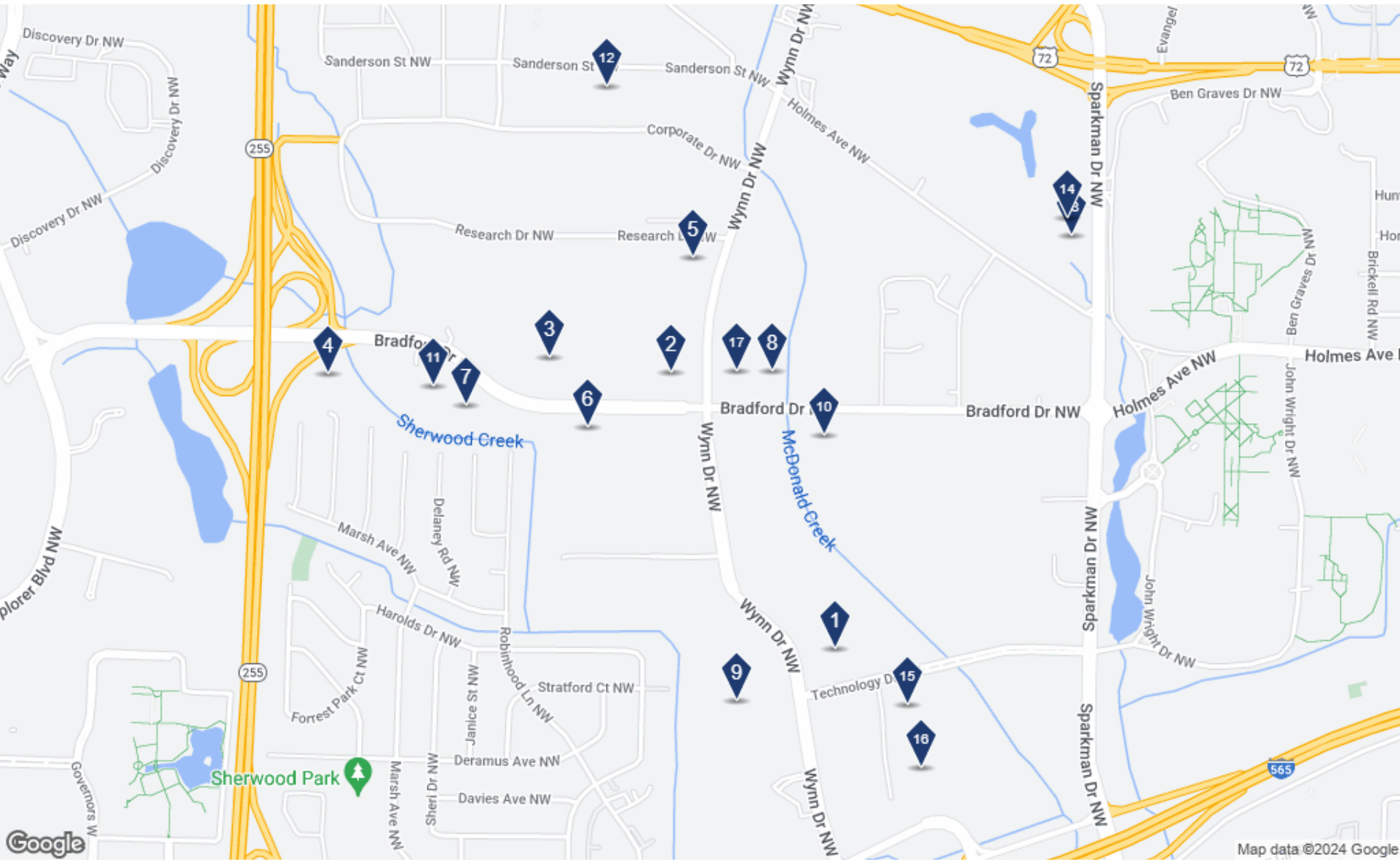


# Property Map Overview



# 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 Divisible:	13,000 SF
Max Contig:	13,000 SF
Total Available:	13,000 SF
Asking Rent:	\$15.00/MG

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 2nd	Office	Direct	13,000	13,000	13,000	\$15.00/MG	Vacant	Negotiable	

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 (6)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS			
All Points Logistics Llc	5,861 SF	Specpro Environmental Service	1,000 SF

# Lease Availability Report

## 4975 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1997
RBA:	25,912 SF
Floors:	1
Typical Floor:	25,912 SF

### AVAILABILITY

Min Divisible:	4,440 SF
Max Contig:	4,440 SF
Total Available:	4,440 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Office	Direct	4,440	4,440	4,440	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Oct 31, 2022 for \$4,950,000 (\$191.03/SF)

### AMENITIES

24 Hour Access

### TRANSPORTATION

Parking: 97 Surface Spaces are available; Ratio of 3.74/1,000 SF

Airport: 18 minute drive to Huntsville International-Carl T. Jones Field Airport

Walk Score ®: Car-Dependent (6)

Transit Score ®: Minimal Transit (19)

### KEY TENANTS

Kwajalein Range Svc LLC 14,000 SF

# Lease Availability Report

5025 Bradford Dr - Building 1  
Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1983
RBA:	102,385 SF
Floors:	2
Typical Floor:	51,193 SF

AVAILABILITY	
Min Divisible:	7,382 SF
Max Contig:	15,309 SF
Total Available:	30,459 SF
Asking Rent:	\$\$21.95

SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Sublet	7,382	7,382	7,382	\$21.95/FS	Vacant	Negotiable
P 1st	150	Office	Sublet	7,768	7,768	7,768	\$21.95/MG	Vacant	Negotiable
P 2nd	200	Office	Sublet	15,309	15,309	15,309	\$21.95/MG	Vacant	Negotiable

TRANSPORTATION	
Parking:	264 Surface Spaces are available; Ratio of 2.58/1,000 SF
Airport:	16 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (10)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS			
Leonardo	15,600 SF	Advanced Aerospace Tooling	5,724 SF
Sikorsky Aircraft Corporation	1,258 SF		



# Lease Availability Report

**The Arcadia - 4810 Bradford Dr NW**  
Huntsville, AL 35805 - University/Research Park Submarket



BUILDING	
Type:	Apartments
Year Built:	Under Construction
Units:	231
GBA:	230,467 SF
Floors:	6
Rent Type:	Market
Market Segment:	All

AVAILABILITY	
Min Divisible:	5,775 SF
Max Contig:	11,575 SF
Total Available:	17,350 SF
Asking Rent:	Withheld

## SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	11,575	11,575	11,575	Withheld	Jul 2024	Negotiable

## TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (21)

# Lease Availability Report

**4900 Bradford Dr NW**  
Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1977
RBA:	30,000 SF
Floors:	1
Typical Floor:	30,000 SF

AVAILABILITY	
Min Divisible:	2,500 SF
Max Contig:	30,000 SF
Total Available:	30,000 SF
Asking Rent:	\$12.50/MG

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Office	Direct	2,500 - 30,000	30,000	30,000	\$12.50/MG	Vacant	Negotiable	

SALE	
Last Sale:	Sold on Aug 30, 2019 for \$2,500,000 (\$83.33/SF)

TRANSPORTATION	
Airport:	15 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (11)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS	
Dynetics	4,500 SF

# 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:	274,657 SF
AVAILABILITY	
Min Divisible:	6,289 SF
Max Contig:	6,289 SF
Total Available:	6,289 SF
Asking Rent:	\$19.75/FS

SPACES									
Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3B	Office	Direct	6,289	6,289	6,289	\$19.75/FS	Vacant	Negotiable

SALE	
Last Sale:	Portfolio of 10 Office Properties in Huntsville, AL Sold on Mar 4, 2020 for \$83,000,000 (\$80.01/SF)

AMENITIES	
Signage	

TRANSPORTATION	
Parking:	1,351 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 (4)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS			
Northrop Grumman Corporation	246,652 SF	Gentiva Hospice	5,408 SF

# Lease Availability Report

5021 Bradford Dr NW - West Building  
Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1983
RBA:	52,014 SF
Floors:	2
Typical Floor:	26,007 SF
Core Factor:	18%
AVAILABILITY	
Min Divisible:	6,000 SF
Max Contig:	27,014 SF
Total Available:	27,014 SF
Asking Rent:	Withheld

## SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	6,000 - 27,014	27,014	27,014	Withheld	Vacant	3 Yrs

## TRANSPORTATION

Parking:	262 Surface Spaces are available; Ratio of 5.04/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (5)
Transit Score ®:	Minimal Transit (20)

## KEY TENANTS

U.S. Space & Rocket Center	25,000 SF
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# Lease Availability Report

## 0 Bradford Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1965
RBA:	60,000 SF
Floors:	1
Typical Floor:	60,000 SF

### AVAILABILITY

Min Divisible:	42,000 SF
Max Contig:	60,000 SF
Total Available:	60,000 SF
Asking Rent:	Withheld

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	42,000 - 60,000	60,000	60,000	Withheld	120 Days	Negotiable

### SALE

Last Sale:	Portfolio of 2 Properties in Huntsville, AL Sold on Apr 30, 2020 for \$1,850,000 (\$23.42/SF)
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### TRANSPORTATION

Parking:	57 Surface Spaces are available; Ratio of 0.95/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (21)

### KEY TENANTS

Amtec Corp	14,372 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 Divisible:	1,998 SF
Max Contig:	3,986 SF
Total Available:	21,767 SF
Asking Rent:	\$15.95/MG

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4930-B	Office	Direct	3,661	3,661	3,661	\$15.95/MG	Vacant	3 Yrs
P 1st	4950-14	Office	Direct	3,101	3,101	3,101	\$15.95/MG	Vacant	3 Yrs
P 1st	4960-15	Office	Direct	2,510	2,510	2,510	\$15.95/MG	Vacant	3 Yrs
P 1st	4950-11	Office	Direct	1,998	1,998	1,998	\$15.95/MG	Vacant	Negotiable
P 1st	4910-H	Office	Direct	3,272	3,272	3,272	\$15.95/MG	Vacant	Negotiable
P 1st	4950-11	Office	Direct	3,986	3,986	3,986	\$15.95/MG	Vacant	Negotiable
P 1st	4940-A	Office	Direct	3,239	3,239	3,239	\$15.95/MG	Vacant	Negotiable

### 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 (21)

### KEY TENANTS

Alabama Department of Revenue	13,678 SF	The Tatitlek Corporation	12,000 SF
Johnson Controls	11,699 SF	Brockwell Technologies Inc	9,200 SF
LMI	9,099 SF	Shearer & Associates	8,963 SF

# Lease Availability Report

**5100 Premier Dr NW - Bradford Commons**  
Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING	
Type:	Class A Office
Tenancy:	Single
Year Built:	Proposed
RBA:	60,000 SF
Floors:	4
Typical Floor:	15,000 SF

AVAILABILITY	
Min Divisible:	15,000 SF
Max Contig:	60,000 SF
Total Available:	60,000 SF
Asking Rent:	\$33.50 - \$36.00/FS

**SPACES**

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	15,000	15,000	60,000	\$36.00/FS	Vacant	Negotiable
E 2nd	Office	Direct	15,000	15,000	60,000	\$36.00/FS	Vacant	Negotiable
E 3rd	Office	Direct	15,000	15,000	60,000	\$33.50/FS	Vacant	Negotiable
E 4th	Office	Direct	15,000	15,000	60,000	\$35.50/FS	Vacant	Negotiable

**AMENITIES**

Air Conditioning

**TRANSPORTATION**

Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (21)



# Lease Availability Report

**511 Sparkman Dr**  
Huntsville, AL 35816 - Cummings Research Park Submarket



BUILDING	
Type:	Class C Office
Tenancy:	Multiple
Year Built:	1961
RBA:	15,914 SF
Floors:	1
Typical Floor:	15,914 SF

AVAILABILITY	
Min Divisible:	5,700 SF
Max Contig:	5,700 SF
Total Available:	5,700 SF
Asking Rent:	\$15.75/NNN

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Office	Direct	5,700	5,700	5,700	\$15.75/NNN	Vacant	Negotiable	

TRANSPORTATION	
Parking:	65 Surface Spaces are available; Ratio of 4.60/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Minimal Transit (22)

KEY TENANTS			
Cross	15,914 SF	Scienalysis Llc	500 SF



# Lease Availability Report

**513 Sparkman Dr**  
Huntsville, AL 35816 - Cummings Research Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1961
RBA:	15,854 SF
Floors:	1
Typical Floor:	15,854 SF

AVAILABILITY	
Min Divisible:	15,854 SF
Max Contig:	15,854 SF
Total Available:	15,854 SF
Asking Rent:	\$15.75/NNN

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Office	Direct	15,854	15,854	15,854	\$15.75/NNN	Vacant	Negotiable	

TRANSPORTATION	
Parking:	72 Surface Spaces are available; Ratio of 4.54/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Minimal Transit (22)

KEY TENANTS			
UAH	12,299 SF	North Alabama Center For Educational Excellence	3,750 SF
J A Sasser - Avast Realty	500 SF		

# Lease Availability Report

## 6000 Technology Dr NW - Building 6

Huntsville, AL 35805 - Cummings Research Park Submarket



### BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1988
RBA:	68,880 SF
Floors:	2
Typical Floor:	34,440 SF
Ceiling Ht:	9'

### AVAILABILITY

Min Divisible:	17,000 SF
Max Contig:	17,440 SF
Total Available:	51,880 SF
Asking Rent:	\$ \$13.00 - \$15.00/MG

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	6E	Office	Direct	17,440	17,440	17,440	\$15.00/MG	Vacant	Negotiable
P 2nd	E	Office	Direct	17,000	17,000	17,000	\$13.00/MG	Vacant	Negotiable
P 2nd	N	Office	Direct	17,440	17,440	17,440	\$13.00/MG	Vacant	Negotiable

### LOADING

Rail Spots: None

### POWER & UTILITIES

Power: 3p

Utilities: Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City

### FEATURES

Air Conditioning, Bio-Tech/ Lab Space, Conferencing Facility, Monument Signage, Reception, Security System, Storage Space

### LAND

Land Area: 6.20 AC

Zoning: Office/Lab

### PARCEL

17-03-05-4-000-007.004, 17-03-05-4-000-007.005

# Lease Availability Report

**6000 Technology Dr NW - Building 6**  
Huntsville, AL 35805 - Cummings Research Park Submarket



**TRANSPORTATION**

Parking:	318 Surface Spaces are available; Ratio of 4.62/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (15)

# Lease Availability Report

**6000 Technology Dr NW - Building 7**  
Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING	
Type:	Class C Office
Year Built:	1989
RBA:	34,000 SF
Floors:	1
Typical Floor:	34,000 SF

AVAILABILITY	
Min Divisible:	11,095 SF
Max Contig:	11,095 SF
Total Available:	11,095 SF
Asking Rent:	\$13.00/NNN

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	b-7E	Office	Direct	11,095	11,095	11,095	\$13.00/NNN	Vacant	Negotiable

## TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (15)



# Lease Availability Report

## 106 Wynn Dr - Cummings Research Park East Huntsville, AL 35805 - Cummings Research Park Submarket



### BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1969
RBA:	396,081 SF
Floors:	2
Typical Floor:	198,041 SF

### AVAILABILITY

Min Divisible:	10,000 SF
Max Contig:	396,081 SF
Total Available:	396,081 SF
Asking Rent:	Withheld

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	10,000 - 198,041	198,041	396,081	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	10,000 - 198,040	198,040	396,081	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on May 19, 2022 for \$15,000,000 (\$37.87/SF)

### AMENITIES

Air Conditioning

### TRANSPORTATION

Parking: 1,700 Surface Spaces are available; Ratio of 4.29/1,000 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	254,850 SF	Parsons Corporation	83,921 SF
Piccadilly Cafeteria	6,750 SF	US General Accounting Office	1,650 SF
Mcm Huntsville Financing Co	600 SF		

# Lease Availability Report

## 215 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1991
RBA:	150,000 SF
Floors:	5
Typical Floor:	30,000 SF

### AVAILABILITY

Min Divisible:	12,290 SF
Max Contig:	28,000 SF
Total Available:	124,290 SF
Asking Rent:	\$16.50/FS

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	12,290	12,290	12,290	\$16.50/FS	Vacant	Negotiable
P 2nd	Office	Direct	28,000	28,000	28,000	\$16.50/FS	Vacant	Negotiable
P 3rd	Off/Ret	Direct	28,000	28,000	28,000	\$16.50/FS	Vacant	Negotiable
P 4th	Off/Ret	Direct	28,000	28,000	28,000	\$16.50/FS	Vacant	Negotiable
P 5th	Off/Ret	Direct	28,000	28,000	28,000	\$16.50/FS	Vacant	Negotiable

### AMENITIES

Accent Lighting, Air Conditioning, Central Heating, Conferencing Facility, Controlled Access, DDA Compliant, Kitchen, Monument Signage, Natural Light, Reception, Security System, Signage

### TRANSPORTATION

Parking:	818 Surface Spaces are available; Ratio of 5.45/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (5)
Transit Score ®:	Minimal Transit (15)

### KEY TENANTS

Trivector Services Inc	2,696 SF
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# Lease Availability Report

**315 Wynn Dr NW**  
Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1975
RBA:	23,100 SF
Floors:	1
Typical Floor:	23,100 SF

AVAILABILITY	
Min Divisible:	10,500 SF
Max Contig:	10,500 SF
Total Available:	10,500 SF
Asking Rent:	\$16.00/NNN

SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	150	Office	Direct	10,500	10,500	10,500	\$16.00/NNN	Vacant	Negotiable

AMENITIES									
Air Conditioning, Kitchen, Signage									

TRANSPORTATION									
Parking:	85 Surface Spaces are available; Ratio of 3.68/1,000 SF								
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport								
Walk Score ®:	Car-Dependent (24)								
Transit Score ®:	Minimal Transit (22)								