



36,133 SF

FORMER CHARTER COMMUNICATIONS FACILITY

2100 COLUMBIANA ROAD, BIRMINGHAM, AL 35216

FOR SALE OR LEASE



Bill Clements, CCIM
Bill@TheRetailCompanies.com
205.823.3070



Brooks Corr, CCIM
Brooks@TheRetailCompanies.com
205.823.3080

DETAILS

Property	Former Charter Communications Birmingham Headquarters
Address	2100 Columbiana Road, Birmingham, AL 35216
Acreage	+/- 3.80 Acres
Year Built	1984 (renovated multiple times over past years)
Number Floors	1
City/County	City of Vestavia/Jefferson County
Tax Parcel ID	29 00 25 3 001 015.002
Building Size	Building: 36,133 SF (24,545 SF Office with 11,588 SF Warehouse)
Interior Finishes	Interior provides ample office space, floor space for office cubicles/call stations, and other dynamic needs. Offices: Spacious office configurations. Training Rooms and Conference rooms throughout the premises. Flooring: Tile and carpet tile in tenant and meeting areas. Front of Premises can be used with front access as a retail opportunity.
Zoning	CP
Parking	202 Parking Spaces Available
Power Provider	Alabama Power Company
Water & Sewar Provider	Birmingham Water Works Board
Monument Signage	Available
Easements	The Charter facility is separately owned with an easement that controls 202 parking spaces.



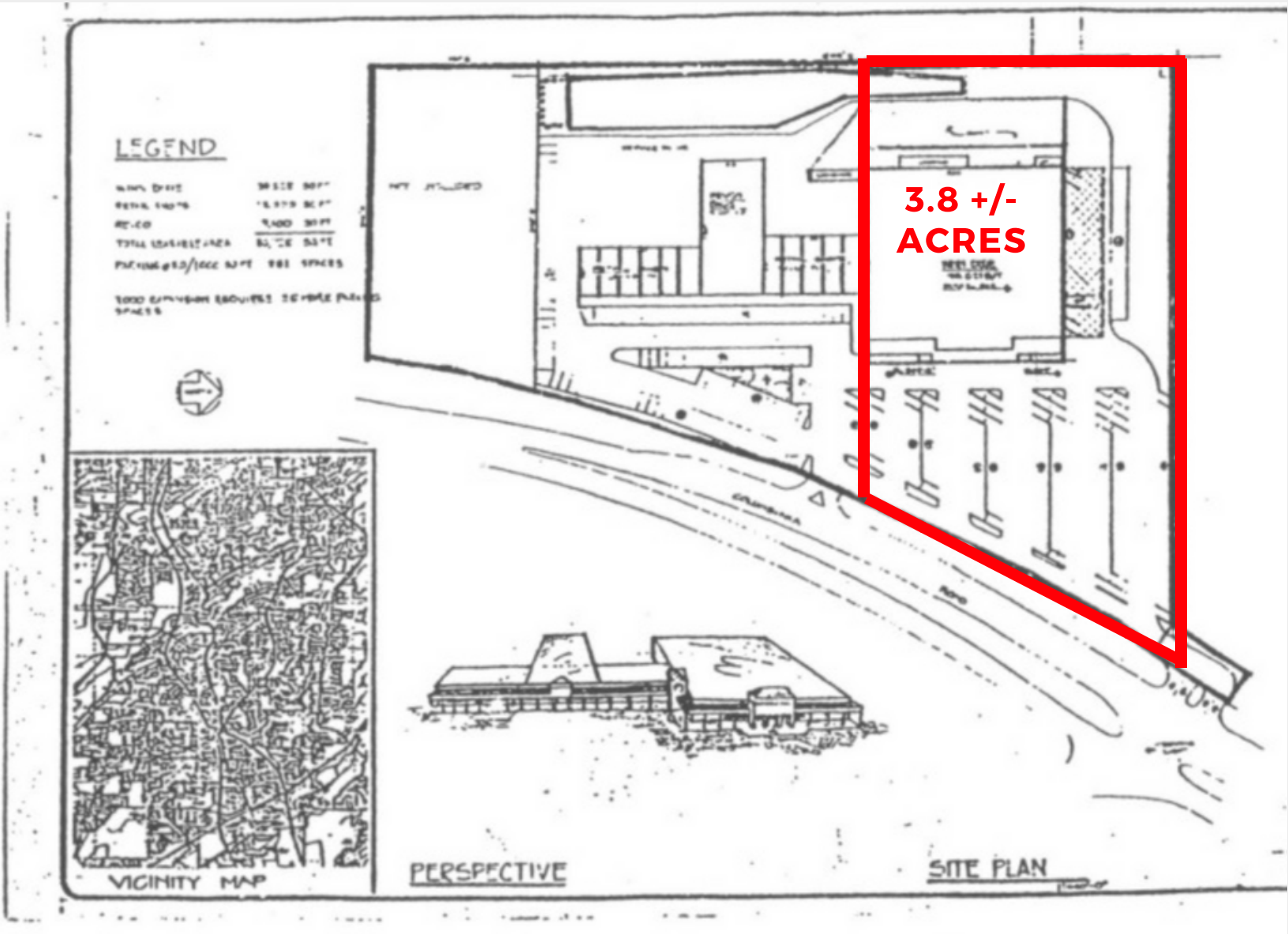
PHOTOS



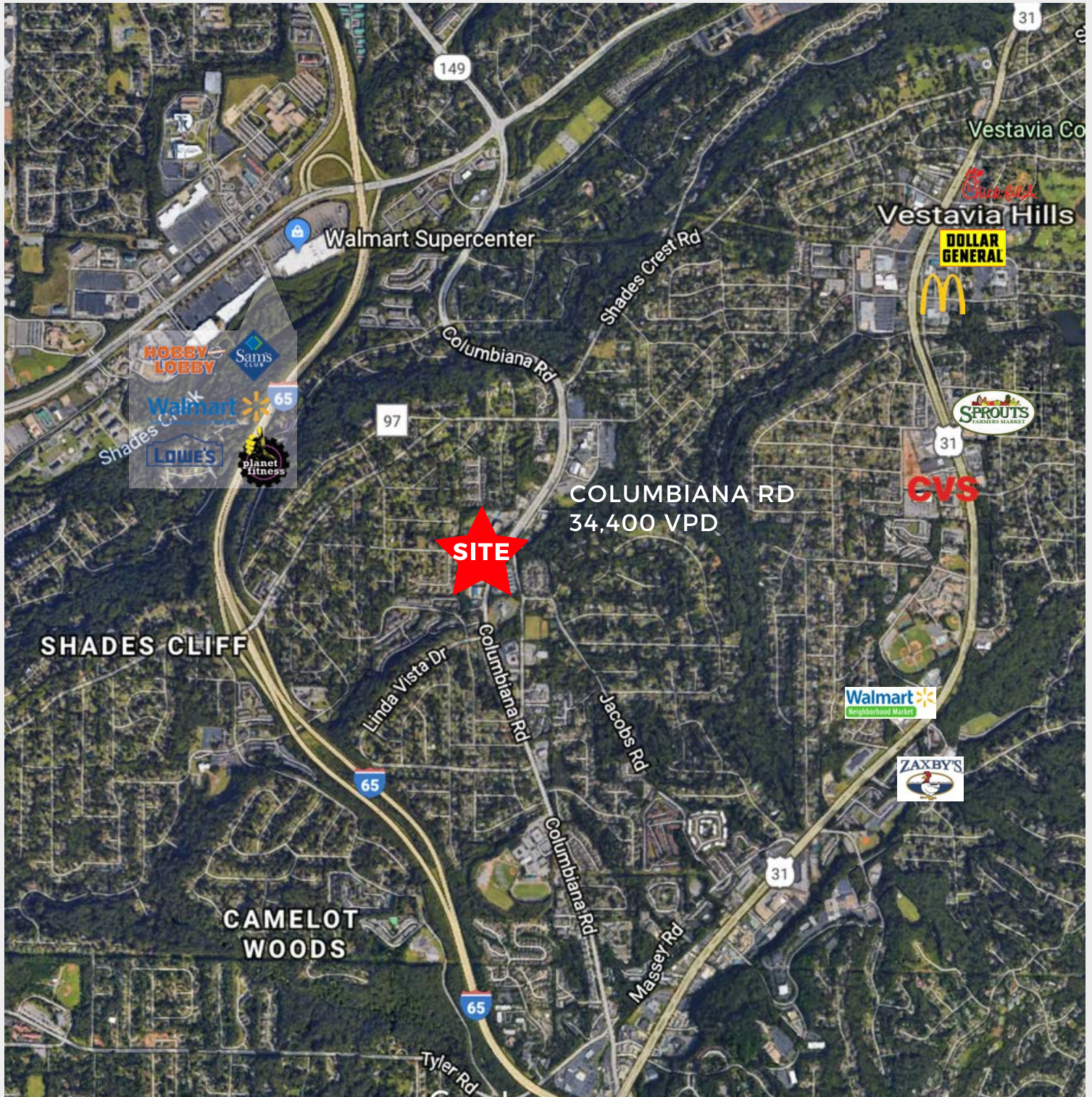
PHOTOS



SITE PLAN



MARKET



Charter Facility

The Retail Companies
1841 Montclair Lane, Suite 102
Birmingham, AL 35216



BIRMINGHAM



City Overview

The City of Birmingham, Alabama is a municipal corporation under the laws of the State of Alabama. Birmingham is the largest city in the state with a population currently estimated at 212,237, and a metro population of 1,136,650. Nestled at the foothills of the Appalachian Mountains at the cross-section of two major railroads, the city was once the primary industrial center of the southern United States. At the height of the nation's manufacturing age, the city grew so fast in population, it was called the "Magic City." Today, Birmingham has transformed itself into a medical research, banking and service-based economy, making it one of the nation's most livable cities with a vibrant downtown, a burgeoning loft community, a world-class culinary scene and more green space per capita than any other city in the nation. Birmingham also boasts 99 historic neighborhoods and is often referred to as the cradle of the American Civil Rights Movement. The average (high) temperature in the city is 65°; the average low is 51°. The city is centrally located in the southeast and easily accessible to major hubs in the region.

City Stats

- Ranks 13th among the largest southeastern metro areas
- Represents 22 percent of Alabama's total population
- Represents 31 percent of Alabama's total payroll dollars
- Ranks 48th in population among the nation's top 366 metro areas
- Home to 40,680 Businesses
- Ranks 98th in population among the nation's 285 largest cities

151

square miles

1,136,650

metro population





Landlord
Representation



Brokerage



Tenant
Representation



Development

TRC is a fully integrated commercial real estate firm focusing on project leasing for all retail asset types including lifestyle centers, regional malls, power centers, neighborhood centers, unanchored strip centers, outparcels, single tenant buildings, and retail land in the Southeast. TRC has a profound passion for retail real estate that extends through the relationships forged through working on hundreds of shopping centers, buildings, and land opportunities amounting to over 15 million square feet of product in Alabama, Mississippi, Louisiana, Georgia, and Florida. The firm has offices in Birmingham, Alabama and is licensed in states throughout the southeast.

Our mission is to serve our clients by bringing the best value to each scenario. Regardless of our title or job description, our reason for coming to work is to generously share our time, talents, and passion for real estate. Whether it's treating our partners like friends, or serving our communities, we believe we are called to serve in the best way possible.



1841 Montclair Lane, Suite 102
Birmingham, AL 35216

205.823.3030
www.TheRetailCompanies.com

TEAM BIO

BILL CLEMENTS, CCIM

Direct: 205.823.3070

Office: 205.823.3030

Bill@TheRetailCompanies.com



Professional Experience

Bill represents clients in the leasing and brokerage of retail properties. Additionally, he negotiates leases and purchase contracts, assesses property, and handles market and trade area analysis. Some of his current and past clients include: Walmart, Save a Lot, Associated Grocers of the South, Planet Fitness, Piggly Wiggly, Panera Bread, Palm Beach Tan, CiCi's Pizza, Cellular Sales, Hibbett Sports and many more. Bill earned the coveted Certified Commercial Investment Member (CCIM) designation from the CCIM Institute in 2008 and has served as a Board Member for the past four years. He is also a member of the International Council of Shopping Centers (ICSC) and the Birmingham Association of Realtors.

Community Involvement

Bill has been a Big Brother through Big Brothers Big Sisters for over fourteen years and serves on their Board of Directors. The thought at the time was to give back to others in need but it is he who has benefited much more from his involvement. Although his little brother has aged out of the program, he and Bill remain close and he is and always will be a part of their family. In addition, Bill supports children's medical needs as a member of the Monday Morning Quarterback Club and serves on their Board of Directors as well. A self-professed hoops guy, the mission proves more important than hearing the speakers. Bill is also involved in coaching youth sports for his two sons. He and his wife Renee and two boys are active member of St. Luke's Episcopal Church in Birmingham.

Early Years & Education

He was born and raised in Montgomery to a great mom, two sisters, and a dad who remains in wealth management that fuels his interest in the stock market and economy as a whole. He is a graduate of the University of Mississippi where he remains convinced they will one day erect a statue in his honor, or at least plant a tree. Prior to his career in commercial real estate, Bill served as an officer in the United States Air Force with a focus on cost, schedule, performance, and testing of weapon systems; primarily the Joint Direct Attack Munition (JDAM).

Hobbies & Fun

Bill has been overheard as introducing himself as "what's left of Bill Clements". Raising two young boys has reduced the pace of the high-flying non-children days. When cracks appear in the schedule, he can be found floating around the tennis courts certain he is just as good as he was in high-school. The days of triathlon's have nosedived, but swimming and running remain on the list to keep the stress level low and the energy level high. He hopes to re-enter the world of scuba diving and aviation in the distant future. There was a time that fish and fowl were nervous in his presence but that has subsided for the time being. He loves to read non-fiction and listening to a wide array of music. If you see him on his road bike, he's been over-served and is trying to get home.

Concerns & Philosophies

Bill gets confused when people say "it is what it is"; how can it be anything else? He has a vision of cycling from the east coast to the west coast one day. He is optimistic, tries to wear both hats to understand a deal, is grateful for what he has, and above all else, keeps it simple.

TEAM BIO

BROOKS CORR, CCIM

Direct: 205.823.3080

Office: 205.823.3030

Brooks@TheRetailCompanies.com



Professional Experience

Brooks represents clients in the leasing and brokerage of retail properties around the Southeast, but specifically in Alabama, Mississippi, Georgia, Louisiana, and the Florida panhandle. He has worked on all facets of transactions for various retail clients ranging from small entrepreneurs to multinational corporations to local and federal governments. Brooks has assisted some of the most well-known tenants in the United States with their expansion into new markets in the Southeast. He has worked as a third-party representative leasing and brokering investment sales for retail Lifestyle Centers, Regional Malls, Power Centers, Neighborhood Centers, unanchored strip centers, outparcels, and retail land. In addition to landlord and tenant representation, Brooks has developed ground-up properties and overseen the development process for retail build-to-suits. Brooks earned his CCIM designation in 2011 and currently serves on the Board of Directors for the state of Alabama CCIM Chapter.

Community Involvement

Brooks serves as a one-on-one mentor through The Aspire Movement which matches role models with urban youth. He has been deeply involved with Cornerstone Schools of Alabama, a private, Christian school in inner city Birmingham having previously served as the Chairman of the Junior Board and sat on the Board of Directors.

Brooks has combined his love of travel with serving others from China to South Africa and many locations in between. He is an active member of Redeemer Community Church where he and his family sign up to the philosophy "live life full throttle while serving others;" and they're all in. Brooks and his wife, Amy, are both natives of Birmingham, have one child.

Early Years & Education

Brooks was born and raised in Birmingham and has had real estate running in his blood his entire life via his father's lifelong career in commercial real estate. He is a graduate of Furman University in Greenville, South Carolina where he was a legend not only in his own mind, but several others that cannot be named at this time.

Hobbies & Fun

Given a toddler is in the mix, the days of self-indulgence are hindered; however, when opportunities arise, Brooks can be found massaging a single digit handicap on the golf course, playing the guitar/piano in front of thousands (don't worry about who/what the thousands are), or painting the next masterpiece. Craftsmanship, renovation, and home repairs are always on the list and enjoyed. Basketball and triathlons have taken a hiatus but are always a threat to resurface at the appropriate time. If you see him with a gun in his hands, you may want to exit the field immediately. If you see him fishing, he is probably lost and needs help getting home.

Concerns & Philosophies

Brooks does not own a YETI. If he has to keep ice in its form for five days, a lot has gone wrong in his life. Tree removal specialists leave him concerned and feeble in the knees. He aspires to be a Red Bull Go Pro Athlete. He takes personal responsibility, is focused, trust his gut, and when in doubt, takes action.



1841 Montclair Lane, Suite 102
Birmingham, AL 35216
205.823.3030
www.TheRetailCompanies.com

The information contained in the following marketing brochure is propriety and strictly confidential. It is intended to be reviewed only by the party receiving it from The Retail Companies and should not be made available to any other person or entity without the written consent of The Retail Companies, LLC. This marketing brochures has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Retail Companies, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable, however The Retail Companies, LLC has not verified, and will not verify, any of the information contained herein, not has The Retail Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.