

# THE BATTERY II FOR LEASE - Exceptional Mixed-Use Development

206 22nd St South | Birmingham, AL 35233

EAT  
PLAY  
SHOP  
STAY

PAINTED LADY

**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

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**For Lease** Exceptional Mixed-Use Space

## Executive Summary

Battery II, a collection of five historic buildings in Birmingham, Alabama, is undergoing a revitalization to become a vibrant mixed-use development. This project will preserve the buildings' rich history (dating back to the early 20th century) while incorporating modern amenities. It will offer a unique blend of hospitality, dining, and retail experiences, contributing to Birmingham's ongoing downtown renaissance.

The project features The Painted Lady, a charming 22-key boutique hotel, alongside Bygones Bar led by aspiring James Beard Award-winning bartenders.

Battery II promises a positive economic impact: creating jobs, and fostering tourism.

This impressive property offers a prime leasing opportunity. Boasting modern amenities and versatile design, this space is ideal for a wide range of businesses. The property features high ceilings, and large windows that flood the interior spaces with natural light. With its popular location and customizable layout, this space presents an exceptional opportunity for businesses looking to establish themselves in a thriving commercial hub. Don't miss the chance to make this impressive property the home for your business.



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# THE BATTERY II

## Floor Plans & Spaces

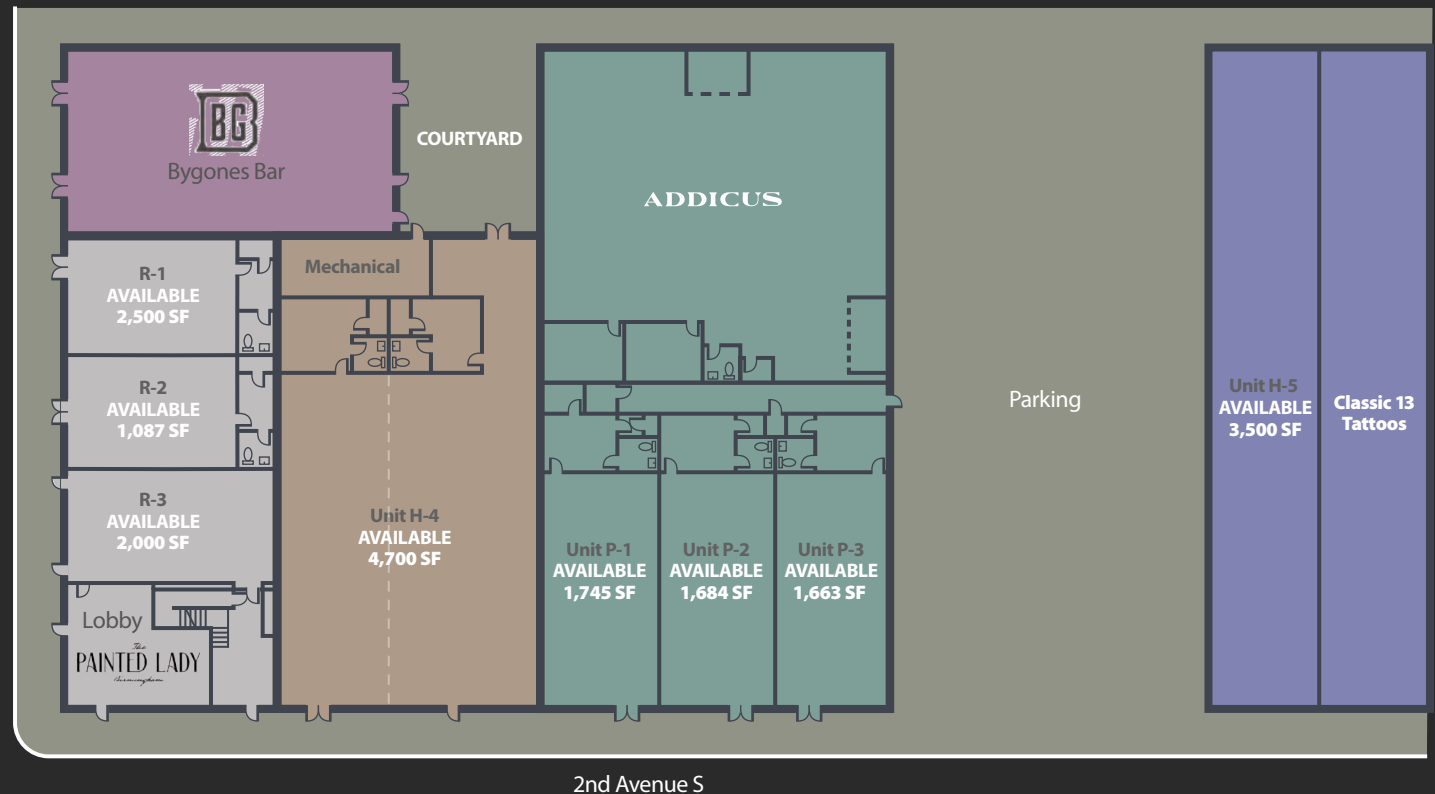
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SUBLET/TENANT	SF	STATUS
<b>Raden Building</b>		
The Painted Lady Hotel	19,980	Executed
Suite R-1	2,500	Available
Suite R-2	1,087	Available
Suite R-3	2,000	Available
<b>Bremmer Building</b>		
Bygones	2,987	Executed
<b>Holt Building</b>		
Unit H-4	4,700	Available
<b>Pinnell Building</b>		
Addicus Office Space	5,000	Final Draft
Unit P-1	1,684	Available
Unit P-2	1,663	Available
Unit P-3	1,745	Available
<b>Holt Building</b>		
Classic 13 Tattoo	3,500	Executed
Unit H-5	3,500	Available

22nd Street S





# THE BATTERY II

## Area Employers, Hotels & Apartments

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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	13,954	79,182	172,028
Total Households	6,727	35,515	73,314
Avg Household Income	\$41,525	\$43,629	\$45,174
Businesses	3,956	11,531	16,813
Daytime Employees	84,922	207,924	327,826

### LARGEST EMPLOYERS

University of Alabama Birmingham  
Regions Financial Corporation  
AT&T  
St. Vincent's Health System  
Baptist Health System, Inc  
Alabama Power  
Children's Health System  
BBVA Compass  
Birmingham VA Medical Center  
Wells Fargo

### HOSPITAL EMPLOYEES

	# of Employees	Walking Distance
UAB	23,000	2 min
Total Households	600+	2 min
Avg Household Income	1,525	2 min
Businesses	3,652	9 min
Daytime Employees	4,703	12 min

### KEY

- Points of Interest
- Large Employers
- Apartment Lofts
- Nearby Hotels
- University Campus





# THE BATTERY II

## Area Restaurants & Retail

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Logos for restaurants and businesses in the northwest area of downtown Birmingham:

- THE PIZITZ
- ONO POKÉ
- PARAMOUNT
- ZAZA
- KATI
- ROOTS & REVELRY
- URBAN COOKHOUSE
- WARBY PARKER BISTRO

DOWNTOWN

**THE BATTERY II**

Logos for businesses in the northeast area of downtown Birmingham:

- GUS'S FRIED CHICKEN
- THE BATTERY
- MAGIC CITY
- FADE PARLOR
- TRUE40

Logos for businesses in the southeast area of downtown Birmingham:

- BIRMINGHAM BREADWORKS
- Hattie's
- Tim's Roof
- INNISFREE IRISH PUB
- DREAD RIVER DISTILLING CO.

Logos for businesses in the southwest area of downtown Birmingham:

- Publix
- Orangetheory
- Waffle House
- Starbucks
- CAVA
- MILO'S
- ROCKNROLL SUSHI

Logos for businesses in the south area of downtown Birmingham:

- mellow MUSHROOM PIZZA BAKERS
- insomnia cookies
- ocean
- SLEEP SOCIAL
- JIM N NICK'S BAR-B-Q
- URBAN COOKHOUSE

Logos for businesses in the south area of downtown Birmingham:

- TACO HANA
- LUNCH BOX EXPRESS
- DUNKIN'
- Yumefy
- SMOOTHIE KING
- ENCORE R O U L E
- MOOYAH
- Wendy's
- Newk's

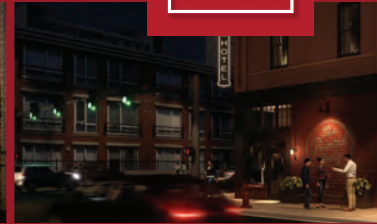


# THE BATTERY II

## Features

**For Lease** Exceptional Mixed-Use Space

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Versatile  
Layout  
Abundant  
Natural  
Light

High Ceilings  
Modern  
Amenities  
Large  
Windows

Prime  
Location on  
Highly Visible  
Corner  
Adjacent to  
the Battery

Customizable  
Space  
Ideal for  
Diverse  
Businesses

Great  
Opportunity  
for Retail  
Presence

Located  
in New  
Historic  
Mixed-Use  
Development



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# THE BATTERY II

## Tenant Highlights

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## Current Tenants

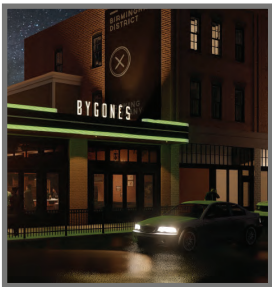


*The*  
**PAINTED LADY**  
*Birmingham*

**The Painted Lady**, a 22-key upscale boutique hotel, will occupy the historic Raden Building in Birmingham's Automotive Historic District. Originally built in the early 20th century as a boarding house & brothel, the building carries a fascinating past. The Painted Lady honors this legacy with its name, while offering a luxurious and contemporary guest experience.

Opening in early 2024, The Painted Lady will be operated by the renowned Lark Hotels and Resorts, ensuring exceptional hospitality.

With a projected Year 1 RevPAR of \$107.40, rising to \$159.22 by Year 5, The Painted Lady demonstrates strong revenue potential.



**BYGONES**

**Bygones Bar** will be located in the historic 2,500 sq ft Bremner Building and is poised to become a leading player in Birmingham's nightlife scene. Owned and operated by Mike Tobey and Phillip Crowe, seasoned bartenders with extensive experience managing [Private Club Name] (a premier private club in Birmingham), Bygones Bar leverages their expertise to deliver an exceptional guest experience. Both Mike and Phillip are aspiring James Beard Award nominees, a testament to their exceptional innovative cocktail creations.



**BIRMINGHAM DISTRICT**  
BREWING COMPANY

**GUS'S** FRIED CHICKEN  
WORLD FAMOUS



**TRUE40**

**FADE PARLOR**



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## About Birmingham



#2

*"US City for Job Seekers in 2021."*



#3

*"Mid-Size Metro for Economic Growth Potential." - 2019*



*"One of seven cities Real Estate Investors Should Target" - 2021*



*"One of the Best Cities for New College Grads" - 2021*



*"2020 Cities with the Lowest Cost of Living in America"*



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*65 countries. 325+ local offices. 6,000+ local market leaders.  
All working in unison to provide clients with exceptional solutions.*

Personal. Global. Professional.

### Leasing

Landlord Leasing  
Tenant Representation  
Development Services  
Market Analytics  
Investment Sales  
• Single-Asset Sales  
• Portfolio Dispositions

### Property Management

Consulting  
Property Management  
Receivership  
Financial Reporting

### Corporate Services

Lease Administration  
Project Management  
Portfolio Management  
Transaction Management

### Marketing

Email Campaigns  
Social Media  
Relationship Marketing  
Property Websites  
Signage  
Property Brochures  
Multiple Platform Listings  
Video Property Tours  
Drone Tours  
Marketing & Research  
Reports

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