310 Bridge St - The Offices at Bridge Street
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class A Office
Tenancy: Multiple
Year Built: 2009
RBA: 138,000 SF
Floors: 6
Typical Floor: 23,000 SF

AVAILABILITY
Min Divisible: 2,773 SF
Max Contig: 6,298 SF
Total Available: 9,071 SF
Asking Rent: $24.72 - $25.50/FS

EXPENSES PER SF
Opex: $3.06 (2012)

SPACES

<table>
<thead>
<tr>
<th>Floor</th>
<th>Suite</th>
<th>Use</th>
<th>Type</th>
<th>SF Avail</th>
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<th>Bldg Contig</th>
<th>Rent</th>
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SALE
Last Sale: Sold on Aug 9, 2011 for $33,412,500 ($242.12/SF) at 8.50% Cap

AMENITIES
Controlled Access, Direct Elevator Exposure

TRANSPORTATION
Parking: 348 free Surface Spaces are available; Ratio of 2.51/1,000 SF
Airport: 15 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (39)
Transit Score ®: Minimal Transit (21)

KEY TENANTS
Booz Allen Hamilton, Inc. 23,000 SF  DXC Technology Company 23,000 SF
Trident Technologies 12,464 SF  General Atomics 10,000 SF
DynCorp International 8,666 SF  Hometown Lenders 8,036 SF
620 Discovery Dr NW - Lakeside Office Center
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class A Office
Tenancy: Multiple
Year Built: 1989; Renov 2007
RBA: 122,000 SF
Floors: 3
Typical Floor: 40,667 SF

AVAILABILITY
Min Divisible: 3,202 SF
Max Contig: 6,686 SF
Total Available: 15,434 SF
Asking Rent: $19.00/FS

EXPENSES PER SF
Taxes: $0.51 (2018)

SPACES

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<th>Floor</th>
<th>Suite</th>
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<th>Type</th>
<th>SF Avail</th>
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SALE
Last Sale: Portfolio of 10 Office Properties in Huntsville, AL Sold on Mar 4, 2020 for $83,000,000 ($80.35/SF)

AMENITIES
Controlled Access, Property Manager on Site

TRANSPORTATION
Parking: 405 free Surface Spaces are available; Ratio of 3.32/1,000 SF
Airport: 19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (3)
Transit Score ®: Minimal Transit (20)

KEY TENANTS
Dynetics 16,178 SF  BAE Systems 14,577 SF
Defense Contract Audit Agency 10,000 SF  BWXT Advanced Technologies 7,676 SF
Nameadsma 7,290 SF  Lincoln Laboratory 7,000 SF
631 Discovery Dr NW
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class B Office
Tenancy: Single
Year Built: 1973; Renov 2005
RBA: 26,500 SF
Floors: 2
Typical Floor: 13,250 SF

AVAILABILITY
Min Divisible: 13,250 SF
Max Contig: 26,500 SF
Total Available: 26,500 SF
Asking Rent: $18.35/N

EXPENSES PER SF
Taxes: $1.26 (2018)

SPACES
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<th>Floor</th>
<th>Use</th>
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<th>SF Avail</th>
<th>Flr Contig</th>
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AMENITIES
Conferencing Facility

TRANSPORTATION
Airport: 19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (7)
Transit Score ®: Minimal Transit (20)

KEY TENANTS
Yulista Corporation 26,000 SF
655 Discovery Dr NW - Discovery Center III
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class B Office Co...
Tenancy: Multiple
Year Built: 1991
RBA: 91,307 SF
Floors: 3
Typical Floor: 30,435 SF

AVAILABILITY
Min Divisible: 2,400 SF
Max Contig: 2,400 SF
Total Available: 2,400 SF
Asking Rent: Withheld

EXPENSES PER SF
Taxes: $1.75 (2018)

SPACES

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AMENITIES

24 Hour Access, Conferencing Facility, Controlled Access

TRANSPORTATION

Parking: 285 free Surface Spaces are available; Ratio of 3.09/1,000 SF
Airport: 19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (14)
Transit Score ®: Minimal Transit (20)

KEY TENANTS

| General Atomics | 16,312 SF | Trideum Corp | 7,650 SF |
| Eikon Research, Inc. | 1,200 SF | | |
675 Discovery Dr NW - Discovery Center II
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class B Office
Tenancy: Multiple
Year Built: 1990
RBA: 77,000 SF
Floors: 3
Typical Floor: 25,666 SF

AVAILABILITY
Min Divisible: 4,000 SF
Max Contig: 9,100 SF
Total Available: 13,100 SF
Asking Rent: Withheld

EXPENSES PER SF
Taxes: $2.07 (2018)

SPACES

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<th>Floor</th>
<th>Use</th>
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AMENITIES
24 Hour Access, Bio-Tech/ Lab Space, Conferencing Facility

TRANSPORTATION
Parking: 343 free Surface Spaces are available; Ratio of 4.45/1,000 SF
Airport: 20 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (20)
Transit Score ®: Minimal Transit (20)

KEY TENANTS
Future Research Corporation 13,896 SF 4 M Research 12,500 SF
Interfuze Corporation 1,500 SF Yorktown Systems Group, Inc. 1,500 SF
445 Jan Davis Dr NW - Digium, Inc.
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class B Office
Tenancy: Multiple
Year Built: 2007
RBA: 57,420 SF
Floors: 3
Typical Floor: 19,000 SF

AVAILABILITY
Min Divisible: 13,905 SF
Max Contig: 13,905 SF
Total Available: 13,905 SF
Asking Rent: Withheld

EXPENSES PER SF
Taxes: $1.32 (2018)

SPACES

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<th>Floor</th>
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SALE
Last Sale: Sold on Jul 22, 2016 for $10,200,000 ($177.64/SF) at 8.70% Cap

TRANSPORTATION
Parking: 173 free Surface Spaces are available; Ratio of 3.04/1,000 SF
Airport: 18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (4)
Transit Score ®: Minimal Transit (12)

KEY TENANTS
Sangoma

57,000 SF
6700-6703 Odyssey Dr - Park Place
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class B Office
Tenancy: Multiple
Year Built: 1989
RBA: 78,053 SF
Floors: 3
Typical Floor: 26,018 SF

AVAILABILITY
Min Divisible: 6,177 SF
Max Contig: 6,177 SF
Total Available: 6,177 SF
Asking Rent: $18.00/FS

EXPENSES PER SF
Taxes: $0.93 (2018)
Opex: $6.25 (2007)

SPACES

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TRANSPORTATION

Parking: 88 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Airport: 19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (2)
Transit Score ®: Minimal Transit (19)

KEY TENANTS

Dynamic Concepts Inc 10,150 SF  Synectic Research & Analysis 9,235 SF
Bonham Technologies Inc 2,400 SF  Scientic Inc 2,250 SF
CACI International, Inc. 500 SF  Sumitomo Electric Carbide Inc 400 SF
350 Voyager Way NW
Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING
Type: Class B Office
Tenancy: Multiple
Year Built: 2005
RBA: 25,560 SF
Floors: 1
Typical Floor: 25,560 SF

AVAILABILITY
Min Divisible: 7,175 SF
Max Contig: 7,175 SF
Total Available: 7,175 SF
Asking Rent: Withheld

EXPENSES PER SF
Taxes: $0.87 (2018)

SPACES
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<th>Use</th>
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<th>SF Avail</th>
<th>Flr Contig</th>
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TRANSPORTATION
Parking: 162 free Surface Spaces are available; Ratio of 3.12/1,000 SF
Airport: 17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®: Car-Dependent (28)
Transit Score ®: Minimal Transit (20)