

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

13	123,576 SF	3	$30/SF
Suites Available	Total Available	Buildings	Full Service







3500 BUILDING — 96,659 SF Avail.

Suite 100	3,654 SF	Available Now
Suite 200	21,497 SF *(Full Floor)*	Available Now
Suite 300	11,944 SF	Available Now
Suite 400	23,427 SF *(Full Floor)*	Available Now
Suite 550	12,710 SF	Available Now
Suite 600	23,427 SF *(Full Floor)*	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 Now

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



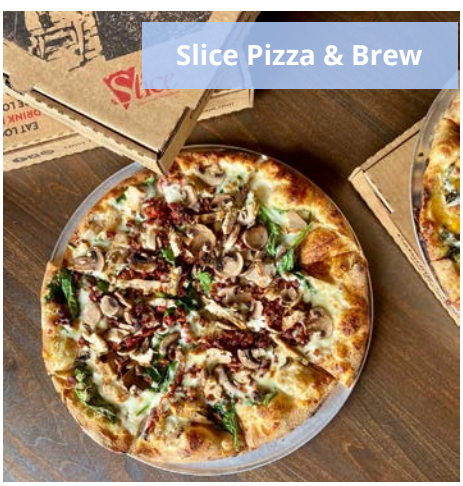
NEARBY AMENITIES













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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