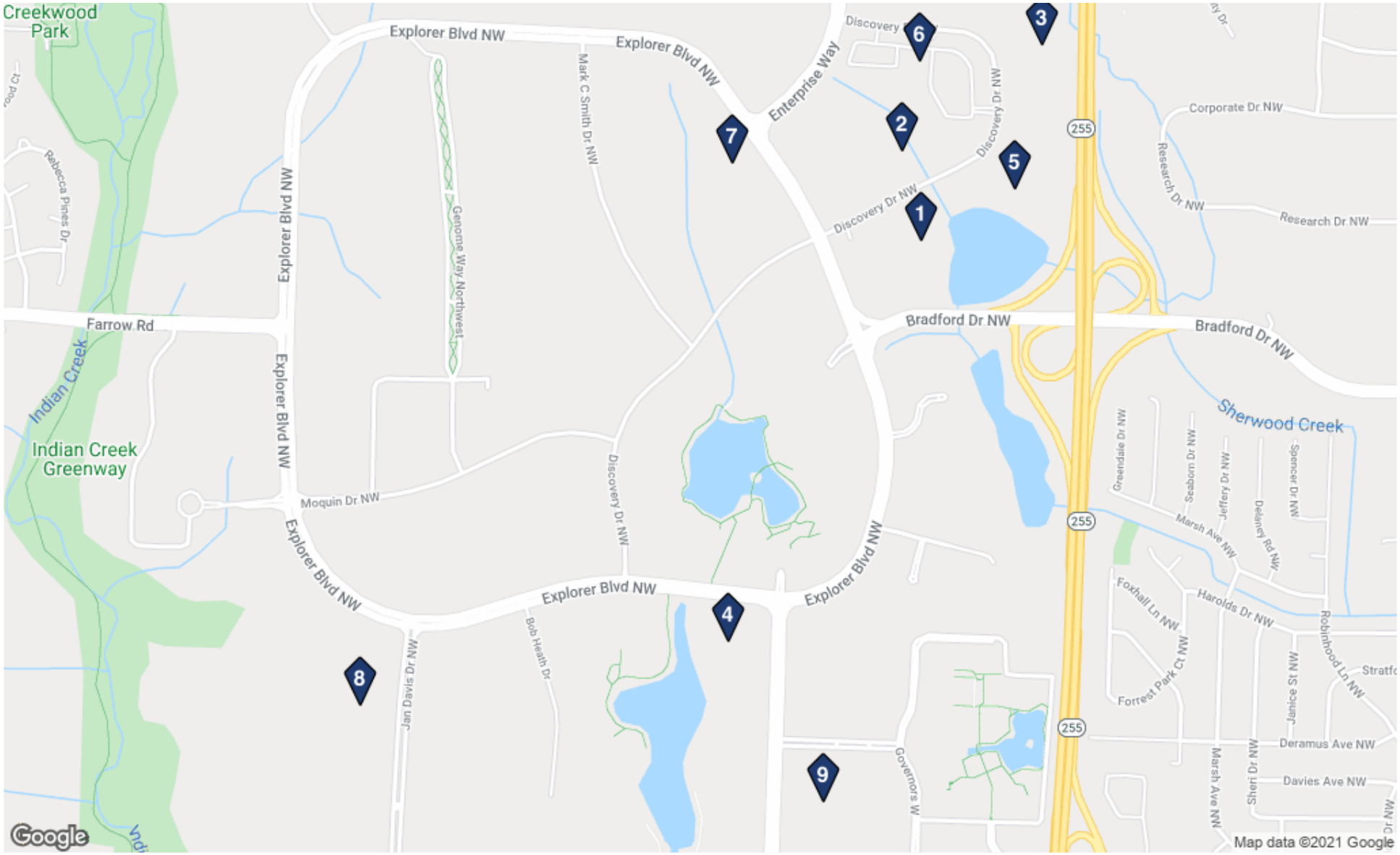
Property Map Overview



Lease Availability Report

650 Discovery Dr - 650 Discovery Drive

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Year Built:	**1987**
RBA:	**36,660 SF**
Floors:	**2**
Typical Floor:	**18,330 SF**

AVAILABILITY

Min Divisble:	**36,660 SF**
Max Contig:	**36,660 SF**
Total Available:	**36,660 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$1.17 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	36,660	36,660	36,660	Withheld	Vacant	3 - 5 Yrs

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Yulista	38,000 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 Divisble:	**836 SF**
Max Contig:	**6,789 SF**
Total Available:	**16,366 SF**
Asking Rent:	**$19.00/FS**

EXPENSES PER SF

Taxes:	**$0.45 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Office	Direct	836	3,413	3,413	$19.00/FS	Vacant	Negotiable
P 2nd	225	Office	Direct	2,577	3,413	3,413	$19.00/FS	Vacant	Negotiable
P 2nd	205	Office	Direct	6,164	6,164	6,164	$19.00/FS	Vacant	Negotiable
P 3rd	300	Office	Direct	6,789	6,789	6,789	$19.00/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 10 Office Properties in Huntsville, AL Sold on Mar 4, 2020 for $83,000,000 ($80.30/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	Defense Contract Audit Agency	10,000 SF
BAE Systems	8,741 SF	Aero Thermo Technology, Inc.	7,676 SF
BWXT Advanced Technologies	7,676 SF	Nameadsma	7,290 SF

Samples PROPERTIES

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Lease Availability Report

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 Divisble:	**13,250 SF**
Max Contig:	**26,500 SF**
Total Available:	**26,500 SF**
Asking Rent:	**$18.35/N**

EXPENSES PER SF

Taxes:	**$1.41 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	13,250	13,250	26,500	$18.35/N	Vacant	Negotiable
P 2nd	Office	Direct	13,250	13,250	26,500	$18.35/N	Vacant	Negotiable

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)

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670 Discovery Dr NW

Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Year Built:	**1987**
RBA:	**38,000 SF**
Floors:	**2**
Typical Floor:	**19,000 SF**

AVAILABILITY

Min Divisble:	**18,000 SF**
Max Contig:	**36,000 SF**
Total Available:	**36,000 SF**
Asking Rent:	**$16.50/MG**

EXPENSES PER SF

Taxes:	**$1.17 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	18,000	18,000	36,000	$16.50/MG	Vacant	Negotiable
E 2nd	Office	Direct	18,000	18,000	36,000	$16.50/MG	Vacant	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (21)

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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 Divisble:	**3,950 SF**
Max Contig:	**8,910 SF**
Total Available:	**17,410 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$2.34 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	4,000	4,000	4,000	Withheld	Vacant	Negotiable
P 2nd		Office	Direct	3,950	8,910	8,910	Withheld	Vacant	Negotiable
P 2nd	2	Office	Direct	4,960	8,910	8,910	Withheld	Vacant	Negotiable
P 3rd		Office	Direct	4,500	4,500	4,500	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Huntsville, AL Sold on May 27, 2021 for $18,350,000 ($109.03/SF)

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 (19)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Yorktown Systems	15,089 SF	Future Research Corporation	13,896 SF
4 M Research	12,500 SF	Interfuze Corporation	1,500 SF

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977 Explorer Blvd - Camber Corporation

Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Single**
Year Built:	**1992**
RBA:	**40,500 SF**
Floors:	**2**
Typical Floor:	**20,250 SF**

AVAILABILITY

Min Divisble:	**19,750 SF**
Max Contig:	**20,750 SF**
Total Available:	**40,500 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$1.04 (2020)**
Opex:	**$2.65 (2007)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	19,750	19,750	19,750	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	20,750	20,750	20,750	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (18)

KEY TENANTS

Camber Coroporation	37,712 SF

445 Jan Davis Dr NW - Digium

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 Divisble:	**13,905 SF**
Max Contig:	**13,905 SF**
Total Available:	**13,905 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$1.32 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	13,905	13,905	13,905	Withheld	Vacant	Negotiable

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:	20 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

308 Voyager Way NW

Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**2004**
RBA:	**41,700 SF**
Floors:	**2**
Typical Floor:	**20,850 SF**

AVAILABILITY

Min Divisble:	**2,180 SF**
Max Contig:	**10,375 SF**
Total Available:	**20,415 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.98 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	10,375	10,375	10,375	Withheld	Vacant	Negotiable
P 1st	102	Office	Direct	7,860	10,040	10,040	Withheld	Vacant	Negotiable
P 1st	103	Office	Direct	2,180	10,040	10,040	Withheld	Vacant	Negotiable

SALE

Last Sale:	Portfolio of 3 Office Properties in Huntsville, AL Sold on Dec 3, 2018 for $1,845,000 ($14.01/SF)

TRANSPORTATION

Parking:	250 free Surface Spaces are available; Ratio of 3.82/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (29)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

ERC Inc.	20,850 SF
Manufacturing Technical Solutions, Inc.	10,375 SF
Cummings Aerospace	2,000 SF
Engineering Research and Consulting, Inc.	20,700 SF
Macaulay-Brown, Inc	3,200 SF

345 Voyager Way NW

Huntsville, AL 35806 - Cummings Research Park Submarket

BUILDING

Type:	**Class A Office**
Tenancy:	**Multiple**
Year Built:	**2016**
RBA:	**40,000 SF**
Floors:	**2**
Typical Floor:	**20,137 SF**

AVAILABILITY

Min Divisble:	**8,895 SF**
Max Contig:	**15,847 SF**
Total Available:	**40,000 SF**
Asking Rent:	**$$25.00/MG**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	15,258	15,258	15,258	$25.00/MG	Vacant	Negotiable
P 1st	Wareho	Industrial	Direct	8,895	8,895	8,895	Withheld	Vacant	Negotiable
P 2nd		Office	Direct	15,847	15,847	15,847	$25.00/MG	Vacant	Negotiable

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

Logicore	40,000 SF