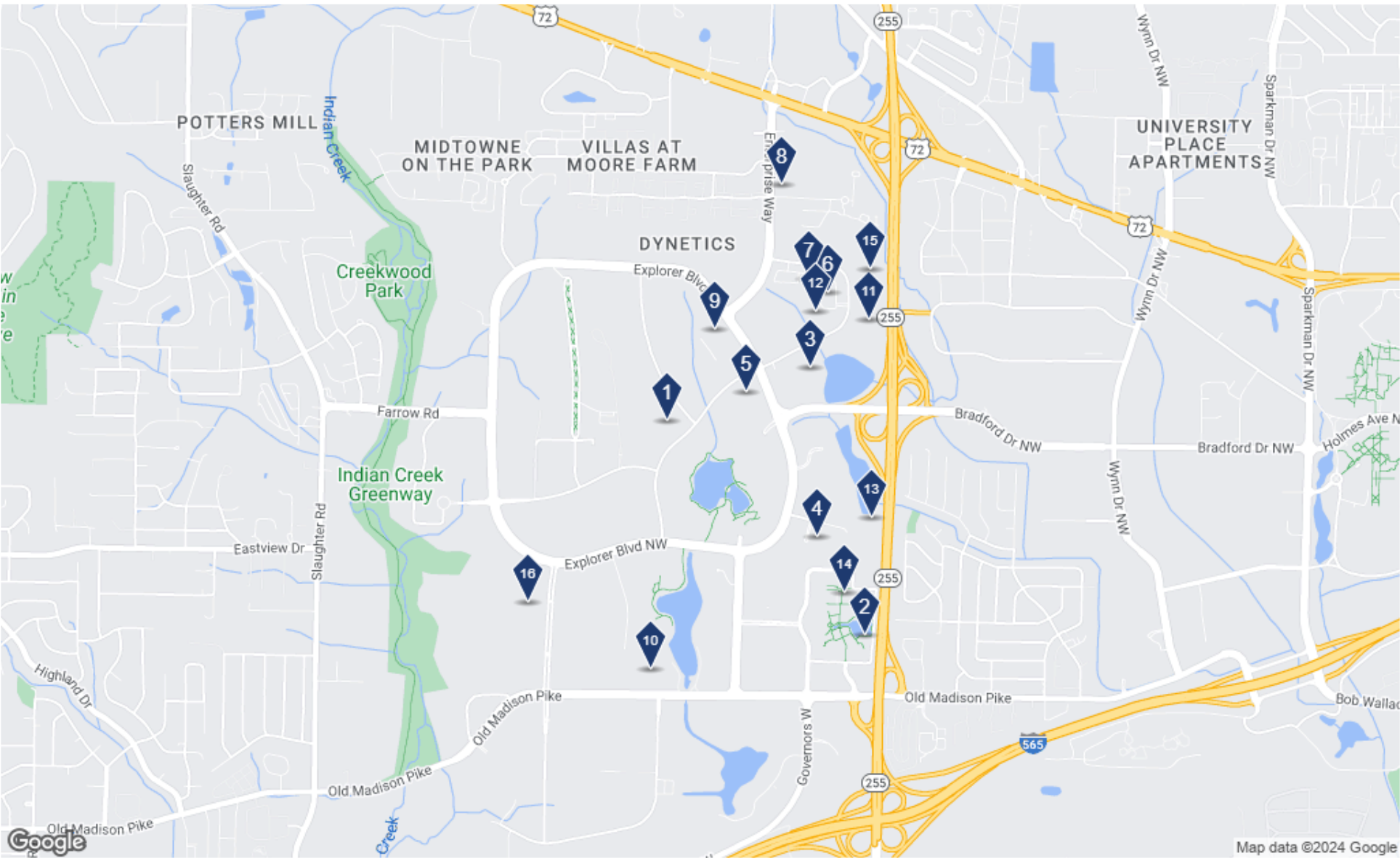


Property Map Overview



Lease Availability Report

345 Bob Heath Dr

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

Type:	Class A Office
Tenancy:	Single
Year Built:	2013
RBA:	120,000 SF
Floors:	3
Typical Floor:	40,000 SF

AVAILABILITY

Min Divisible:	40,000 SF
Max Contig:	120,000 SF
Total Available:	120,000 SF
Asking Rent:	\$24.00/FS

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	40,000	40,000	120,000	\$24.00/FS	Vacant	Negotiable
P 2nd	Office	Direct	40,000	40,000	120,000	\$24.00/FS	Vacant	Negotiable
P 3rd	Office	Direct	40,000	40,000	120,000	\$24.00/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 28 Properties/Condos Sold on Mar 1, 2021 for \$1,200,000,000 (\$313.42/SF)

AMENITIES

Bio-Tech/ Lab Space, Security System

TRANSPORTATION

Parking:	427 Surface Spaces are available; Ratio of 3.56/1,000 SF
Airport:	21 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (15)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

KBR, Inc.	120,000 SF
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Lease Availability Report

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:	4,318 SF
Max Contig:	11,700 SF
Total Available:	26,257 SF
Asking Rent:	\$27.00/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	10,239	10,239	10,239	\$27.00/FS	Vacant	Negotiable
P 3rd	350	Office	Sublet	4,318	4,318	4,318	Withheld	Vacant	Thru Mar 2026
P 5th	550	Office	Direct	11,700	11,700	11,700	\$27.00/FS	Vacant	Negotiable

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 Surface Spaces are available; Ratio of 2.51/1,000 SF
Airport:	16 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Booz Allen Hamilton	23,000 SF	General Atomics Aeronautical	22,500 SF
Trident Technologies	12,464 SF	Amentum	8,666 SF
TEKsystems	7,643 SF	Trimble, Inc	4,190 SF

Lease Availability Report

555 Discovery Dr
Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING	
Type:	Class C Office
Tenancy:	Multiple
Year Built:	1987
RBA:	62,000 SF
Floors:	2
Typical Floor:	31,000 SF

AVAILABILITY	
Min Divisible:	15,000 SF
Max Contig:	15,000 SF
Total Available:	15,000 SF
Asking Rent:	Withheld

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 2nd	Office	Direct	15,000	15,000	15,000	Withheld	Vacant	Negotiable	

AMENITIES	
Air Conditioning	

TRANSPORTATION	
Parking:	356 Surface Spaces are available; Ratio of 5.74/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (5)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS	
Mercury Systems	10,838 SF

Lease Availability Report

654 Discovery Dr

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1972; Renov 2002
RBA:	53,626 SF
Floors:	2
Typical Floor:	26,813 SF

AVAILABILITY

Min Divisible:	23,500 SF
Max Contig:	30,126 SF
Total Available:	53,626 SF
Asking Rent:	\$17.50/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Bldg 1	Office	Direct	30,126	30,126	30,126	\$17.50/FS	Vacant	3 - 15 Yrs
P 2nd	Bldg 2	Office	Direct	23,500	23,500	23,500	\$17.50/FS	Vacant	3 - 15 Yrs

TRANSPORTATION

Parking:	124 Surface Spaces are available; Ratio of 2.31/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (10)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Aviation & Missile Solutions	900 SF
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Lease Availability Report

530 Discovery Dr NW

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2002
RBA:	47,733 SF
Floors:	2
Typical Floor:	23,867 SF

AVAILABILITY

Min Divisible:	10,174 SF
Max Contig:	47,733 SF
Total Available:	47,733 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	East Bu	Office	Direct	12,698	22,872	47,733	Withheld	Vacant	Negotiable
P 1st	West Bt	Office	Direct	10,174	22,872	47,733	Withheld	Vacant	Negotiable
P 2nd	East Bu	Office	Direct	13,068	24,861	47,733	Withheld	Vacant	Negotiable
P 2nd	West Bt	Office	Direct	11,793	24,861	47,733	Withheld	Vacant	Negotiable

AMENITIES

Air Conditioning, Conferencing Facility, Courtyard, Natural Light, Outdoor Seating, Storage Space

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (1)
Transit Score ®:	Minimal Transit (17)

KEY TENANTS

Davidson Technologies Inc	25,947 SF	Auburn Research & Development Institute	1,500 SF
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Lease Availability Report

620 Discovery Dr NW - Lakeside Office Center
Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	3,286 SF
Max Contig:	3,325 SF
Total Available:	6,611 SF
Asking Rent:	\$20.50/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	140	Office	Direct	3,286	3,286	3,286	\$20.50/FS	Vacant	Negotiable
P 3rd	300	Office	Direct	3,325	3,325	3,325	\$20.50/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

Controlled Access, Property Manager on Site

TRANSPORTATION

Parking:	405 Surface Spaces are available; Ratio of 3.32/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

BAE Systems	15,676 SF	Aero Thermo Technology, Inc.	7,676 SF
KODA Technologies, Inc.	6,000 SF	Seabrook Solutions, LLC	2,400 SF
Jacobs	1,200 SF		

Lease Availability Report

635 Discovery Dr NW - Kord Technologies

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1987
RBA:	35,000 SF
Floors:	1
Typical Floor:	35,000 SF

AVAILABILITY

Min Divisible:	35,000 SF
Max Contig:	35,000 SF
Total Available:	35,000 SF
Asking Rent:	\$20.00/MG

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	35,000	35,000	35,000	\$20.00/MG	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 8, 2016 for \$2,075,250 (\$59.29/SF)

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 (7)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Kord Technologies, Inc.	27,403 SF	Camber Industries	6,178 SF
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Lease Availability Report

655 Discovery Dr NW - Discovery Center III

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	8,100 SF
Max Contig:	13,400 SF
Total Available:	21,500 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	8,100	8,100	8,100	Withheld	Vacant	Negotiable
P 3rd	300	Office	Direct	13,400	13,400	13,400	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, Conferencing Facility, Controlled Access

TRANSPORTATION

Parking:	285 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 (12)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Technology Services Corporation	21,250 SF	General Atomics	16,312 SF
Arrowsite, Inc	13,417 SF	Arrowsight, Inc.	10,000 SF
Technology Service Corporation	10,000 SF	AM Pierce & Associates	8,400 SF

Lease Availability Report

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 Divisible:	7,500 SF
Max Contig:	38,000 SF
Total Available:	38,000 SF
Asking Rent:	Withheld

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
E 1st	Office	Direct	7,500 - 19,000	19,000	38,000	Withheld	Vacant	Negotiable	
E 2nd	Office	Direct	7,500 - 19,000	19,000	38,000	Withheld	Vacant	Negotiable	

AMENITIES	
Air Conditioning	

TRANSPORTATION	
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Minimal Transit (21)

Lease Availability Report

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:	8,200 SF
Max Contig:	8,200 SF
Total Available:	8,200 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	8,200	8,200	8,200	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 Surface Spaces are available; Ratio of 4.45/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (18)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Yorktown Systems	15,089 SF	Future Research Corporation	13,896 SF
4 M Research	12,500 SF	Sentar	8,200 SF
Trideum Corp	5,000 SF	V2X	4,516 SF

Lease Availability Report

1300 Enterprise Way - HQ @ Upland Park
Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING	
Type:	Class A Office
Tenancy:	Multiple
Year Built:	2023
RBA:	110,000 SF
Floors:	4
Typical Floor:	27,500 SF

AVAILABILITY	
Min Divisible:	1,187 SF
Max Contig:	32,086 SF
Total Available:	110,839 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	2,500 - 32,086	32,086	32,086	Withheld	Vacant	Negotiable
P 3rd	Office	Direct	2,500 - 29,283	29,283	29,283	Withheld	Vacant	Negotiable
P 4th	Office	Direct	2,500 - 26,029	26,029	26,029	Withheld	Vacant	Negotiable

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Minimal Transit (20)

Lease Availability Report

977 Explorer Blvd - Camber Corporation
Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Single
Year Built:	1992
RBA:	40,000 SF
Floors:	2
Typical Floor:	20,250 SF
AVAILABILITY	
Min Divisible:	10,000 SF
Max Contig:	40,000 SF
Total Available:	40,000 SF
Asking Rent:	Withheld

SPACES									
Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Office	Direct	10,000 - 20,000	20,000	40,000	Withheld	Vacant	Negotiable	
P 2nd	Office	Direct	10,000 - 20,000	20,000	40,000	Withheld	Vacant	Negotiable	

TRANSPORTATION	
Parking:	Ratio of 0.00/1,000 SF
Airport:	17 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (11)
Transit Score ®:	Minimal Transit (18)

KEY TENANTS	
Camber Coroporation	37,712 SF

Lease Availability Report

445 Jan Davis Dr NW - Digium

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

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

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	9,000 SF
Total Available:	12,000 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	7,200 - 9,000	9,000	9,000	Withheld	Vacant	Negotiable
P 2nd	Office	Sublet	3,000	3,000	3,000	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 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 (3)
Transit Score ®:	Minimal Transit (12)

KEY TENANTS

Sangoma	57,000 SF
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Lease Availability Report

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



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1989
RBA:	62,776 SF
Floors:	3
Typical Floor:	20,925 SF

AVAILABILITY	
Min Divisible:	897 SF
Max Contig:	897 SF
Total Available:	897 SF
Asking Rent:	\$19.95/FS

SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	6700-21	Office	Direct	897	897	897	\$19.95/FS	Vacant	Negotiable

TRANSPORTATION	
Parking:	88 Surface Spaces are available; Ratio of 4.00/1,000 SF
Airport:	13 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (10)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS			
CACI	3,400 SF	Scientific, Inc	2,250 SF

Lease Availability Report

6723 Odyssey Dr

Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	102,985 SF
Floors:	4
Typical Floor:	25,746 SF

AVAILABILITY

Min Divisible:	26,656 SF
Max Contig:	53,503 SF
Total Available:	53,503 SF
Asking Rent:	\$23.00/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	26,656	26,656	53,503	\$23.00/FS	Vacant	Negotiable
P 3rd	300	Office	Direct	26,847	26,847	53,503	\$23.00/FS	Vacant	Negotiable

SALE

Last Sale: Sold on Oct 20, 2022 for \$12,650,000 (\$122.83/SF) at 10.37% Cap

AMENITIES

Air Conditioning, Fitness Center, Food Service

TRANSPORTATION

Parking:	412 Surface Spaces are available; Ratio of 4.00/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (20)

Lease Availability Report

350 The Bridge St - Bridge Street Town Centre Huntsville, AL 35806 - Cummings Research Park Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Regional Mall
Tenancy:	Multiple
Year Built:	2007
GLA:	40,000 SF
Floors:	2
Typical Floor:	20,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	7,858 SF
Max Contig:	7,858 SF
Total Available:	7,858 SF
Asking Rent:	\$26.00/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	116	Office	Direct	7,858	7,858	7,858	\$26.00/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 21 Retail Properties in Huntsville, AL Sold on Nov 30, 2023 for \$193,500,000 (\$228.96/SF)

AMENITIES

Dedicated Turn Lane, Freeway Visibility, Signalized Intersection

KEY TENANTS

Hometown Lenders	18,177 SF	Texas de Brazil	8,105 SF
Brighton	1,644 SF	Maggiemoo's	1,115 SF
The Pretzel Twister	1,062 SF	The Chocolate Crocodile	945 SF

TRAFFIC & FRONTAGE

Traffic Volume:	59,532 on Rideout Rd NW & Old Madison Pike NW (2022)
	66,155 on Research Park Boulevard & Foxhall Ln NW (2022)
Frontage:	332' on Research Park Blvd (with 1 curb cut)

Made with TrafficMetrix® Products

Lease Availability Report

350 The Bridge St - Bridge Street Town Centre
Huntsville, AL 35806 - Cummings Research Park Submarket



TRANSPORTATION

Parking:	450 Surface Spaces are available; Ratio of 11.25/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Somewhat Walkable (55)
Transit Score ®:	Minimal Transit (20)