



EXTRAORDINARY DELIVERED

LAKESHORE PARK PLAZA

Birmingham, Alabama
Investment Sales

OPPORTUNITY

A four-story, 196,871 SF, Class A quality asset situated in the premier Midtown submarket of Birmingham, Alabama. The Property offered excellent access to Highways 280 and 31, as well as I-65, neighboring retail, dining, and the most affluent neighborhoods in Birmingham.

SOLUTION

- Highlighted Lakeshore Park Plaza's diverse and committed tenancy, where no one industry represented more than 18% of the occupied square footage and 36% of tenants have been at the Property for 10 years or more.
- Emphasized the ability to achieve potential rental appreciation as in-place rents were below market allowing a new investor to push rental rates and achieve enhanced returns.
- Marketed recent capital improvements of \$1.2M, including restroom renovations, elevator modernization, and updated building controls.

RESULTS

Transwestern's Southeast Investment Services Group closed the \$30,450,756 sale of Lakeshore Park Plaza. With the submarket's strong fundamentals, the Property is expected to retain its stable cash flow from its diverse mix of committed tenants.