

## Bakers Row



**Location:**  
Birmingham, AL

**Developer:**  
Corporate Realty Development  
LIV Development

**Architect:**  
KPS Group, Inc.

**Contractor:**  
Murray Building Company

**Completion Date:**  
August 2015

**Square Footage:**  
30,212 SF

**Value:**  
\$6.6 M

**Opportunity:**

Initially pitched as a site for a downtown ballpark, the site became a prime piece of real estate due to its proximity to Railroad Park and Regions Field – two assets that have become catalysts for downtown’s growth. The main building, constructed in the early 1940’s, was used as a commercial baking facility up until its closure in 2013. Distinct architectural style of the building and anchor position along the western edge of Railroad Park made for a wonderful opportunity for an adaptive re-use development.

**Result:**

The main building, which once housed bread ovens and packaging machinery, is now over 30,000 square feet of sleek, modern office space that offers natural lighting and open layouts. Features often found in older factories like “Sawtooth glass” windows, roofs containing glass angled to diffuse light but keep out summer heat, were kept intact to preserve the character of the former bakery. Ample parking, a rarity in the downtown Birmingham area, is available in the transformed metal building adjacent to the main building. Bakers Row maintains attractive frontage with clean landscaping that supports a walkable environment.

The Bakers Row development brought new life into a building that may have otherwise been abandoned and left to deteriorate. This type of development aids in land preservation and is a sustainable option to reclaim sites which may not be utilized in their current state.