OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242





PROPERTY DESCRIPTION

Discover the ideal location for your growing business at Cahaba Office Park, nestled conveniently on Highway 280 in the heart of Birmingham's bustling suburban corridor. This two-story office park offers a range of modern, move-in-ready office suites designed to meet the needs of small business owners, with spaces available from 500 sq/ft to a generous 8,000 sq/ft. Starting at just $600, including utilities, each suite has been thoughtfully updated with new luxury vinyl plank flooring, fresh paint, and energy-efficient LED lighting, ensuring a bright and inviting workspace from day one.

Cahaba Office Park understands the importance of flexibility for small businesses. That's why we offer a variety of size options and lease terms, tailored to support your business's growth and success. Ample parking ensures easy access for both you and your customers, while our prime location—directly across from Chick-fil-A and behind McDonald's and Dunkin' Donuts—places you and your team within easy reach of convenient dining options.

Experience a hassle-free landlord relationship focused on your needs, with in-house maintenance and construction teams ready to customize your space to suit your specific requirements. At Cahaba Office Park, we're not just offering office space; we're providing a foundation for your business to thrive in a community that values accessibility, convenience, and flexibility. Welcome to your new office home, where your business can grow and succeed.

OFFERING SUMMARY

Lease Rate:	$15.00 SF/yr (Gross; Full Service; MG)
Number of Units:	32
Available SF:	500 - 10,010 SF
Building Size:	41,728 SF

CASE MCNEILL
205.292.4643
case@rightspacecre.com

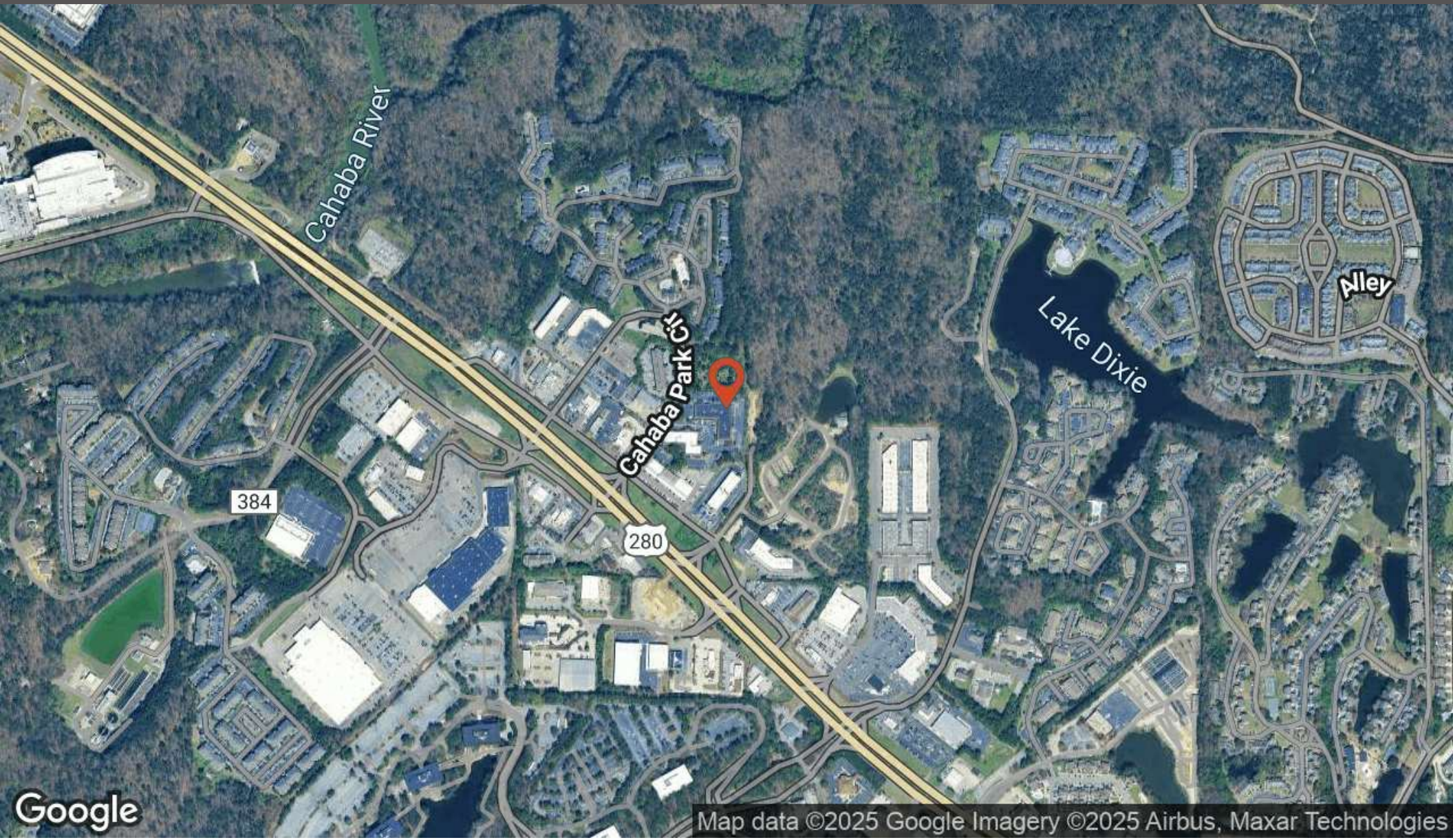
RICHARD HENRY
205.799.8110
richard@rightspacecre.com

RIGHT SPACE
rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242



CASE MCNEILL
205.292.4643
case@rightspacecre.com

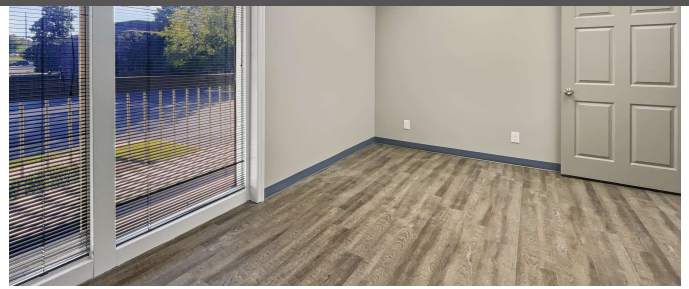
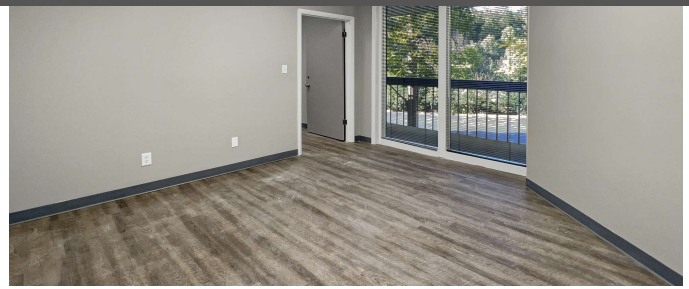
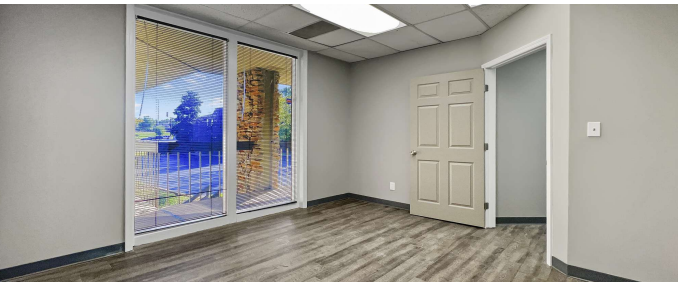
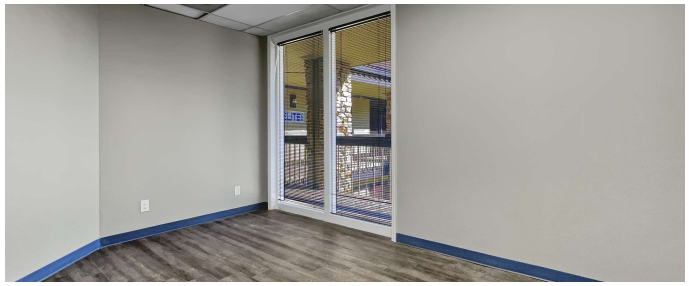
RICHARD HENRY
205.799.8110
richard@rightspacecre.com

RIGHT SPACE
rightspacecre.com

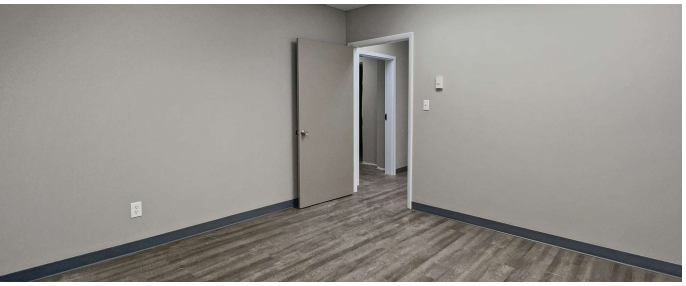
OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242





CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

RIGHT SPACE
rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242

LEASE INFORMATION

Lease Type:	Gross; Full Service; MG	Lease Term:	Negotiable
Total Space:	500 - 10,010 SF	Lease Rate:	$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2100	Available	3,592 SF	Gross	$15.00 SF/yr	This spacious, move-in-ready office suite at Cahaba Office Park features seven large offices, each filled with natural light from numerous windows. The suite includes wood flooring throughout the common areas, and a full kitchen with ample counter space, ideal for a break room. The offices are generously sized, creating a comfortable and productive environment for your team. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace with plenty of natural light.
Cahaba Office Park 2103	-	1,342 SF	Full Service	$15.00 SF/yr	Discover a versatile office unit with easy access directly from the parking lot—no need to navigate through the main lobby or elevators. Step into a small, welcoming lobby with a pass-through window, which can be customized to suit your needs. The unit features two spacious conference areas, perfect for meetings, conferences, or converting into office cubicles. Additionally, it offers three private office spaces, a common bathroom, and energy-efficient LED lighting throughout. Recently painted and ready for immediate occupancy, this space is flexible and can be tailored to meet your specific requirements. Don't miss this opportunity to secure a prime office space in a great location. Contact us today to schedule a viewing!
Cahaba Office Park 2115	-	1,093 SF	Modified Gross	$15.00 SF/yr	Welcome to Suite 2115 at Cahaba Office Park, a prime office space conveniently located off of Highway 280. This suite boasts a generous front lobby and reception area, perfect for welcoming clients and visitors. The suite features two private offices, both spacious and well-lit. The largest office is equipped with double windows, offering plenty of natural light and a pleasant view. Both offices are designed with windows to the outside, providing a bright and airy atmosphere throughout the day. At the rear of the suite, you'll find a kitchen/break area, an ideal feature for your team to enjoy breaks and refreshments during the workday. Suite 2115 offers the perfect blend of functionality and comfort in a professional environment. For more information, please contact Rightspace Commercial at 205-292-4643.

CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2116	-	690 SF	Gross	$15.00 SF/yr	Welcome to Suite 2116 at Cahaba Office Park. This versatile office suite offers a professional space perfect for a variety of businesses. Upon entry, you'll find a large reception area with a convenient reception window pass-through, ideal for greeting clients and visitors efficiently. The suite features double windows in the front office, allowing ample natural light to fill the space. As you continue, you'll discover a second single office, offering privacy and flexibility for your operations. Suite 2116 is an excellent choice for small medical practices, single practitioners, or attorneys looking for a functional and welcoming environment. For more information, contact Rightspace Commercial at 205-292-4643.
Cahaba Office Park 2117	-	855 SF	Full Service	$15.00 SF/yr	This modern office space has recently been updated with brand-new floors and fresh paint, providing a sleek and contemporary environment for your business. Upon entering, you are welcomed by a spacious Lobby that leads to two well-sized offices. The front office features large double windows that allow abundant natural light, creating an inviting and productive workspace. Just down the hall, you'll find the second office, offering additional space for your team or specialized work. A storage closet is conveniently placed to help keep your office organized and clutter-free. The wide hallway connects to the bathrooms and a common area, which offers ample room for office essentials. This area is large enough to accommodate a copier or other equipment, ensuring your workspace remains efficient and organized. Cahaba Office Park Suite 2117 is the ideal choice for businesses seeking a professional and flexible environment with modern amenities.
Cahaba Office Park 2125	Available	2,000 - 4,762 SF	Full Service	$15.00 SF/yr	Welcome to Suite 2125. With it's over 4,700 square foot floor plan, the space offers ample room to fit your needs. Featuring four private offices, three large offices/conference rooms, and a large open work space. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace

CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2208	Available	648 SF	Gross	$15.00 SF/yr	Welcome to Suite 2208. This recently renovated space offers a lobby, generous work space and a private office. New paint and floors make this suite move in ready. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2209	Available	500 - 10,010 SF	Full Service	$15.00 SF/yr	Welcome to Suite 2209. Recently renovated, this space offers a lobby and two private offices. Upgraded with flooring and fresh paint, the suite is move in ready. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2210	Available	1,952 SF	Modified Gross	$15.00 SF/yr	Cahaba 2210 features just under 2000 SF with a welcoming front office, data closet, and multiple private offices, perfect for a growing team. You'll find three full private offices, a spacious conference room, and a large open area at the rear for collaborative work. Ideal for companies looking to expand.
Cahaba Office Park 2215	-	974 SF	Modified Gross	$15.00 SF/yr	Cahaba 2215 offers just under 1000 SF with brand-new luxury vinyl plank flooring, a freshly painted reception area, and two private offices. A larger office or conference room completes the suite, making it versatile for a variety of business needs. As with all our Cahaba properties, custom build-outs are available to meet your unique requirements.
Cahaba Office Park 2217	Available	974 - 1,009 SF	Full Service	$15.00 SF/yr	Welcome to Suite 2217. Recently renovated with new flooring and fresh paint, this space is move in ready. Offering a lobby, private office, and large work space. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2218	-	708 SF	Full Service	$15.00 SF/yr	Welcome to Suite 2218. Recently renovated with new flooring and fresh paint, this space is move in ready. Featuring a generous lobby and two private offices. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2225	-	1,641 - 10,010 SF	Full Service	$15.00 SF/yr	-

CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 2226	-	876 - 10,010 SF	Full Service	$15.00 SF/yr	Discover this inviting smaller office suite on the second floor, offering direct access from the breezeways—no need to navigate the main building or use an elevator. Step into a spacious reception room with ample space for a front desk and a comfortable waiting area. To the left, you'll find a private office with windows, perfect for focused work. The suite features luxury vinyl flooring throughout, energy-efficient LED lighting, and fresh, updated paint. In the back, there's a convenient break room with a sink and space for a refrigerator, along with a door that provides private access to the shared bathroom. This well-appointed suite includes four spaces, making it an ideal choice for your business needs.
Cahaba Office Park 2250	Available	500 - 10,010 SF	Full Service	$15.00 SF/yr	Welcome to Suite 2250. Featuring eleven private offices, large break room, receptionist office, copy room, and larger workspace in the rear. With over 4300 square feet, this suite is large enough for your business to grow. Flexible lease terms are available, and the space can be quickly customized to fit your business's needs. Perfect for law firms, medical offices, or nonprofits seeking an efficient workspace
Cahaba Office Park 2260	Available	500 - 10,010 SF	Full Service	$15.00 SF/yr	Elevate your business in this spacious second-floor office suite, offering approximately 3,000 SF of customizable space. Conveniently located near the stairs, this suite features ample parking right outside, ensuring easy access for both you and your clients. With two entry doors leading into a wide-open lobby area, the space is perfectly suited for a variety of business needs. Whether you require an open workspace or more defined areas, our in-house construction team is ready to customize the layout according to your specifications. Inside, you'll find four private offices, a small IT room/closet, and a generously sized break room complete with cabinets, a sink, and space for a refrigerator—ideal for creating a comfortable work environment. The suite is bathed in natural light, thanks to the large windows throughout, which not only enhance the ambiance but also boost productivity. This suite combines flexibility, convenience, and a prime location to offer the perfect setting for your business to thrive.
Cahaba Office Park 3101	Available	4,296 SF	Full Service	$15.00 SF/yr	-
Cahaba Office Park 3116	-	1,130 SF	Full Service	$15.00 SF/yr	Discover this versatile first-floor office suite featuring a spacious lobby and a wide-open layout that can be tailored to your needs. Whether you require an open workspace or the suite converted into three private offices, our in-house construction team is ready to make it happen. The space boasts brand-new luxury vinyl flooring, energy-efficient LED lighting, and fresh, neutral paint, creating a modern and professional environment. With a shared bathroom and convenient first-floor access, this suite is the perfect blank canvas for your business.

CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 3133	-	2,212 SF	Full Service	$15.00 SF/yr	This bright and quiet lower-level suite offers the perfect workspace for a growing business. It features a welcoming lobby and sitting area, and the first office comes with a pass-through window for reception or privacy. The spacious common conference room is ideal for meetings, while the adjacent office is set up with two workstations. With six good-sized offices, a break room with ample storage, and a shared bathroom, this full-service suite includes internet, power, and water. Ready for your business needs—schedule a tour today!
Cahaba Office Park 3204	Available	1,262 SF	Full Service	$15.00 SF/yr	Are you searching for the perfect office space in a peaceful, quiet location? Look no further! This second-floor unit offers everything you need for a functional and welcoming workspace. As you step in, you'll be greeted by a spacious open area, ideal for a reception or secretary's desk, with plenty of room to customize to your needs. The neutral color scheme throughout makes it easy to add your personal touch, creating the perfect environment for your business. Down the hallway, you'll find two private offices designed for focused work or meetings, along with a large break room equipped with ample storage, a sink, and space for a refrigerator. For your storage needs, there's a dedicated room ready for use. The unit is move-in ready, and if any additional customization is required, in-house construction is available. For added convenience, there's a shared bathroom, as well as both a stairway and a ramp for easy access. Don't miss out on this fantastic opportunity—contact us today to schedule a viewing!
Cahaba Office Park 3209	Available	1,399 SF	Gross	$15.00 SF/yr	Discover the perfect workspace on the second floor of this well-maintained building. This suite features five private offices, including two corner offices with large windows that offer plenty of natural light and great views. The remaining three offices each have double windows, ensuring every workspace is bright and inviting. In addition to the offices, this suite includes a dedicated storage/electrical room, providing the extra space you need to keep your office organized and efficient. Whether you're expanding your business or looking for a more professional environment, this office suite is ready to meet your needs. Contact us today to schedule a tour and see how this space can work for you!

CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cahaba Office Park 3214	-	831 - 1,735 SF	Full Service	$15.00 SF/yr	This smaller second-floor office suite offers the perfect blend of accessibility and comfort. With breezeway access, you can skip the main lobby and elevators, ensuring quick and convenient entry. As you step inside, you're welcomed by a reception area that doubles as a break room, complete with a sink, cabinets, and a refrigerator. A pass-through window connects this space to one of the three private offices, allowing for easy communication throughout the suite. In addition to the private offices, the suite features a mechanical room for extra storage and provides easy access to a nearby common bathroom. Whether you're seeking a functional workspace or a more relaxed office environment, this suite can be customized to suit your needs. Contact us today to learn more or schedule a tour!
Cahaba Office Park 3218	-	904 - 1,735 SF	Full Service	$15.00 SF/yr	This smaller second-floor office suite offers the perfect blend of accessibility and comfort. With breezeway access, you can skip the main lobby and elevators, ensuring quick and convenient entry. As you step inside, you're welcomed by a reception area that doubles as a break room, complete with a sink, cabinets, and a refrigerator. A pass-through window connects this space to one of the three private offices, allowing for easy communication throughout the suite. In addition to the private offices, the suite features a mechanical room for extra storage and provides easy access to a nearby common bathroom. Whether you're seeking a functional workspace or a more relaxed office environment, this suite can be customized to suit your needs. Contact us today to learn more or schedule a tour!
Cahaba Office Park 3220	Available	500 - 8,953 SF	Full Service	$15.00 SF/yr	Welcome to Suite 3220. Boasting over 6200 square feet, the space offers many different configurations suit your needs.

CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

OFFICE BUILDING FOR LEASE

CAHABA PARK

200 CAHABA PARK CIR, BIRMINGHAM, AL 35242



CASE MCNEILL
205.292.4643
case@rightspacecre.com

RICHARD HENRY
205.799.8110
richard@rightspacecre.com

RIGHT SPACE
rightspacecre.com