

Lakeshore office sale tops \$8M



A local real estate firm acquired an office/service center property.

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A Birmingham-based real estate company acquired an Oxmoor submarket office property for \$8.6 million.

The Barber Cos. and its affiliate, Birmingham Realty Co., bought the land and building at 201 London Parkway in separate deals on Feb. 14, public records show.

The Barber Cos. retains the 6.15 acres of land, and Birmingham Realty Co. retains the 58,174-square-foot building, along with fixtures and other improvements. In total, the property was valued at \$7.39 million for tax purposes in an assessment for 2024

The seller was STOW Lakeshore 201 LLC, a company associated with Tampa, Florida-based Arcis Investments, which acquired the property in 2007.

Arcis Investments has sold off several metro area office and industrial properties in recent years, including properties at [Riverchase Business Park](#), [Cahaba Park Office Center](#), [Beacon Center](#) and [Lakeshore Crossings](#).

Arcis Investments decided to sell the property after some members of the ownership wanted out, but the investment group is looking for office, industrial and flex/service center properties in the Birmingham metro, according to Bruce Burdge, principal at Arcis.

“Most are very interested in staying actively invested in the Birmingham commercial real estate market, a market that I have been actively involved in for 28-plus years. Birmingham is a great market with strong investment fundamentals and a very nice business culture,” Burdge said.

Tenants at 201 London Parkway include [VAP Diagnostics Lab](#), Guardian Pharmacy of Birmingham and ABS Business Systems, which recently [relocated from 2317 Second Ave. S.](#)

The Vulcan/Oxmoor submarket has not seen many office sales in recent months, but in November, Southland Training Solutions acquired 204 Frankfurt Circle, according to public records, and [400 Industrial Lane](#) sold to the parent of several moving companies.

Leasing activity has been hotter, with [801 Tom Martin Drive](#) going from vacant to fully leased in roughly six months. According to market research from Graham & Co., the 1.3 million square feet of office space in the Vulcan/Oxmoor submarket has a 76.59% occupancy rate.