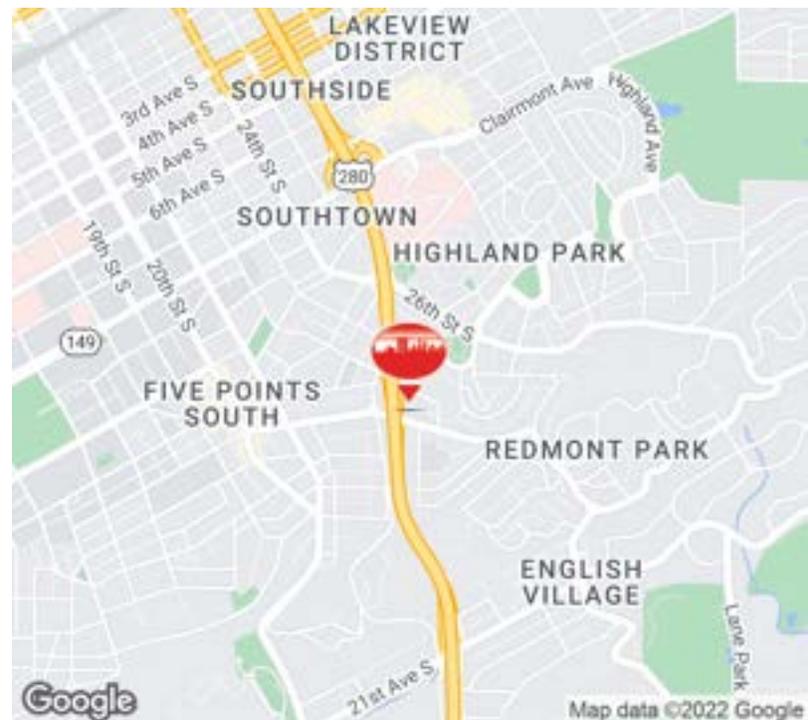


**LOCATION DESCRIPTION**

2222 Arlington is located at the confluence of Birmingham's revitalizing urban core, fashionable Five Points culinary district, and residential Mountain Brook and Homewood. As an office location, tenants will find convenient access from the Red Mountain Expressway, immediate visibility, and a high quality of life that appeals to a growing population of affluent professionals.

**LOCATION HIGHLIGHTS**

- Direct access from Red Mountain Expressway (U.S. Highway 280)
- Visible from expressway and surrounding area
- Ideally positioned in Midtown submarket between the Central Business District, Homewood, and Mountain Brook
- Short walk to Birmingham's culinary hub in Five Points South and English Village retail and dining 5 minutes to UAB and St. Vincent's Hospital
- 10 minutes to the Summit and I-459
- 15 minutes to Birmingham- Shuttlesworth International Airport



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