

# CAHABA OFFICE PARK

200 Cahaba Park Cir, Birmingham, AL 35242

Lease:  
\$15 / SF / YR

OFFICE BUILDING  
FOR LEASE





## **PROPERTY OVERVIEW**

### **Highlights**

- Suites from 1,000 SF to 4,000+ SF
- Suites may be combined or subdivided
- On-site surface parking throughout
- Suitable for medical, professional users
- Strong Highway 280 accessibility

Cahaba Office Park is a two-building office complex totaling approximately 91,116 SF, configured into over 53 individual suites. The property offers flexible suite sizes and layouts suitable for professional, medical, and general office users.

**Suites may be combined or subdivided** to accommodate future growth, and the park provides convenient on-site surface parking with efficient internal circulation throughout.

Located along the **Highway 280 corridor**, the property benefits from strong regional access and proximity to Birmingham's established commercial and retail amenities.

## **Property Specs**

### **Property Type**

Office Park

### **Total Building Size**

91,116 SF

### **Available Space**

1,000 SF – 4,000+ SF

### **Available Units**

11

### **Parking**

Surface – Shared

### **Lease Type**

Full Service

### **Lease Term**

36-60 Months

### **Tenancy**

Multi-Tenant

## **FOR LEASE**

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# Property Photos



# Available Suites

Suite	Size	Description
2100	3,588 SF	Functional office suite featuring multiple private offices, a central open work area, and support spaces. The layout supports both collaborative and private work environments.
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.
2227	896 SF	Efficient private office suite featuring two offices, a small reception area, and flexible space for individual workstations. Ideal for independent professionals seeking a quiet, dedicated workspace outside of shared office environments.
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.

# Available Suites

Suite	Size	Description
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.
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.
3133	2,212 SF	Office suite featuring multiple private offices arranged along a central corridor, providing efficient circulation and clear separation between work areas.
3228	2,603 SF	Functional office space with a balanced layout including private offices, conference room, reception area, and open workspace. Move-in ready and well suited for users seeking efficiency and organization.

# 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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