

The Corporate Realty Offices

**Location:**

Birmingham, Alabama

Developer:

Corporate Realty Development

Architect:

GA Architecture Studio

Square Footage:

6,900

Completion:

August 2005

Awards:

2005 ABC "Excellence in Construction" for Historical Restoration

Summary:

Corporate Realty's office is a 6,900 square foot renovation on the third floor of the historic Saks Building in downtown Birmingham. The space is designed to give the office a modern appearance while retaining the feeling of being in an historic building.

The developer worked closely with the architect and the contractor during the design and budgeting phase of the project to maximize value. The entire project team worked toward meeting the project budget by reusing many of the building's existing features including the hardwood floor and bead board ceiling, HVAC, fire sprinkler, and plumbing system.

One of the renovation's most challenging issues was that demolition and construction had to take place while other tenants occupied the building in the floors below.

The building is currently 100% occupied and the activity around it continues to encourage redevelopment westward.