CAHABA OFFICE PARK

200 Cahaba Park Cir, Birmingham, AL 35242

Lease:
$15 / SF / YR

OFFICE BUILDING
FOR LEASE

RIGHT SPACE COMMERCIAL





PROPERTY OVERVIEW

Highlights

- **Class B office suites from 800 SF to 4,000+ SF**
- **$15/SF/YR full-service lease terms**
- **Free on-site surface parking**
- **Suite and monument signage opportunities**
- **Convenient access to Highway 280 and I-459**
- **Select suites may be subdivided**

Cahaba Office Park is a two-building office complex **located just off Birmingham's Highway 280 corridor**. The property offers a range of traditional office layouts with private offices, meeting rooms, and shared work areas suited for professional and service-oriented businesses.

Full-service lease terms include power, water, landscaping, trash service, common-area maintenance, property taxes, insurance, and common-area janitorial service. Tenants also have access to **free on-site surface parking** and **signage opportunities**.

Property Specs

Property Type

Office Park

Total Building Size

91,116 SF

Available Space

800 SF – 4,000+ SF

Available Units

12

Parking

Surface – Shared

Lease Type

Full Service

Lease Term

36-60 Months

Tenancy

Multi-Tenant

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Property Photos













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Available Suites

Suite	Size	Description
2200	3,982 SF	Spacious office suite featuring numerous private offices, additional interior rooms, and larger areas suitable for meetings or shared workspace. The layout provides a practical combination of private workspaces and flexible areas for professional office users.
2125	4,757 SF	Large office suite with multiple private offices, interior rooms for conference or support use, and a spacious open area ideal for reception, collaboration, or training functions.
2210	1,950 SF	Efficient office suite combining private offices with a central open workspace. Well suited for professional or service-oriented users seeking a practical and adaptable layout.
2228	1,040 SF	Well-designed office suite with private offices and an open area suitable for reception or collaborative workspace. A strong fit for small teams or independent users looking to establish a professional, standalone office presence.
2250	1,375 SF	Functional office layout with multiple private offices and a central work area that can serve as reception or shared workspace. Ideal for growing businesses ready to transition into a more permanent, private office setting.
2260	2,946 SF	Flexible office suite anchored by a large open work area with private offices and support rooms along the perimeter. Supports a variety of team structures and workspace configurations.

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Available Suites

Suite	Size	Description
3101	4,296 SF	Expansive office suite with numerous private offices along interior corridors and several larger rooms suitable for conference, training, or collaborative use.
3111	2,639 SF	Spacious office suite featuring multiple private offices arranged around a central open workspace, a reception area, and a break area with countertop and sink. The layout offers a practical balance of private offices and shared workspace for professional or service-oriented businesses.
3133	2,212 SF	Office suite featuring multiple private offices arranged along a central corridor, providing efficient circulation and clear separation between work areas.
3208	2,294 SF	Well-configured office suite featuring multiple private offices, a central corridor, and a larger room suitable for meetings or collaborative workspace. The layout provides a balance of individual offices and shared areas, making it a practical option for professional businesses with multiple team members.
3214	823 SF	Suite 3214 at Cahaba Office Park offers 823 SF of updated office space in Birmingham's Highway 280 corridor. The suite features a combination of private office space and an open work area, providing a practical layout for a small team or professional business.
3218	895 SF	Efficient office suite featuring multiple private offices and a central open area suitable for reception or shared workspace. The layout provides a practical combination of private and flexible work areas, making it a good fit for small professional teams or independent businesses.

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LOCATION & ACCESS

Birmingham, Alabama



Location Overview

Located along the U.S. Highway 280 corridor, Cahaba Office Park offers direct access to one of Birmingham's primary commercial arteries. The surrounding trade area includes a dense concentration of retail, dining, medical, and service amenities, providing everyday convenience for tenants and visitors.

- Highway 280 frontage proximity
- Established commercial corridor
- Surrounded by retail & dining
- Strong daytime population

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