

FOR LEASE

Colonnade Office Park

3500, 3700, & 3800 Colonnade Parkway
Birmingham, AL 35243

- Walkable to the Shops of Colonnade, offering more than 127,000 SF of restaurants, shopping, banking, fitness, and many other everyday conveniences
- Premier location at Highway 280 and I-459 provides convenient access throughout the Birmingham metro and additional amenities located at Patchwork Farms (0.6 miles) and The Summit (1.5 miles)
- Professionally landscaped office campus featuring an iconic central fountain, covered pedestrian walkways, and inviting outdoor gathering areas
- On-site fitness facility with lockers and showers, plus walking trails throughout the park
- On-site property management and day porter services
- Free, abundant surface parking at 4.0 spaces per 1,000 SF

Accelerating success.

Lease Rate:

$30.00/SF,
Full Service

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AVAILABLE SPACE

Colonnade Office Park

3500, 3700 & 3800 Colonnade Parkway, Birmingham, AL

11	67,527 SF	3	$30/SF
Suites Available	Total Available	Buildings	Full Service



3500 BUILDING		40,610 SF Avail.
Suite 100	3,654 SF	Available 12/1/26
Suite 200	21,497 SF	Available Now
Suite 300	11,944 SF	Available Now
Suite 525	3,515 SF	Available Now



3700 BUILDING		14,346 SF Avail.
Suite 175	1,500 SF	Available Now
Suite 220	5,489 SF	Available Now
Suite 260	7,357 SF	Available 11/1/26



3800 BUILDING		12,571 SF Avail.
Suite 120	1,436 SF (Former Deli)	Available Now
Suite 230	1,876 SF	Available Now
Suite 540	3,896 SF	Available Now
Suite 625	5,363 SF	Available Now



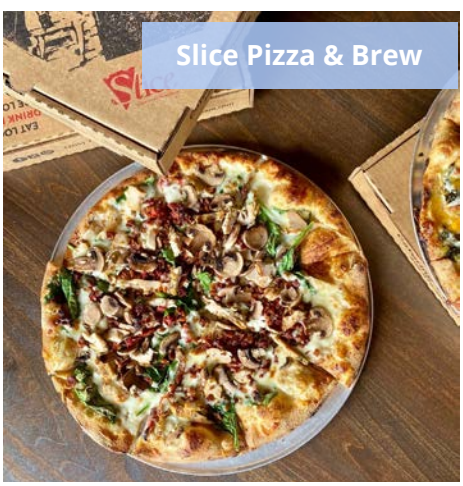
NEARBY AMENITIES













WALKABLE AMENITIES

- Edgar's Bakery
- The Flying Biscuit Café
- Perry's Steakhouse & Grille
- Taziki's Mediterranean
- Black Market Bar + Grill
- Jimmy John's
- Cracker Barrel
- Mooyah Burgers
- Pablo's Restuarante & Cantina
- Rock N Roll Sushi
- Amped Fitness
- Hampton Inn
- Double Tree by Hilton
- and more.

PATCHWORK FARMS (0.6 MILES)

- O. Henry's Coffee
- Slice Pizza & Brew
- Nori Thai and Sushi
- Santos Coffee
- City Bowls
- Smoothie King
- Baha Burger
- Publix
- Life Time
- and more.

THE SUMMIT (1.5 MILES)

- Village Tavern
- Fleming's Prime Steakhouse & Wine Bar
- Chuy's Mexican Food
- Culinary Dropout
- Taco Mama
- P.F. Chang's
- Shake Shack
- Panera Bread
- Urban Cookhouse
- Popup Bagels
- Belk
- Trader Joe's
- and more.

COLONNADE OFFICE PARK

CONNECTED.
Immediate access to Highway 280 and I-459.

WALKABLE.
Dining, hotels, fitness and everyday conveniences just steps away.

AMENITIZED.
Fitness facility, walking trails, outdoor gathering areas and abundant free parking.

Discover your next office at
COLONNADE OFFICE PARK.

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