Property Summary Report

4811 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1979; Renov 2018**
RBA:	**15,300 SF**
Floors:	**1**
Typical Floor:	**15,300 SF**

LAND

Land Area:	**4.00 AC**

EXPENSES PER SF

Taxes:	**$1.14 (2017)**

PARCEL

17-03-05-1-001-008.000

LEASING

Available Spaces:	15,300 SF Available in 1 Space
Availability:	100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	15,300 S	Industrial	Direct	15,300/3,000 ofc	15,300	15,300	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 2.61/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	**Crown Group**
Recorded Owner:	**Crown Group**

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Property Summary Report

4815 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1982**
RBA:	**40,000 SF**
Floors:	**2**
Typical Floor:	**20,000 SF**

LAND

Land Area:	**8.48 AC**
Zoning:	**Office**

EXPENSES PER SF

Taxes:	**$0.77 (2018)**

PARCEL

17-03-05-1-001-009.000

LEASING

Available Spaces:	1,000 - 20,000 SF Available in 1 Space
Availability:	50.0% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,000 - 20,000	20,000	20,000	Withheld	Negotiable	3 Yrs

TRANSPORTATION

Parking:	129 Surface Spaces are available; Ratio of 3.00/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	**Crown Group**
Recorded Owner:	**Crown Group**

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Property Summary Report

5025 Bradford Dr - Building 1

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Office**
Year Built:	**2007**
RBA:	**71,936 SF**
Floors:	**2**
Typical Floor:	**45,000 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**11.00 AC**

EXPENSES PER SF

Taxes:	**$0.43 (2018)**

PARCEL

17-03-06-1-002-002.000

LEASING

Available Spaces:	15,000 - 40,000 SF Available in 1 Space
Availability:	55.6% Available; 55.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Bldg.30	Office	Sublet	15,000 - 40,000	40,000	40,000	$21.00/FS	Vacant	Negotiable

TRANSPORTATION

Parking:	264 Surface Spaces are available; Ratio of 4.00/1,000 SF
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	**Bradford Associates LLC**
Property Manager:	**NAI Chase Commercial Realty, Inc.**
Recorded Owner:	**Bradford Associates Llc Ii**

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Property Summary Report

5000 Bradford Dr NW - Research Place

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1999**
RBA:	**274,657 SF**
Floors:	**1**
Typical Floor:	**272,500 SF**
Construction:	**Masonry**

LAND

Land Area:	**24.25 AC**
Zoning:	**RP**

EXPENSES PER SF

Taxes:	**$0.01 (2018)**

PARCEL

17-03-05-2-001-002.000

AMENITIES

Signage

LEASING

Available Spaces:	5,800 SF Available in 1 Space
Availability:	2.1% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3B	Office	Direct	5,800	5,800	5,800	$17.50/FS	Jul 2020	Negotiable

SALE

Last Sale:	Portfolio of 4 Office Properties in Huntsville, AL Sold on Apr 1, 2020

TRANSPORTATION

Parking:	1,351 free Surface Spaces are available; Ratio of 4.92/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (19)

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Property Summary Report

5000 Bradford Dr NW - Research Place

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

PROPERTY CONTACTS

True Owner:	**Bluerock Real Estate, LLC**	Recorded Owner:	**Huntsville Nyl Llc**
Prior True Owner:	**Colonial Properties Trust**		

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Property Summary Report

4900-4970 Corporate Dr - Corporate Park Office & Technical Center

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1985**
RBA:	**184,811 SF**
Floors:	**1**
Typical Floor:	**184,811 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**22.00 AC**
Zoning:	**Research Park East**

EXPENSES PER SF

Taxes:	**$0.34 (2018)**

PARCEL

14-09-32-3-000-004.000

LEASING

Available Spaces:	3,639 - 5,132 SF Available in 3 Spaces
Availability:	6.7% Available; 2.0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4960-12	Office	Direct	5,132	5,132	5,132	$14.75/MG	30 Days	3 Yrs
P 1st	4910-D	Office	Direct	3,639	3,639	3,639	$14.75/MG	30 Days	Negotiable
P 1st	4930-B	Office	Direct	3,661	3,661	3,661	$14.75/MG	Vacant	3 Yrs

TRANSPORTATION

Parking:	Ratio of 4.50/1,000 SF
Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (18)

PROPERTY CONTACTS

True Owner:	**FGH Corporate Park Ltd.**
Property Manager:	**NAI Chase Commercial Realty, Inc.**
Recorded Owner:	**FGH Corporate Park Ltd.**

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Property Summary Report

4955 Corporate Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1989**
RBA:	**50,000 SF**
Floors:	**3**
Typical Floor:	**16,666 SF**

LAND

Land Area:	**3.39 AC**
Zoning:	**B2**

EXPENSES PER SF

Taxes:	**$0.65 (2018)**

PARCEL

14-09-32-3-000-012.000

AMENITIES

Air Conditioning

LEASING

Available Spaces:	7,787 SF Available in 1 Space
Availability:	15.6% Available; 15.6% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	7,787	7,787	7,787	$16.50/MG	Vacant	Negotiable

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Minimal Transit (20)

PROPERTY CONTACTS

True Owner:	**Corp Drive LLC**
Recorded Owner:	**Corp Drive LLC**

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Property Summary Report

4912 Research Dr

Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Year Built:	**1977**
RBA:	**40,000 SF**
Floors:	**1**
Typical Floor:	**40,000 SF**

LAND

Land Area:	**4.00 AC**
Zoning:	**CRP**

EXPENSES PER SF

Taxes:	**$0.61 (2018)**

PARCEL

14-09-32-3-000-019.000

LEASING

Available Spaces:	40,000 SF Available in 1 Space
Availability:	100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	40,000	40,000	40,000	$11.99/N	Vacant	Negotiable

TRANSPORTATION

Parking:	121 Surface Spaces are available; Ratio of 3.02/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (16)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	**Sharp Companies**
Recorded Owner:	**Fifth Avenue Agency Inc**

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Property Summary Report

4940 Research Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1986**
RBA:	**24,200 SF**
Floors:	**1**
Typical Floor:	**24,200 SF**
Construction:	**Metal**

LAND

Land Area:	**4.92 AC**
Zoning:	**Cummings Resear…**

EXPENSES PER SF

Taxes:	**$0.46 (2012)**
Opex:	**$0.18 (2012)**
Total Expenses:	**$0.64 (2012)**

PARCEL

14-09-31-0-000-065.000

LEASING

Available Spaces:	12,000 SF Available in 1 Space
Availability:	49.6% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	12,000	12,000	12,000	$12.00/MG	Aug 2020	Negotiable

SALE

Last Sale:	Sold on Dec 31, 2014 for $500,000 ($20.66/SF)

TRANSPORTATION

Parking:	60 free Surface Spaces are available; Ratio of 2.70/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	**Dorning Properties LLC**
Prior True Owner:	**Historical Antiques Inc**
Recorded Owner:	**Dorning Properties LLC**

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Property Summary Report

4906 NW Research Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1981**
RBA:	**40,000 SF**
Floors:	**1**
Typical Floor:	**40,000 SF**
Construction:	**Metal**

LAND

Land Area:	**4.00 AC**
Zoning:	**RP**

EXPENSES PER SF

Taxes:	**$0.86 (2009)**

PARCEL

14-09-32-3-000-027.000

AMENITIES

Air Conditioning

LEASING

Available Spaces:	39,000 SF Available in 1 Space
Availability:	97.5% Available; 97.5% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	39,000	39,000	39,000	$13.00/MG	Vacant	Negotiable

TRANSPORTATION

Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (16)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	**Kbm Enterprises, Inc.**	Recorded Owner:	**KBM Enterprises Inc**

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Property Summary Report

140 Sparkman Dr NW - Building 140

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Single**
Year Built:	**1964**
RBA:	**130,073 SF**
Floors:	**2**
Typical Floor:	**124,500 SF**
Ceiling Ht:	**24'**
Construction:	**Metal**

LAND

Land Area:	**21.90 AC**

EXPENSES PER SF

Taxes:	**$0.70 (2016)**

PARCEL

17-03-05-4-000-002.000

LOADING

Docks:	**5 ext**	Drive Ins:	**10 tot.**
Cross Docks:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Power:	277a/480v 3p

FEATURES

Storage Space

LEASING

Available Spaces:	32,536 - 130,036 SF Available in 4 Spaces
Availability:	175.0% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Building	Industrial	Sublet	65,036/32,500 ofc	65,036	97,572	$8.50/MG	30 Days	Thru Sep 2020
E 1st		Industrial	Direct	65,036	65,036	130,036	Withheld	30 Days	Negotiable
P 2nd	Building	Industrial	Sublet	32,536/32,536 ofc	32,536	97,572	$8.50/MG	30 Days	Thru Sep 2020
E 2nd		Industrial	Direct	65,000	65,000	130,036	Withheld	30 Days	Negotiable

Property Summary Report

140 Sparkman Dr NW - Building 140

Huntsville, AL 35805 - Cummings Research Park Submarket

SALE

Last Sale:	Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

PROPERTY CONTACTS

True Owner:	**Richard P Musgrove**	Recorded Owner:	**Richard P & Susan E Musgrove**
Recorded Owner:	**Susan Musgrove**	Prior True Owner:	**Axis Solutions**

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Property Summary Report

140 Sparkman Dr NW - Building 130

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Year Built:	**1989**
RBA:	**80,744 SF**
Floors:	**1**
Typical Floor:	**80,744 SF**
Ceiling Ht:	**24'**

LAND

Land Area:	**18.00 AC**

PARCEL

17-03-05-4-000-002.000

LOADING

Docks:	**3 ext**	Cross Docks:	**None**

POWER & UTILITIES

Power:	277a/480v 3p

FEATURES

Air Conditioning

LEASING

Available Spaces:	80,000 - 80,744 SF Available in 2 Spaces
Availability:	199.1% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	80,744	80,744	80,744	$6.50/NNN	Negotiable	Negotiable
P 1st	Industrial	Direct	80,000	80,000	80,000	Withheld	30 Days	Negotiable

SALE

Last Sale:	Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

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Property Summary Report

140 Sparkman Dr NW - Building 130

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

PROPERTY CONTACTS

True Owner:	**Richard P Musgrove**	Recorded Owner:	**Richard P & Susan E Musgrove**
Recorded Owner:	**Susan Musgrove**		

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Property Summary Report

140 Sparkman Dr NW - Building 120

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Year Built:	**1989**
RBA:	**9,000 SF**
Floors:	**1**
Typical Floor:	**9,000 SF**

LAND

Land Area:	**18.00 AC**

PARCEL

17-03-05-4-000-002.000

LOADING

Docks:	**3 ext**	Cross Docks:	**None**

POWER & UTILITIES

Power:	277a/480v 3p

FEATURES

Storage Space

LEASING

Available Spaces:	9,000 SF Available in 2 Spaces
Availability:	200.0% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	9,000	9,000	9,000	$6.50/NNN	Negotiable	Negotiable
P 1st	Industrial	Direct	9,000	9,000	9,000	Withheld	30 Days	Negotiable

SALE

Last Sale:	Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

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Property Summary Report

140 Sparkman Dr NW - Building 120

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

PROPERTY CONTACTS

True Owner:	**Richard P Musgrove**	Recorded Owner:	**Richard P & Susan E Musgrove**
Recorded Owner:	**Susan Musgrove**		

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Property Summary Report

5021 Technology Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1964**
RBA:	**47,925 SF**
Floors:	**2**
Typical Floor:	**31,283 SF**
Construction:	**Steel**

LAND

Land Area:	**4.60 AC**
Zoning:	**Research Park East**

EXPENSES PER SF

Taxes:	**$0.83 (2009)**

PARCEL

17-03-05-1-001-018.000

AMENITIES

Air Conditioning

LEASING

Available Spaces:	11,435 - 14,226 SF Available in 2 Spaces
Availability:	53.5% Available; 53.5% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E BSMT	Office	Direct	14,226	14,226	14,226	Withheld	Vacant	3 - 5 Yrs
P 1st	Office	Direct	11,435	11,435	11,435	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Jul 7, 2014 for $1,500,000 ($31.30/SF) at 21.01% Cap

TRANSPORTATION

Parking:	265 free Surface Spaces are available; Ratio of 3.97/1,000 SF
Airport:	16 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (15)

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Property Summary Report

5021 Technology Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

PROPERTY CONTACTS

True Owner:	**Schrimsher Properties**	Recorded Owner:	**200 Sparkman LLC**
Prior True Owner:	**Joel S Cross**	Property Manager:	**Samples Properties**

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Property Summary Report

103 Wynn Dr - Chrysler Building

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★★☆

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1976; Renov 2000**
RBA:	**232,054 SF**
Floors:	**1**
Typical Floor:	**232,054 SF**
Ceiling Ht:	**26'-34'**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**16.00 AC**
Zoning:	**Commercial**

EXPENSES PER SF

Taxes:	**$0.10 (2015)**

PARCEL

17-03-05-4-000-010.000

LOADING

Docks:	**7 ext**	Drive Ins:	**1 tot./8'w x 12'h**
Cross Docks:	**None**		

POWER & UTILITIES

Power:	1,200a 3p Heavy
Utilities:	Lighting - Metal Halide

FEATURES

Air Conditioning, Fenced Lot

LEASING

Available Spaces:	99,999 - 100,000 SF Available in 1 Space
Availability:	43.1% Available; 43.1% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	99,999 - 100,000	100,000	100,000	$5.50/NNN	Vacant	Negotiable

SALE

Last Sale:	Sold on Mar 27, 2015 for $1,800,000 ($7.76/SF)

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Property Summary Report

103 Wynn Dr - Chrysler Building

★★★★☆

Huntsville, AL 35805 - Cummings Research Park Submarket

TRANSPORTATION

Parking:	200 free Surface Spaces are available; Ratio of 0.86/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport

PROPERTY CONTACTS

True Owner:	**Sharp Companies**	Prior True Owner:	**Chrysler Corporation**

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Property Summary Report

106 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1968**
RBA:	**395,000 SF**
Floors:	**2**
Typical Floor:	**197,500 SF**
Construction:	**Masonry**

LAND

Land Area:	**33.67 AC**

EXPENSES PER SF

Taxes:	**$0.59 (2018)**
Opex:	**$6.40 (2006)**

PARCEL

17-03-05-4-001-072.000

AMENITIES

Air Conditioning

LEASING

Available Spaces:	3,500 - 235,000 SF Available in 2 Spaces
Availability:	59.5% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	3,500 - 147,000	147,000	235,000	Withheld	60 Days	Negotiable
P 2nd	Office	Direct	3,500 - 88,000	88,000	235,000	Withheld	60 Days	Negotiable

TRANSPORTATION

Parking:	1,240 free Surface Spaces are available; Ratio of 3.17/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (15)

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Property Summary Report

106 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

★★☆☆☆

PROPERTY CONTACTS

True Owner:	**MCM Huntsville Finance Company Llc**	Recorded Owner:	**Mcm Huntsville Finance Co Llc**
Property Manager:	**MCM Huntsville Finance Company Llc**		

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Property Summary Report

110 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Flex**
Tenancy:	**Multiple**
Year Built:	**1967; Renov 2003**
RBA:	**215,485 SF**
Floors:	**1**
Typical Floor:	**215,485 SF**
Construction:	**Steel**

LAND

Land Area:	**15.55 AC**
Zoning:	**Research Park Dis...**

EXPENSES PER SF

Taxes:	**$0.31 (2018)**

PARCEL

17-03-05-2-001-006.000

LOADING

Docks:	**3 ext**	Drive Ins:	**12 tot.**
Cross Docks:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Power:	4,000a 3p Heavy
Utilities:	Heating

LEASING

Available Spaces:	35,000 - 194,485 SF Available in 1 Space
Availability:	90.3% Available; 90.3% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	35,000 - 194,485	194,485	194,485	$10.00/MG	Vacant	Negotiable

TRANSPORTATION

Parking:	Ratio of 3.01/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (15)

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Property Summary Report

110 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

PROPERTY CONTACTS

True Owner:	**Bluerock Real Estate, LLC**	Recorded Owner:	**Huntsville Nyl Llc**

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Property Summary Report

215 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1991**
RBA:	**135,295 SF**
Floors:	**5**
Typical Floor:	**27,059 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**12.33 AC**
Zoning:	**Cummings Resear…**

EXPENSES PER SF

Taxes:	**$0.76 (2018)**

PARCEL

17-03-05-1-001-016.002

LEASING

Available Spaces:	16,090 SF Available in 1 Space
Availability:	11.9% Available; 11.9% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	16,090	16,090	16,090	$16.50/FS	Vacant	Negotiable

TRANSPORTATION

Parking:	818 free Surface Spaces are available; Ratio of 6.04/1,000 SF
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (15)

PROPERTY CONTACTS

True Owner:	**Sharp Companies**	Recorded Owner:	**Reliance Agents, Inc**

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Lease Availability Report

4811 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1979; Renov 2018**
RBA:	**15,300 SF**
Floors:	**1**
Typical Floor:	**15,300 SF**

AVAILABILITY

Min Divisble:	**15,300 SF**
Max Contig:	**15,300 SF**
Total Available:	**15,300 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$1.14 (2017)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	15,300 S	Industrial	Direct	15,300/3,000 ofc	15,300	15,300	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 2.61/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (19)

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Lease Availability Report

4815 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1982**
RBA:	**40,000 SF**
Floors:	**2**
Typical Floor:	**20,000 SF**

AVAILABILITY

Min Divisble:	**1,000 SF**
Max Contig:	**20,000 SF**
Total Available:	**20,000 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.77 (2018)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,000 - 20,000	20,000	20,000	Withheld	Negotiable	3 Yrs

TRANSPORTATION

Parking:	129 Surface Spaces are available; Ratio of 3.00/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

All Points Logistics LLC	5,861 SF	Willbrook Solutions Inc	3,600 SF
Specpro Environmental Service	1,000 SF		

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Lease Availability Report

5025 Bradford Dr - Building 1

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Office**
Year Built:	**2007**
RBA:	**71,936 SF**
Floors:	**2**
Typical Floor:	**45,000 SF**

AVAILABILITY

Min Divisble:	**15,000 SF**
Max Contig:	**40,000 SF**
Total Available:	**40,000 SF**
Asking Rent:	**$21.00/FS**

EXPENSES PER SF

Taxes:	**$0.43 (2018)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Bldg.30	Office	Sublet	15,000 - 40,000	40,000	40,000	$21.00/FS	Vacant	Negotiable

TRANSPORTATION

Parking:	264 Surface Spaces are available; Ratio of 4.00/1,000 SF
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (19)

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Lease Availability Report

5000 Bradford Dr NW - Research Place

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1999**
RBA:	**274,657 SF**
Floors:	**1**
Typical Floor:	**272,500 SF**

AVAILABILITY

Min Divisble:	**5,800 SF**
Max Contig:	**5,800 SF**
Total Available:	**5,800 SF**
Asking Rent:	**$17.50/FS**

EXPENSES PER SF

Taxes:	**$0.01 (2018)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3B	Office	Direct	5,800	5,800	5,800	$17.50/FS	Jul 2020	Negotiable

SALE

Last Sale:	Portfolio of 4 Office Properties in Huntsville, AL Sold on Apr 1, 2020

AMENITIES

Signage

TRANSPORTATION

Parking:	1,351 free Surface Spaces are available; Ratio of 4.92/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

Northrop Grumman	175,657 SF	Alorica Inc.	48,546 SF
Industrial Development Board of City of Huntsville	21,657 SF	Y-TEC Keylex Toyotetsu Alabama	5,800 SF
Kindred	5,415 SF		

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Lease Availability Report

4900-4970 Corporate Dr - Corporate Park Office & Technical Center

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1985**
RBA:	**184,811 SF**
Floors:	**1**
Typical Floor:	**184,811 SF**

AVAILABILITY

Min Divisble:	**3,639 SF**
Max Contig:	**5,132 SF**
Total Available:	**12,432 SF**
Asking Rent:	**$14.75/MG**

EXPENSES PER SF

Taxes:	**$0.34 (2018)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4960-12	Office	Direct	5,132	5,132	5,132	$14.75/MG	30 Days	3 Yrs
P 1st	4910-D	Office	Direct	3,639	3,639	3,639	$14.75/MG	30 Days	Negotiable
P 1st	4930-B	Office	Direct	3,661	3,661	3,661	$14.75/MG	Vacant	3 Yrs

TRANSPORTATION

Parking:	Ratio of 4.50/1,000 SF
Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (18)

KEY TENANTS

Combs & Shearer Inc	16,800 SF	Revenue Dept-Taxpayer Service Center	16,471 SF
LMI	9,099 SF	Butler America	4,050 SF
Arrow Electronics, Inc.	3,750 SF	G2 Sales	3,000 SF

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Lease Availability Report

4955 Corporate Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1989**
RBA:	**50,000 SF**
Floors:	**3**
Typical Floor:	**16,666 SF**

AVAILABILITY

Min Divisble:	**7,787 SF**
Max Contig:	**7,787 SF**
Total Available:	**7,787 SF**
Asking Rent:	**$16.50/MG**

EXPENSES PER SF

Taxes:	**$0.65 (2018)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	7,787	7,787	7,787	$16.50/MG	Vacant	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Qtec Aerospace	8,368 SF	TMC Design	7,500 SF
Strayer University	5,000 SF		

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Lease Availability Report

4912 Research Dr

Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Year Built:	**1977**
RBA:	**40,000 SF**
Floors:	**1**
Typical Floor:	**40,000 SF**

AVAILABILITY

Min Divisble:	**40,000 SF**
Max Contig:	**40,000 SF**
Total Available:	**40,000 SF**
Asking Rent:	**$11.99/N**

EXPENSES PER SF

Taxes:	**$0.61 (2018)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	40,000	40,000	40,000	$11.99/N	Vacant	Negotiable

TRANSPORTATION

Parking:	121 Surface Spaces are available; Ratio of 3.02/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (16)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

Lockheed Martin Corporation	16,000 SF

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Lease Availability Report

4940 Research Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1986**
RBA:	**24,200 SF**
Floors:	**1**
Typical Floor:	**24,200 SF**

AVAILABILITY

Min Divisble:	**12,000 SF**
Max Contig:	**12,000 SF**
Total Available:	**12,000 SF**
Asking Rent:	**$12.00/MG**

EXPENSES PER SF

Taxes:	**$0.46 (2012)**
Opex:	**$0.18 (2012)**
Total Expenses:	**$0.64 (2012)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	12,000	12,000	12,000	$12.00/MG	Aug 2020	Negotiable

SALE

Last Sale:	Sold on Dec 31, 2014 for $500,000 ($20.66/SF)

TRANSPORTATION

Parking:	60 free Surface Spaces are available; Ratio of 2.70/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

Avion Solutions	12,100 SF	Madison County 310 Board	12,000 SF

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Lease Availability Report

4906 NW Research Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1981**
RBA:	**40,000 SF**
Floors:	**1**
Typical Floor:	**40,000 SF**

AVAILABILITY

Min Divisble:	**39,000 SF**
Max Contig:	**39,000 SF**
Total Available:	**39,000 SF**
Asking Rent:	**$13.00/MG**

EXPENSES PER SF

Taxes:	**$0.86 (2009)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	39,000	39,000	39,000	$13.00/MG	Vacant	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (16)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

Yulista Management Service Inc	500 SF

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Lease Availability Report

140 Sparkman Dr NW - Building 140

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Single**
Year Built:	**1964**
RBA:	**130,073 SF**
Floors:	**2**
Typical Floor:	**124,500 SF**
Ceiling Ht:	**24'**

AVAILABILITY

Min Divisble:	**32,536 SF**
Max Contig:	**130,036 SF**
Total Available:	**227,608 SF**
Asking Rent:	**$$8.50/MG**

EXPENSES PER SF

Taxes:	**$0.70 (2016)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Building	Industrial	Sublet	65,036/32,500 ofc	65,036	97,572	$8.50/MG	30 Days	Thru Sep 2020
E 1st		Industrial	Direct	65,036	65,036	130,036	Withheld	30 Days	Negotiable
P 2nd	Building	Industrial	Sublet	32,536/32,536 ofc	32,536	97,572	$8.50/MG	30 Days	Thru Sep 2020
E 2nd		Industrial	Direct	65,000	65,000	130,036	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

LOADING

Docks:	**5 ext**	Drive Ins:	**10 tot.**
Cross Docks:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Power: 277a/480v 3p

FEATURES

Storage Space

LAND

Land Area: **21.90 AC**

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Lease Availability Report

140 Sparkman Dr NW - Building 140

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

PARCEL

17-03-05-4-000-002.000

KEY TENANTS

AAR Corp.	130,036 SF

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Lease Availability Report

140 Sparkman Dr NW - Building 130

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Year Built:	**1989**
RBA:	**80,744 SF**
Floors:	**1**
Typical Floor:	**80,744 SF**
Ceiling Ht:	**24'**

AVAILABILITY

Min Divisble:	**80,000 SF**
Max Contig:	**80,744 SF**
Total Available:	**160,744 SF**
Asking Rent:	**$$6.50/NNN**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	80,744	80,744	80,744	$6.50/NNN	Negotiable	Negotiable
P 1st	Industrial	Direct	80,000	80,000	80,000	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

LOADING

Docks: **3 ext**

Cross Docks: **None**

POWER & UTILITIES

Power: 277a/480v 3p

FEATURES

Air Conditioning

LAND

Land Area: **18.00 AC**

PARCEL

17-03-05-4-000-002.000

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Lease Availability Report

140 Sparkman Dr NW - Building 130

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

KEY TENANTS

AAR Corp.	80,744 SF

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Lease Availability Report

140 Sparkman Dr NW - Building 120

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Year Built:	**1989**
RBA:	**9,000 SF**
Floors:	**1**
Typical Floor:	**9,000 SF**

AVAILABILITY

Min Divisble:	**9,000 SF**
Max Contig:	**9,000 SF**
Total Available:	**18,000 SF**
Asking Rent:	**$$6.50/NNN**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	9,000	9,000	9,000	$6.50/NNN	Negotiable	Negotiable
P 1st	Industrial	Direct	9,000	9,000	9,000	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

LOADING

Docks: **3 ext**

Cross Docks: **None**

POWER & UTILITIES

Power: 277a/480v 3p

FEATURES

Storage Space

LAND

Land Area: **18.00 AC**

PARCEL

17-03-05-4-000-002.000

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Lease Availability Report

140 Sparkman Dr NW - Building 120

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

KEY TENANTS

AAR Corp	9,000 SF

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Lease Availability Report

5021 Technology Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1964**
RBA:	**47,925 SF**
Floors:	**2**
Typical Floor:	**31,283 SF**

AVAILABILITY

Min Divisble:	**11,435 SF**
Max Contig:	**14,226 SF**
Total Available:	**25,661 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.83 (2009)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E BSMT	Office	Direct	14,226	14,226	14,226	Withheld	Vacant	3 - 5 Yrs
P 1st	Office	Direct	11,435	11,435	11,435	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Jul 7, 2014 for $1,500,000 ($31.30/SF) at 21.01% Cap

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	265 free Surface Spaces are available; Ratio of 3.97/1,000 SF
Airport:	16 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (15)

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Lease Availability Report

103 Wynn Dr - Chrysler Building

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★★☆

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1976; Renov 2000**
RBA:	**232,054 SF**
Floors:	**1**
Typical Floor:	**232,054 SF**
Ceiling Ht:	**26'-34'**

AVAILABILITY

Min Divisble:	**99,999 SF**
Max Contig:	**100,000 SF**
Total Available:	**100,000 SF**
Asking Rent:	**$5.50/NNN**

EXPENSES PER SF

Taxes:	**$0.10 (2015)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	99,999 - 100,000	100,000	100,000	$5.50/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Mar 27, 2015 for $1,800,000 ($7.76/SF)

LOADING

Docks:	**7 ext**	Drive Ins:	**1 tot./8'w x 12'h**
Cross Docks:	**None**		

POWER & UTILITIES

Power:	1,200a 3p Heavy
Utilities:	Lighting - Metal Halide

FEATURES

Air Conditioning, Fenced Lot

LAND

Land Area:	**16.00 AC**
Zoning:	**Commercial**

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Lease Availability Report

103 Wynn Dr - Chrysler Building

★★★★☆

Huntsville, AL 35805 - Cummings Research Park Submarket

PARCEL

17-03-05-4-000-010.000

TRANSPORTATION

Parking:	200 free Surface Spaces are available; Ratio of 0.86/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport

KEY TENANTS

Kohler	100,000 SF

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Lease Availability Report

106 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1968**
RBA:	**395,000 SF**
Floors:	**2**
Typical Floor:	**197,500 SF**

AVAILABILITY

Min Divisble:	**3,500 SF**
Max Contig:	**235,000 SF**
Total Available:	**235,000 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.59 (2018)**
Opex:	**$6.40 (2006)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	3,500 - 147,000	147,000	235,000	Withheld	60 Days	Negotiable
P 2nd	Office	Direct	3,500 - 88,000	88,000	235,000	Withheld	60 Days	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	1,240 free Surface Spaces are available; Ratio of 3.17/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (15)

KEY TENANTS

US Army Strategic Defense	264,218 SF	SPARTA, Inc.	83,921 SF
Piccadilly Restaurants	6,750 SF	US General Accounting Office	1,650 SF
MCM Huntsville Finance Company Llc	600 SF		

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Lease Availability Report

110 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Flex**
Tenancy:	**Multiple**
Year Built:	**1967; Renov 2003**
RBA:	**215,485 SF**
Floors:	**1**
Typical Floor:	**215,485 SF**

AVAILABILITY

Min Divisble:	**35,000 SF**
Max Contig:	**194,485 SF**
Total Available:	**194,485 SF**
Asking Rent:	**$10.00/MG**

EXPENSES PER SF

Taxes:	**$0.31 (2018)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	35,000 - 194,485	194,485	194,485	$10.00/MG	Vacant	Negotiable

LOADING

Docks:	**3 ext**	Drive Ins:	**12 tot.**
Cross Docks:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Power:	4,000a 3p Heavy
Utilities:	Heating

LAND

Land Area:	**15.55 AC**
Zoning:	**Research Park District**

PARCEL

17-03-05-2-001-006.000

TRANSPORTATION

Parking:	Ratio of 3.01/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (15)

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Lease Availability Report

110 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

KEY TENANTS

Strata-G	36,000 SF

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Lease Availability Report

215 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1991**
RBA:	**135,295 SF**
Floors:	**5**
Typical Floor:	**27,059 SF**

AVAILABILITY

Min Divisble:	**16,090 SF**
Max Contig:	**16,090 SF**
Total Available:	**16,090 SF**
Asking Rent:	**$16.50/FS**

EXPENSES PER SF

Taxes:	**$0.76 (2018)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	16,090	16,090	16,090	$16.50/FS	Vacant	Negotiable

TRANSPORTATION

Parking:	818 free Surface Spaces are available; Ratio of 6.04/1,000 SF
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (15)

KEY TENANTS

SAIC	56,535 SF	GSA	55,704 SF

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