

PICKWICK PLACE

BIRMINGHAM, ALABAMA

AREA DESCRIPTION – BIRMINGHAM AND JEFFERSON COUNTY

The Birmingham area (MSA-Metropolitan Statistical Area) consists primarily of five counties – Jefferson, St. Clair, Walker, Blount, and Shelby. The City of Birmingham is the largest city in the MSA and the state. An analysis of the subject's environment should begin with the City of Birmingham and the Survey area in general.

Birmingham is centrally located in Jefferson County within the north central portion of the state. The Birmingham MSA consists of 4,034 square miles with 98.4 square miles within the Birmingham City limits. There are 35+ satellite municipalities in addition to the core City of Birmingham.

Jefferson County is served by four interstate highways, four federal highways, and five state highways. Distance to the following cities is as follows:

Atlanta, Georgia	152 miles east
Montgomery, Alabama	92 miles south
New Orleans, Louisiana	354 miles west
Nashville, Tennessee	247 miles north

Jefferson county, as well as a large portion of Alabama, is provided air service through the Birmingham Municipal Airport which underwent a \$47 million expansion completed in 1993. There are also numerous motor freight carriers in the county as well as extensive rail service.

Jefferson County is located in the foothills of the Appalachian Mountains, which creates a great diversity in topography, varying from nearly level to very steep. This topography has played a role in the development of the area as well as influencing land utility and values. The climate in the area is fairly typical for the southeastern United States and does not act as an attraction or deterrent to local property values.

The various utilities available throughout Jefferson County include electricity, natural gas, telephone, public water, and public sewer. Alabama Power Company provides most of the electrical power with TVA available in a few areas through municipal systems.

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Some of the major areas of employment growth in Jefferson County include the rejuvenation of downtown Birmingham, The University of Alabama at Birmingham area, the U.S. Highway 31 corridor south of the City of Birmingham, and the U. S. Highway 280 corridor southeast of the City of Birmingham.

The rejuvenation of downtown Birmingham has included the construction of the SouthTrust Tower (550,000 sq. ft.) in 1986, the Am-South Harbert Plaza Tower in 1989 (569,845 sq. ft), and the expansion of the Birmingham-Jefferson Center complex. Included in that project were the \$30 million expansion of the Civic Center Hotel, a 771 room hotel, a \$20 million medical products mart, and a \$6.5 million parking deck. Also included is the 364,000 sq. ft. Alabama Sports Hall of Fame.

The University of Alabama at Birmingham (UAB) is the city's leading employer and its campus is **located two blocks north of Pickwick Place. UAB has a workforce including faculty of approximately 52,680 people.** With the completion of the Kirklin Clinic Phase I and the consolidation of the 22+/- clinics of the UAB system, sources within UAB believe that the existing growth will be maintained into the future.

Another growth area is to the south of the City along the U.S. Highway 31 corridor through the cities of Vestavia Hills and Hoover into northern Shelby County. Furthermore, there have been both extensive residential and professional office developments in the U.S. Highway 31 corridor.

Adjacent to the U.S. Highway 31 corridor is the U.S. Highway 280 corridor. The U.S. Highway 280 corridor has experienced substantial commercial, professional, and residential development over the past 5 to 10 years. Development projects include numerous office parks and apartment complexes as well as a series of planned residential communities. The growth along both the U.S. Highway 280 and U.S. Highway 31 corridors extends into northern Shelby County and is expected to continue.

The slowest growth is in the western and northern directions from downtown Birmingham. These are older sections of the city and county. Development at the western end is primarily of light industrial use, while commercial, retail, and residential developments encompass the I-65 and U.S. Highway 280 corridors.

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Birmingham has a number of cultural and land recreational outlets. Included among these is the Birmingham-Jefferson Civic Center Complex, which currently features a 180,000 square foot exhibition hall, a 3,000 seat concert hall, a 1,100 seat theater, and a 20,000 person capacity coliseum. The Civic Center recently underwent a \$139 million renovation and expansion. A wide variety of events are available ranging from symphony concerts and ballet to ice hockey, basketball, rodeo, and rock concerts. There are 15+ museums including the Birmingham Museum of Art. Other recreational outlets include the Birmingham Zoo and the Oak Mountain State Park, a 10,000 acre multi-use park with golf, hiking, fishing, boating, tennis, etc.

A major-council government effectively governs the City of Birmingham. The surrounding cities each have their own governments, as do each of the counties. Each municipality provides police and fire protection with most rated from average to good. Furthermore, the City of Birmingham, Jefferson County, and a majority of the surrounding municipalities each have their own school systems with some ranked as the state's top school systems.

The Birmingham area has the services of the Birmingham Regional Planning Commission, a locally and federally funded commission that assists in the long range planning for the areas as well as studying population, employment, and other factors within the area.

Economically, Birmingham has a broad base with a fairly large number of middle to upper income families. There is a wide range of incomes, as would be expected in a city it's size. Birmingham's economic diversity provides an ample supply of labor. The city is attractive to investment capital; Birmingham's self-improvement efforts have also made the MSA more desirable as a location for real estate investments.

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PICKWICK CONFERENCE CENTER

The Pickwick Conference Center is a full service conference and reception facility, designed to be as versatile as each customer. The exceptional customer service from professional and courteous staff can not be surpassed.

The Pickwick Conference Center has 10,000 square feet of contemporary rooms. PWC can host a conference of 15 or cocktail reception for 300. **In 1999, PWC**



accommodated over 50,000 people. Typically, during the workweek, PWC will host business meeting, seminars and corporate meeting. At lunch, the attendees will either have lunch catered in by a local restaurant or they will be let out to lunch in one of the many adjacent eating establishments.

The Pickwick Conference Center enjoys working with the near by restaurants to provide catering for their events.



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PICKWICK PLACE MERCHANTS

Cosmos Pizza offers a gourmet style pizza selection along with other Italian favorites such as Calzones, Lasagna, and Salads. Been in business at Pickwick Place since 1986.



The Computer Image computer sales, upgrades, service, networking and related computer related items. Been in business at Pickwick Place since 1986.

The Mill – Brewery, Bakery & Eatery
Dine inside or out at The Mill. A full service restaurant with its own Bakery.



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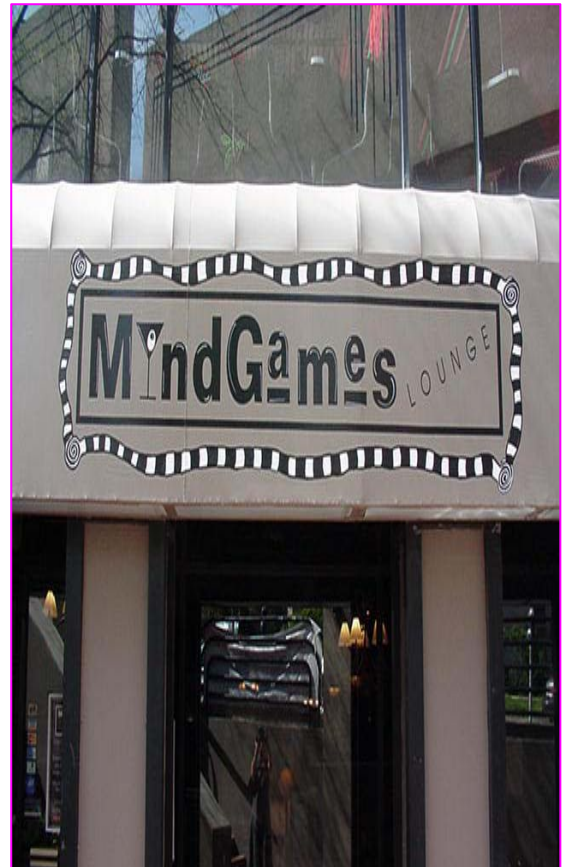
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PICKWICK PLACE MERCHANTS



Schaeffer Eye Center is a full service eye wear shop.

Mind Games Lounge is a unique Martini lounge which offers its customers games such as Jenga, Monopoly, Scrabble, Chess, Checkers, Yahtzee and Sega to play in a home-like den setting.



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RESTAURANT

SPACE AVAILABLE AUGUST 1, 2000
1011 20th STREET SOUTH

- **Square Ft.** **2,350**
- **Base Rent** **\$ 2,741.66 Per Month**
- **Cam** **\$ 411.25 Per Month**
- **Lease Term** **Three Year Minimum**
- **Location** **Two Blocks South of UAB**
- **Parking** **Available**
- **Traffic** **24,400 cars/day**



**FOR LEASING INFORMATION
CONTACT GAYLE KAHN, CPM, CCIM
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