



ONE FEDERAL PLACE

2005 – 2006 BOMA Birmingham Local TOBY Award Winner

250,000 – 499,999 Square Feet Category



PROPERTY MANAGED BY:

DIANE S. DAMERON
BARRY REAL ESTATE COMPANIES, INC.

PROPERTY OWNED BY:

TOMORROW 35 FEDERAL, LP

One Federal Place redefines the workplace. In the heart of the Magic City, One Federal Place offers wide open spaces and amenities one would expect to see in a suburban office park. One Federal Place is reinventing the city center with the newest, most efficient Class A office building in more than a decade.

Located directly across the street from the Federal Courthouse, the building stands eleven stories tall, with restaurants, retail and pocket parks to enhance the pedestrian environment. One Federal Place is a 300,012 RSF building with an efficient 25,000 SF floor plate and 43-foot bay depths from the central corridor to the windows. The building features a granite and marble lobby.

One Federal Place offers 450 parking spaces in the attached deck, plus 700 in the BPA deck across the street, adding up to more parking per square foot than any other Class A office building downtown.

The building offers an environment with a state-of-the-art, energy efficient HVAC system with controllable zones every 1,500 SF and an on-site security system offering 24-hour electronic card-access security that provides for both efficient and reliable protection. The building is equipped with fiber optic, satellite and high-speed Internet communications, including six watts per SF, supporting computers, network servers, printers, and any other high-tech office equipment.