



# THE HARDWICK

ON THE ROTARY TRAIL

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BIRMINGHAM, AL



## THE HARDWICK

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Downtown Birmingham is a rare blend of **urban vitality** and **rich historical heritage**, and The Hardwick will seamlessly extend this dynamic energy. Nestled along The Rotary Trail, it offers a **modern fusion** of **thoughtful design**, **advanced technology**, and a **vibrant mixed-use environment**. Its pedestrian-friendly layout will provide an inviting space for a **diverse mix of office tenants, retailers, and restaurants**, all contributing to the area's unique charm and appeal.

## BIRMINGHAM

# THE MAGIC CITY

“Seeing the potential for growth in every nook and cranny, The Magic City has cast a spell on a whole generation that wants to see it shine like it never has before.”

LEE SHOOK, JR.,  
HOST, BIRMINGHAM MOUNTAIN RADIO



MORE THAN  
**1.19 MILLION IN MSA**  
largest population and economic region in the state

DOWNTOWN BIRMINGHAM  
**TO DOUBLE IN POPULATION**  
within the next 10 years

NEARLY  
**4 MILLION ANNUAL VISITORS**  
generating \$2.52B in Birmingham's economic impact

BIRMINGHAM-HOOVER  
**RANKING TOP 10**  
most generous metros in the nation

APPROXIMATELY  
**21 MIXED-USE PROJECTS**  
under construction in downtown Birmingham

## HARDWICK NEIGHBORS

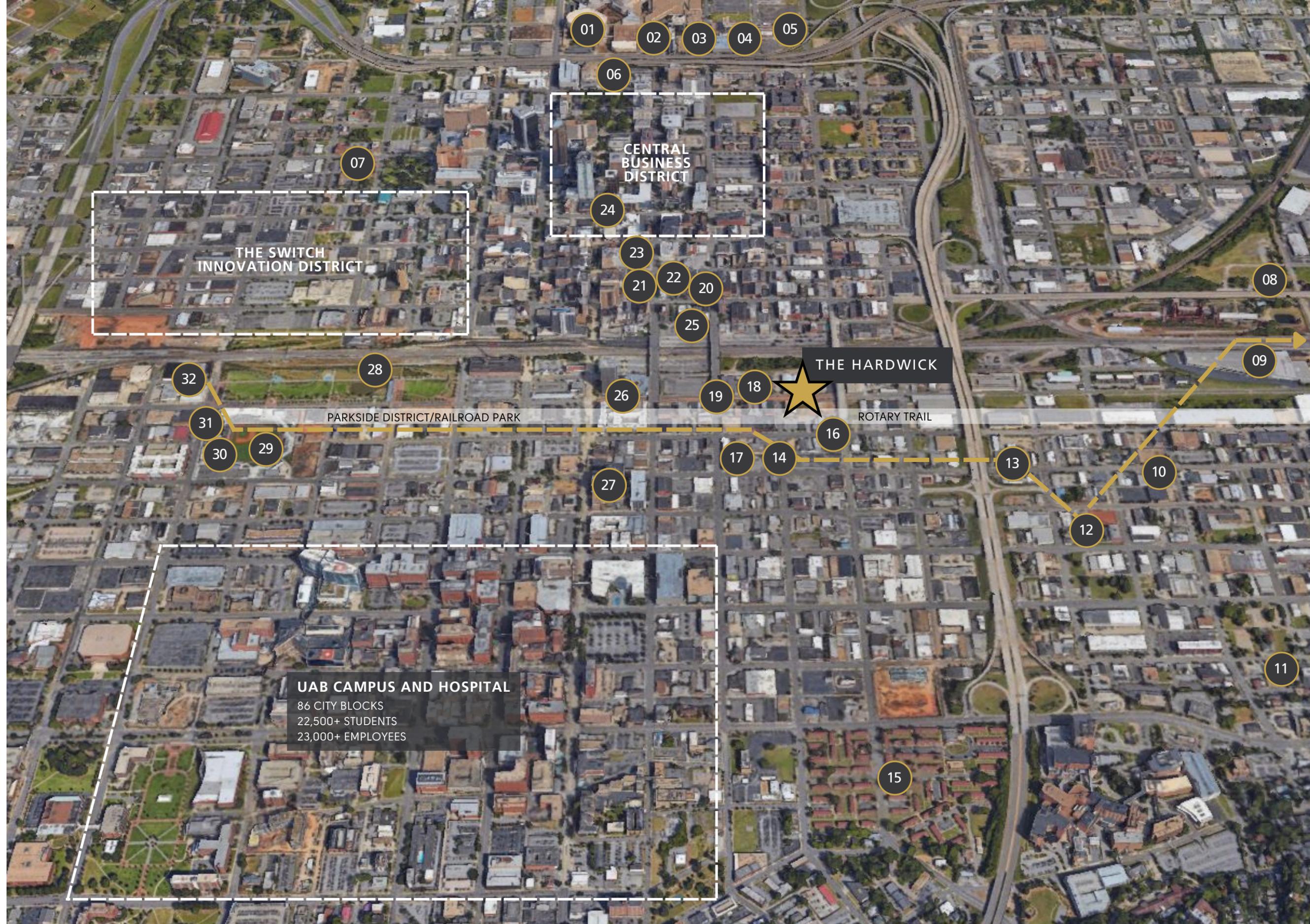
01. BIRMINGHAM ANIMAL HOSPITAL + RESORT
02. GOOD DOG BAR AND PARK
03. THE TRACKS APARTMENTS
04. AVENUE A LUXURY TOWNHOMES
05. THE BATTERY PHASE 1 & 2
06. 20 MIDTOWN PHASE 3
07. 20 MIDTOWN PHASE 1 & 2
08. STATION 121 APARTMENTS
09. PNC BANK
10. LANDING HQ & SHIPT OFFICE/ THE FRANK
11. THE ESSENTIAL
12. FOUNDERS STATION
13. MERCANTILE ON MORRIS
14. WILLIAMS BLACKSTOCK ARCHITECTS  
CREATURE  
FIFTH DIMENSION ARCHITECTS  
SCOUT BRANDING
15. CARRIGAN'S PUBLIC HOUSE
16. PAPER DOLL BAR  
CASSANOVA BAR & LOUNGE
17. QUEEN'S PARK
18. NEON MOON
19. EAST WEST
20. LA FRESCA
21. AVINE WINE BAR
22. EL BARRIO
23. BAMBOO ON 2ND
24. THE COLLINS BAR
25. HELEN  
PARAMOUNT BAR  
TRATTORIA ZAZA  
BRICK & TIN  
BISTRO 218
26. THE KELLY HOTEL
27. THE MARGARET BAR



## DOWNTOWN NEIGHBORS

01. BJCC/LEGACY ARENA
02. THE WESTIN/SHERATON
03. UPTOWN
04. PROTECTIVE STADIUM
05. TOP GOLF
06. BIRMINGHAM MUSEUM OF ART
07. BIRMINGHAM CIVIL RIGHTS INSTITUTE
08. BACK FORTY BEER CO.
09. AVONDALE BREWING/CAHABA BREWING CO.
10. PEPPER PLACE
11. LAKEVIEW
12. TRIM TAB BREWING COMPANY
13. GHOST TRAIN BREWERY
14. BIRMINGHAM DISTRICT BREWING CO.
15. SOUTHTOWN COURT
16. AVENUE A TOWNHOMES
17. THE BATTERY
18. THE RAILYARD APARTMENTS
19. THE ROTARY TRAIL
20. 2ND AVENUE DISTRICT
21. THE PIZITZ FOOD HALL
22. ELYTON HOTEL/FAIRFIELD INN
23. MCWANE SCIENCE CENTER
24. THE THEATRE DISTRICT
25. FOUNDERS STATION/MORRIS AVE. DISTRICT
26. STATION 121
27. 20 MIDTOWN/PUBLIX
28. RAILROAD PARK
29. REGIONS FIELD
30. URBAN SUPPLY
31. GOOD PEOPLE BREWING CO.
32. MONDAY NIGHT BREWERY

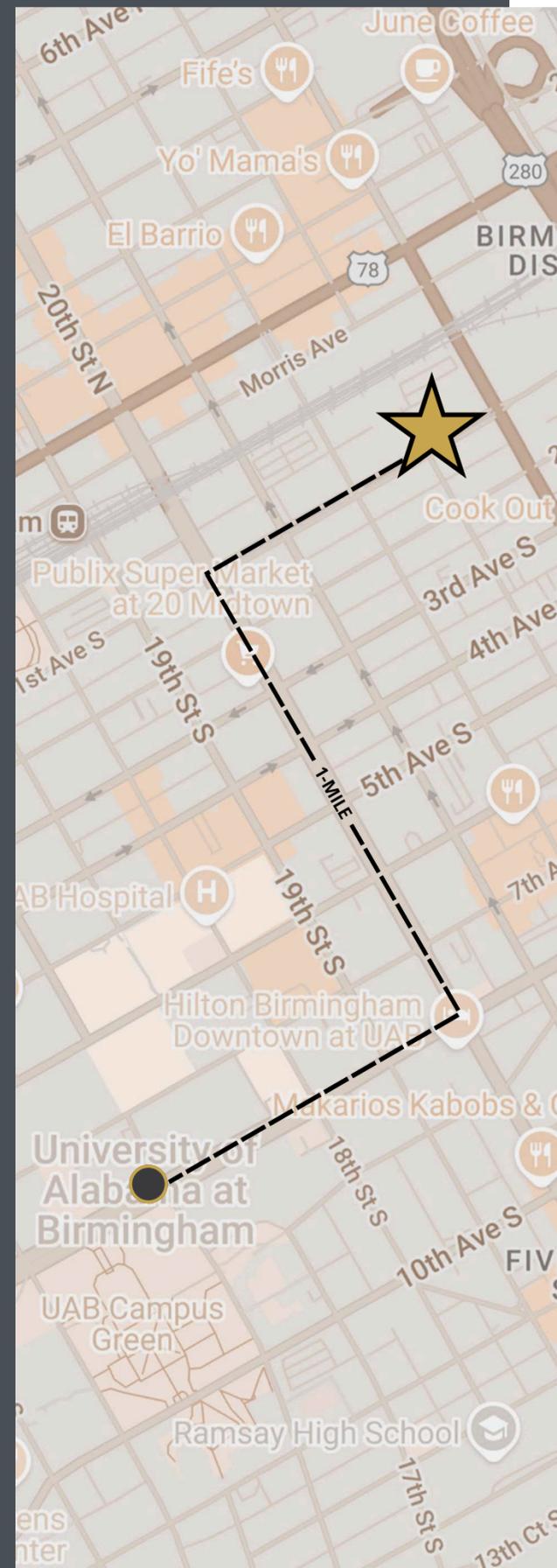
— BREWERY TRAIL



MINUTES FROM  
**UNIVERSITY OF ALABAMA,  
BIRMINGHAM**

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The Hardwick sits just one-short mile away from UAB which boasts thousands of students and employees and is consistently recognized as one of the top transplant centers in the world.



ENCOMPASSING  
**86 CITY BLOCKS**

WORLD-RENOWNED  
**RESERACH UNIVERSITY & MEDICAL CENTER**

EXCEEDS  
**\$12B IN ANNUAL ECONOMIC IMPACT**

MORE THAN  
**22,500 STUDENTS**

MORE THAN  
**23,000 EMPLOYEES**

## THE HARDWICK

The Hardwick is a 110-year-old historical building, originally home to The Hardwick Company Inc, a steel processing plant that has now been preserved and reimagined alongside the evolution of The Magic City.



63K SF OF MIXED-USE INCLUDING CLASS-A OFFICE, RESTUARANTS & RETAIL



INDOOR & OUTDOOR PEDESTRIAN PLAZA



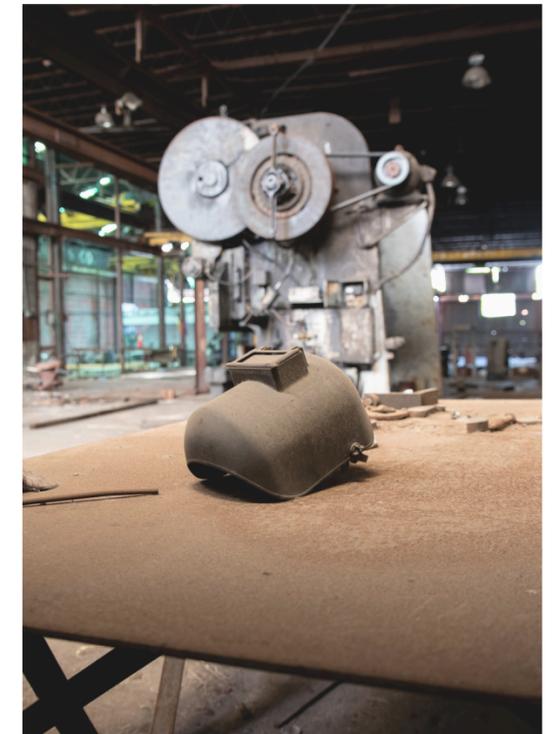
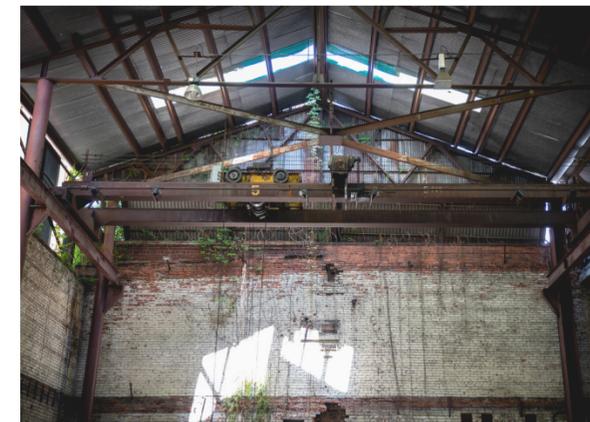
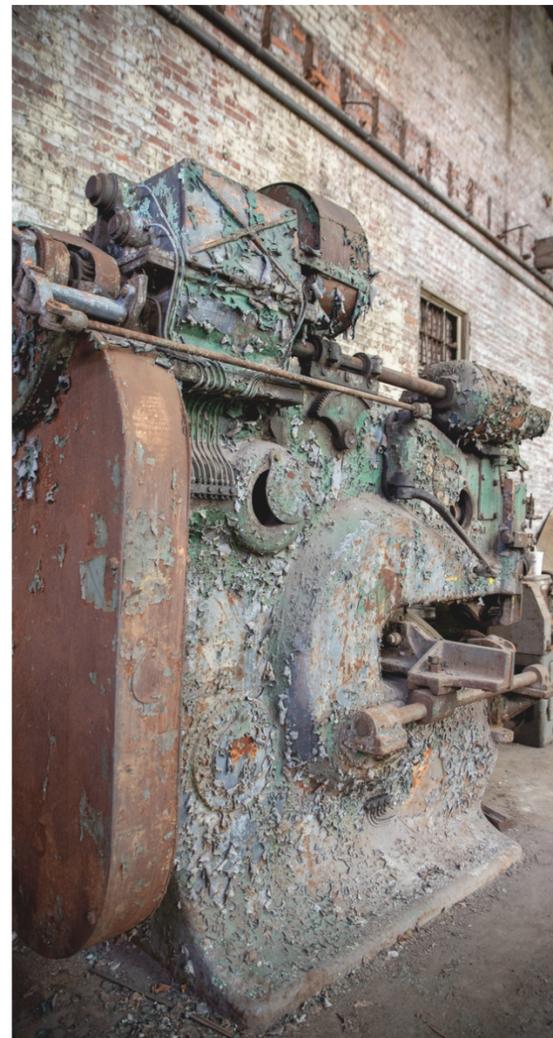
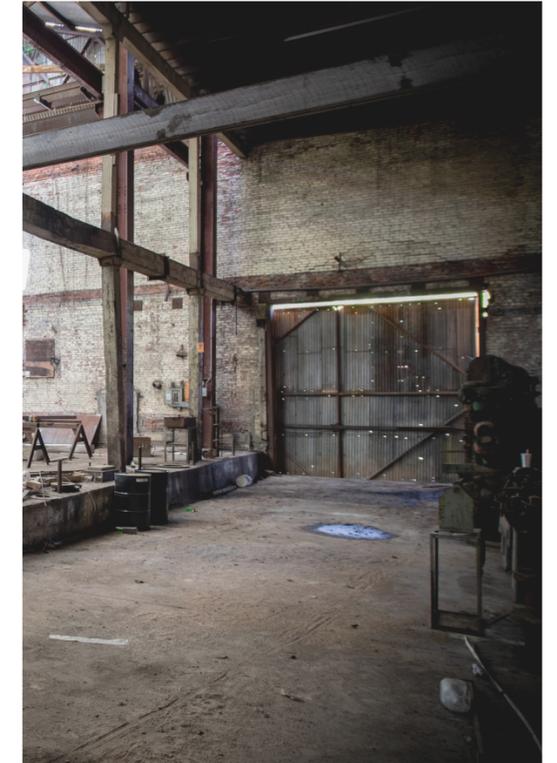
CLOSE & EASY ACCESS TO RED MOUNTAIN EXPY, US HWY 280 AND I-65



LOCATED DIRECTLY ON THE ROTARY TRAIL



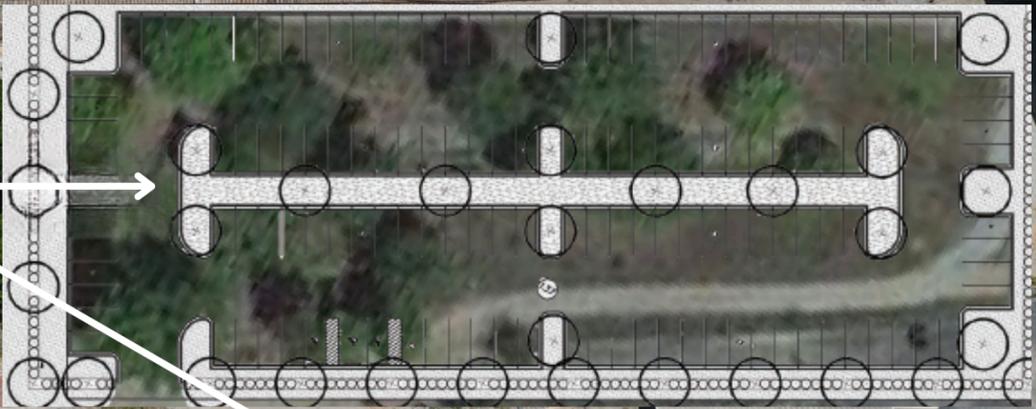
ON-SITE PARKING, STREET PARKING & BIKE LOCKERS





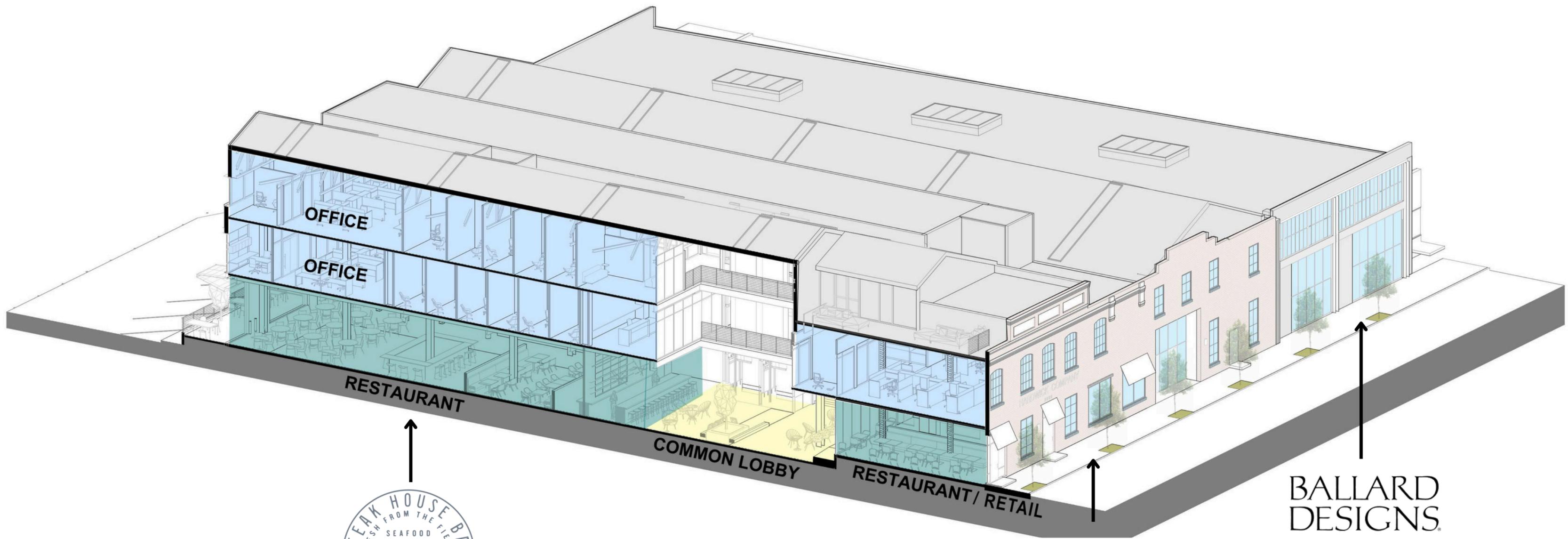


190 NEW ON-SITE  
PARKING SPACES

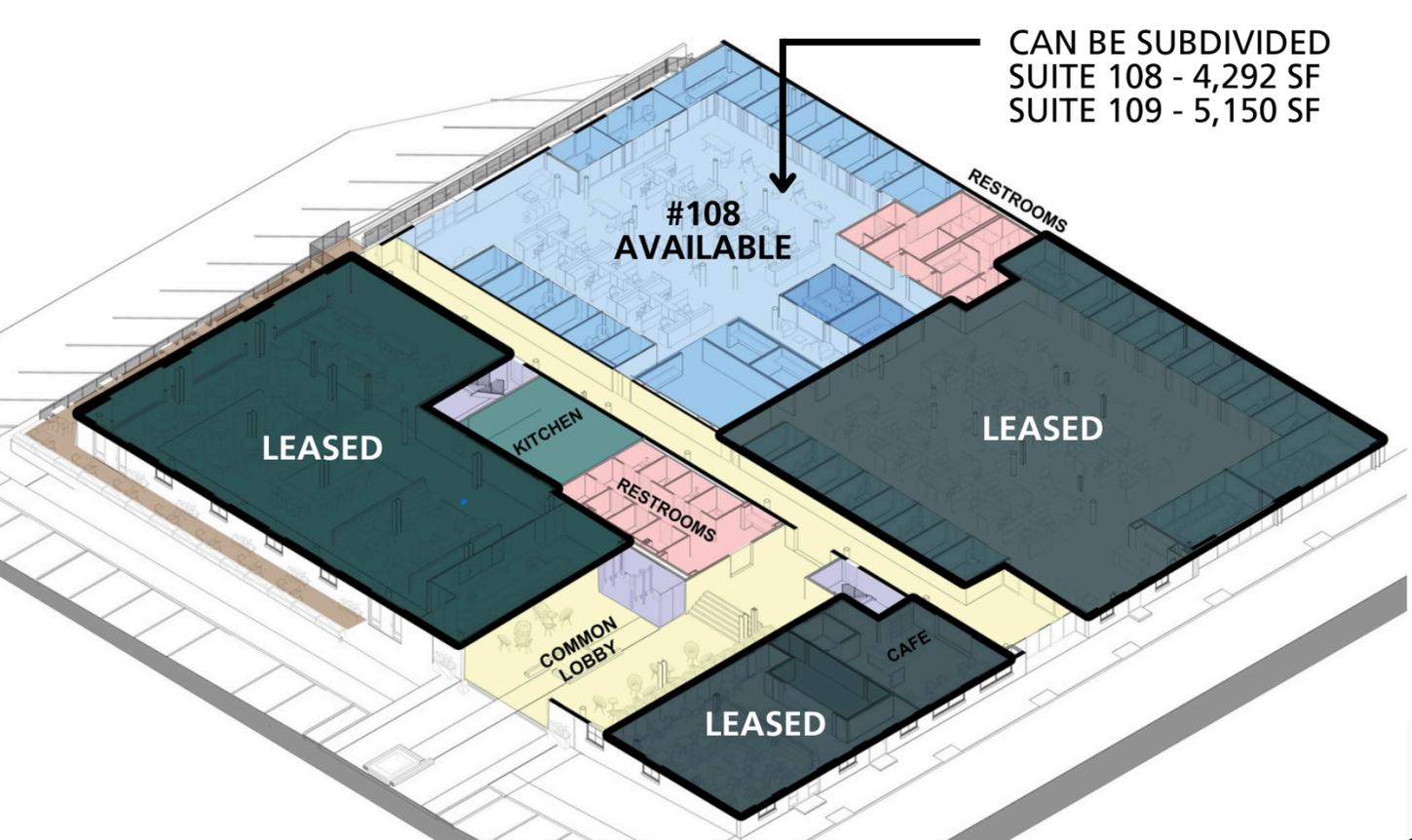


78 STREET  
PARKING SPACES

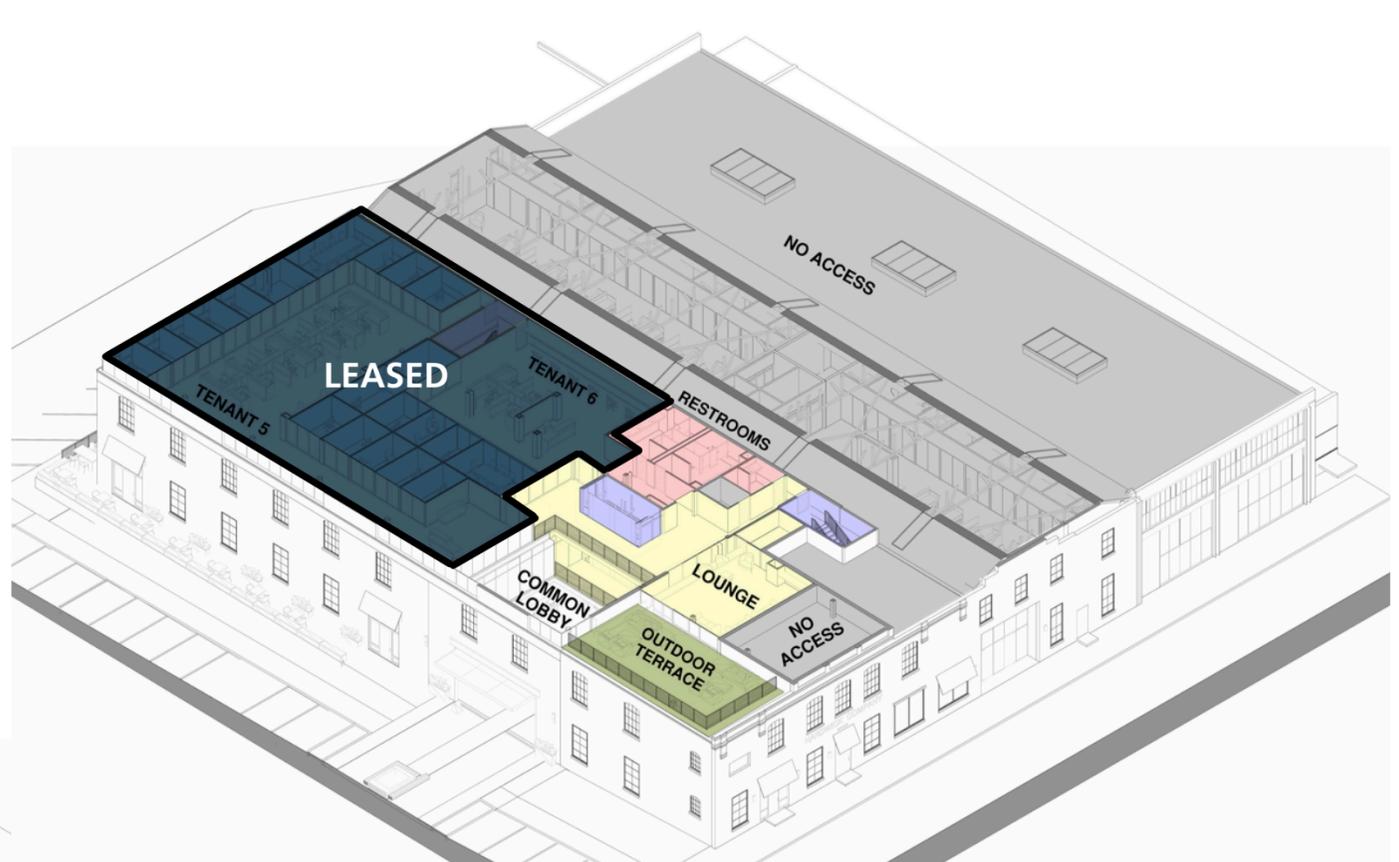
★  
THE HARDWICK



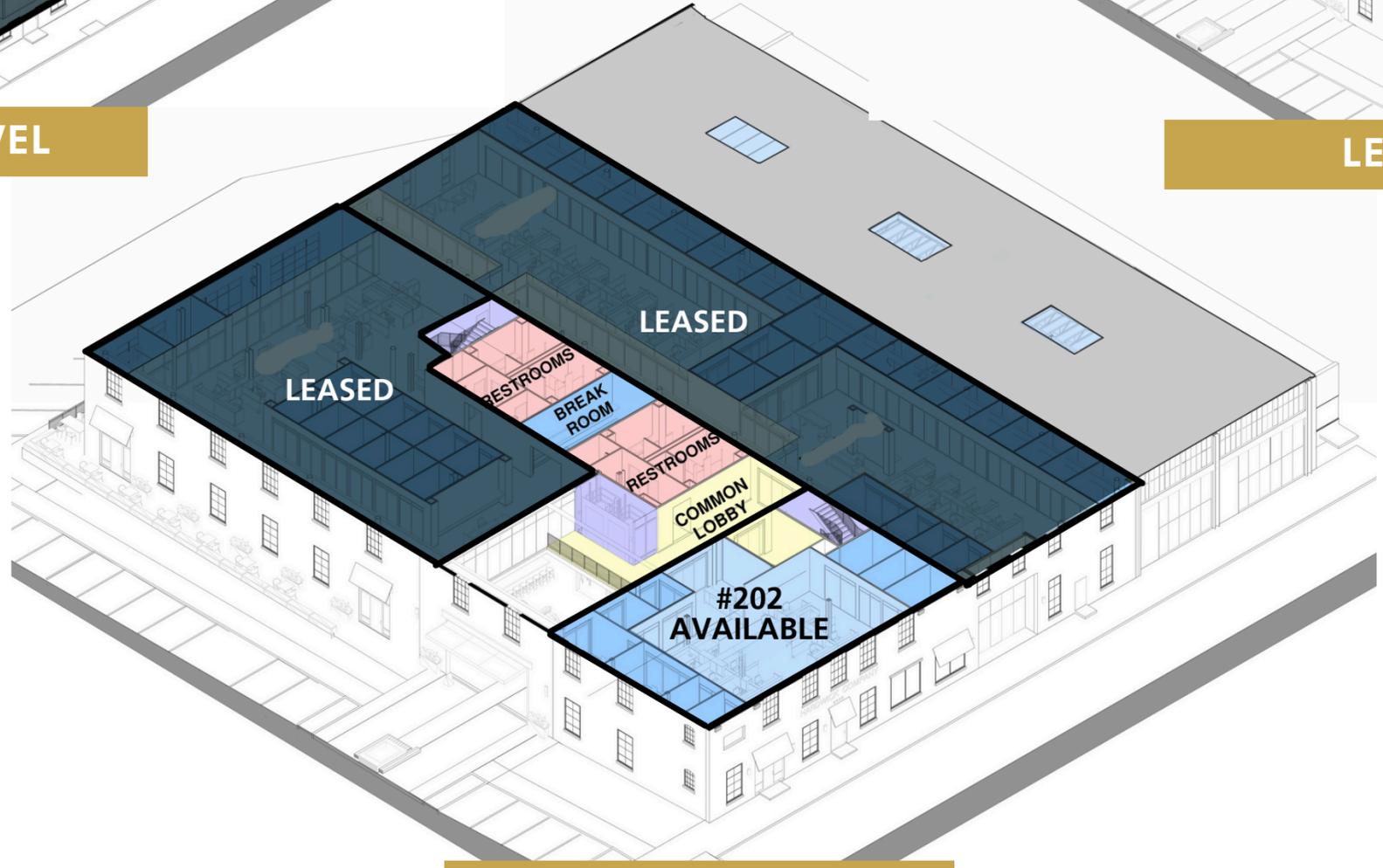
BALLARD  
DESIGNS



**GROUND LEVEL**



**LEVEL 3**



**LEVEL 2**

**AVAILABLE SPACE**

SUITE 108: 9,977 SF  
 SUITE 202: 3,544 SF

# GROUND LEVEL RESTAURANTS



Lapeer, by Maven Restaurant Group, is a chef inspired steak and seafood concept with a cozy boutique modern vibe originating in Alpharetta, GA.

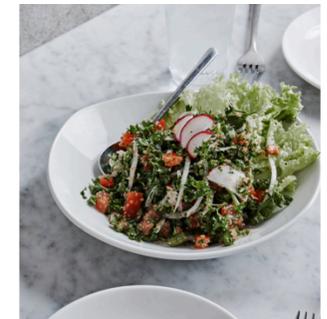
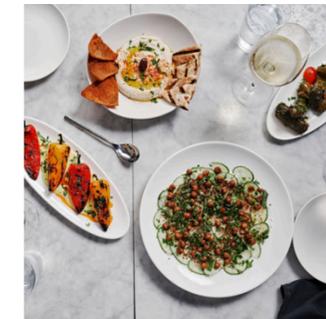
6,570 SQ FT GROUND LEVEL



# EPICE

Epice is a family-owned Lebanese bistro originating in the heart of Nashville, TN.

2,890 SQ FT GROUND LEVEL



## GROUND LEVEL RETAIL

# BALLARD DESIGNS

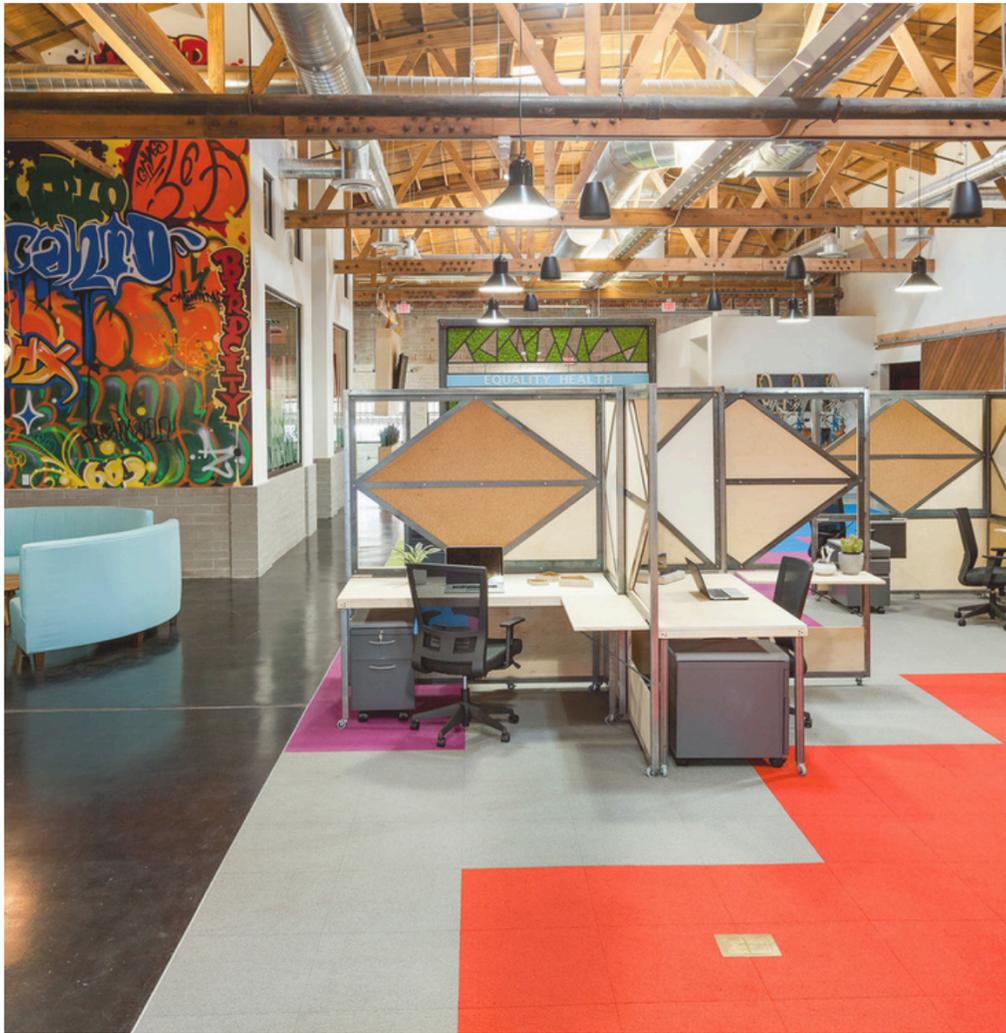
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An upscale furniture and home decor store.

8,006 SQ FT GROUND LEVEL



# OFFICE



# THE HARDWICK

## ON THE ROTARY TRAIL

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### NATIONAL LEASING

JAKE DATNOFF  
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205.795.4131



### OFFICE LEASING

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