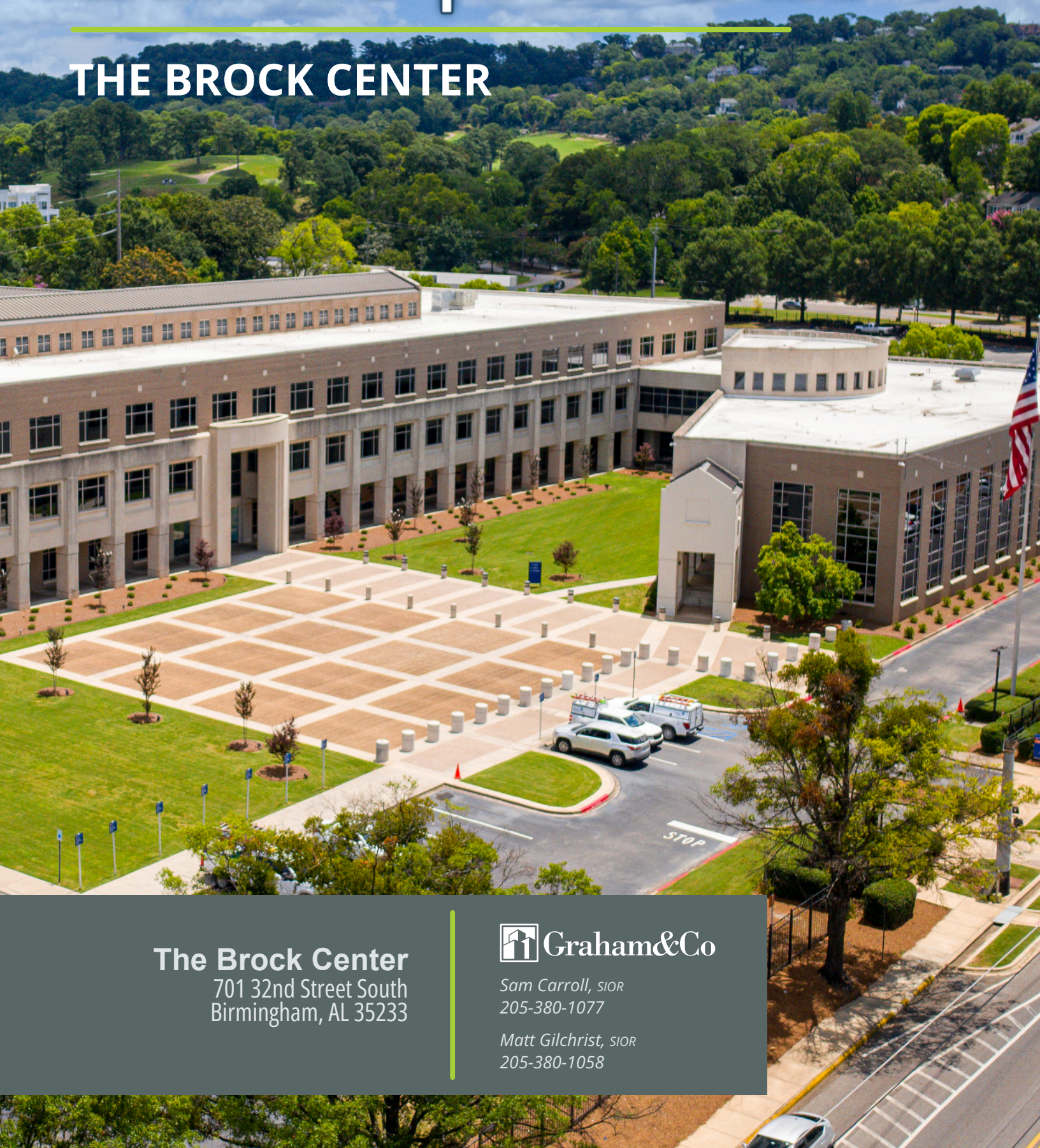


CORPORATE OFFICE CAMPUS | FOR SALE

THE BROCK CENTER



The Brock Center
701 32nd Street South
Birmingham, AL 35233



Graham & Co

Sam Carroll, SIOR
205-380-1077

Matt Gilchrist, SIOR
205-380-1058

The Brock Center

Call for Offers – 9/26/2025

Introducing a prime investment opportunity; a corporate campus consisting of a 311,959 SF office building, an additional 15,000 SF flex building, and 3 additional off-campus parking lots that collectively sit on 20 acres of land in the heart of Birmingham, Alabama. The Brock Center offers a fully integrated auditorium, full-service cafeteria with daily breakfasts and lunches served, ample meeting areas, and more than 1,365 parking spaces. The Brock Center also offers a modern work environment with ample meeting rooms, open cubicle spaces, and recreational spaces for all employees to enjoy. The entire campus is fully secured with controlled access and privacy fencing, including the three fully lit off-site parking lots. The Brock Center is truly a unique property.

- 311,959 SF Corporate office building
- Consists of three (3) stories and basement
- Originally built in 1987
- Contains a total of 1,365 secured parking spaces
 - On-campus: 855 spaces
 - Off-campus: 510 spaces
- Located in the City of Birmingham
- The entire purchase includes five (5) parcels totaling approximately 20 acres
- On-site building cafeteria including a full commercial kitchen
- 24/7 On-site security



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OFFERING SUMMARY

A

Main Campus
701 32nd Street S

B

**Flex building w/
Parking**
629 33rd Street S

C

Off-site Parking 1
3222 6th Avenue S

D

Off-site Parking 2
3217 & 3229 5th Avenue S

E

Off-site Parking 3
3302 5th Avenue S

» Parcel B «

3.94 Acres
15,000 SF Flex warehouse
211 Surface parking spaces

B

A

» Parcel A «

12.00 Acres
311,000 SF Office building
644 Surface parking spaces

» Parcel D «

0.88 Acres
97 Surface parking spaces

C

D

» Parcel C «

0.44 Acres
52 Surface parking spaces

E

» Parcel E «

2.75 Acres
361 Surface parking spaces
ENTIRE 3300 BLOCK



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BUILDING SPECS

701 32nd Street South
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Year Built	1987
Stories	Three stories plus basement
Rentable Area	311,959 SF
Floor Plate Sizes	1st Floor: 80,325 SF 2nd Floor: 87,265 SF 3rd Floor: 67,178 SF Basement: 77,190 SF (48,121 USF)
Elevators	3 Passenger elevators 3 Freight elevators
Electricity	2 Redundant power feeds plus 4 backup generators
Loading Dock	3 Drive-in doors
Roof	Type: TPO; installed 2015
Chillers	Chiller 1 – Trane, 2007 – 280 ton Chiller 2 – Trane, 2007 – 280 ton Chiller 3 – Trane, 2007 – 280 ton

Location
Located in Jefferson County, the Brock Center offers investors direct access to one of the city’s most dynamic commercial corridors. The area is positioned near UAB St. Vincent’s Medical Center, as well as UAB’s expansive medical and research district, and the innovation-driven establishments within Birmingham’s CBD. Just minutes from I-65, I-20/59, US-31, and the Birmingham Shuttlesworth International Airport, the location provides exceptional connectivity. The Birmingham MSA continues to experience strong momentum in healthcare, education, and technology sectors, supported by a growing population and sustained investment in infrastructure. This strategic setting makes the The Brock Center well-positioned within a high-demand, high-growth environment.

- Parking**
The campus contains a total of 1,365 parking spaces
- On-campus: 855
 - Off-campus: 510

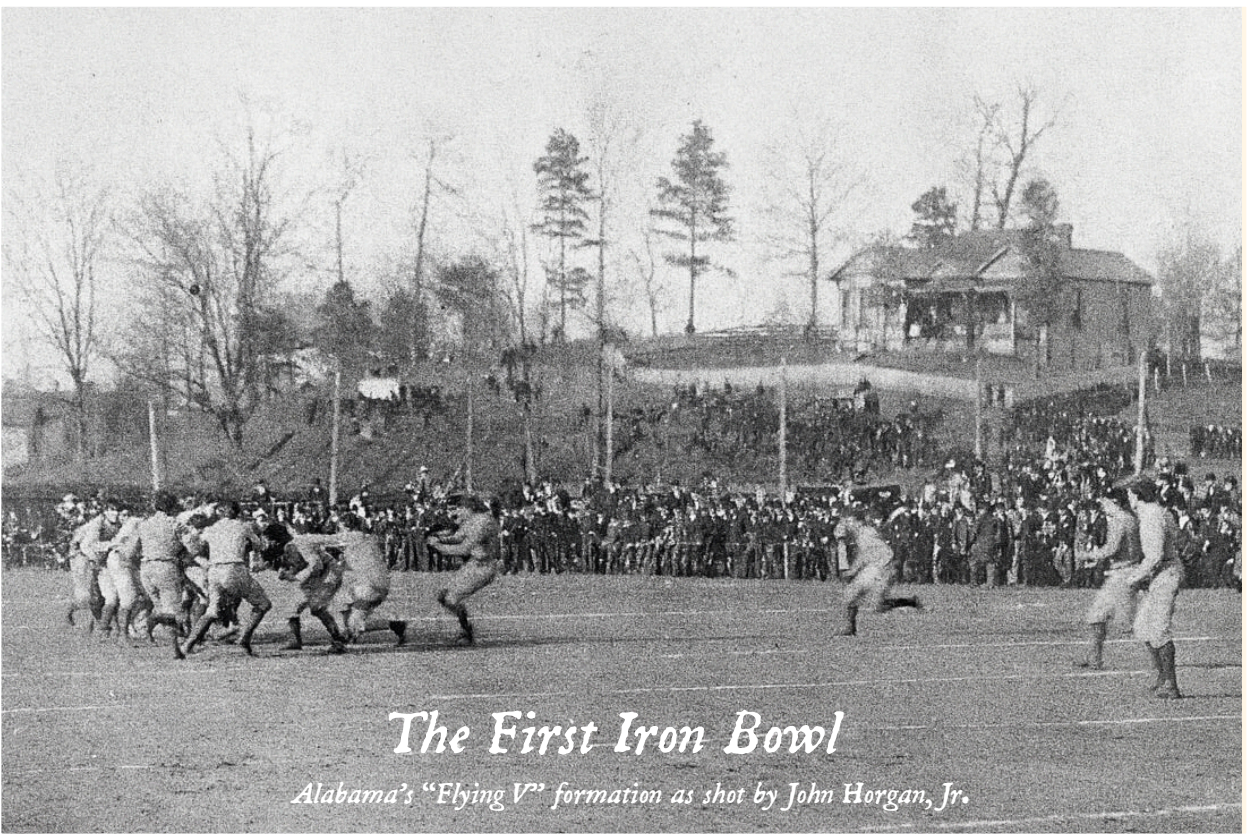
All parking lots are completely secured with gates and lighting.



THE BROCK CENTER’S PAST
THE STATE’S GREATEST SPORTS RIVALRY BEGAN HERE

The Brock Center stands on the site of the playing field of the very first “IRON BOWL”.

The rivalry was born on February 22nd 1893 when The University of Alabama played against Alabama Polytechnic (later, Auburn University) in Lakeview Park which is now home to the Brock Center.



Auburn won that day, 32–22. Though taking to the field 88 times since then, Alabama leads the series 51–37–1.



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