

DOWNTOWN OFFICES ON THE SQUARE FOR LEASE

200
WEST SIDE SQUARE

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HUNTSVILLE, ALABAMA 35801

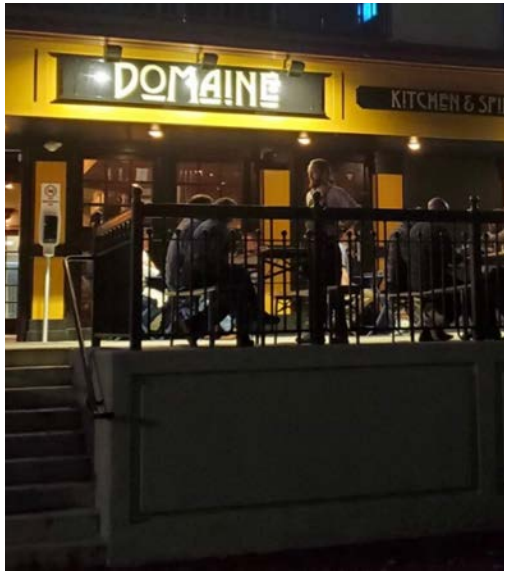
TRIAD
PROPERTIES

200 WEST SIDE SQUARE

HUNTSVILLE, ALABAMA 35801

TRIAD PROPERTIES







HUNTSVILLE'S CREATIVE WORKPLACE ON THE SQUARE

Grow your business in the heart of Huntsville's vibrant downtown historic district where innovation in food, retail, the arts, entertainment, commerce, government, and quirky meld with Huntsville's innovators in technology, space, defense and business. 200 WSS is a newly renovated, energy efficient 10 story mid-century modern landmark building. Perched on Courthouse Square and surrounded by Big Spring Park, this building is all about location, location, location. The onsite amenities and walkable conveniences for your employees and visitors are unrivaled in Huntsville.

NEXT-GENERATION TENANT AMENITIES

- Domaine South Restaurant and Bar with Patio Overlooking Big Spring Park
- Renasant Bank in the Lobby with 24/7 ITM
- Onsite Fiber: ATT, Comcast, Uniti, WOW, Centurylink, and Dark Fiber
- 24/7 Key Card Access
- Onsite Catering and Private Dining
- Plug and Play Co-Working, Conference and Executive Suites
- Flexible Growth Options
- Downtown Event Venue: LIT Huntsville, Pop-up Parks, NASA in the Park, Food Trucks, and more
- HUBZone
- Walk Score of 78
- Bikeshare Station in Front of Building
- Downtown Craft Trails: Coffee, Beer, and Cocktail
- USPS Mail Chute on Every Floor
- Attached Parking Deck with Loading Dock

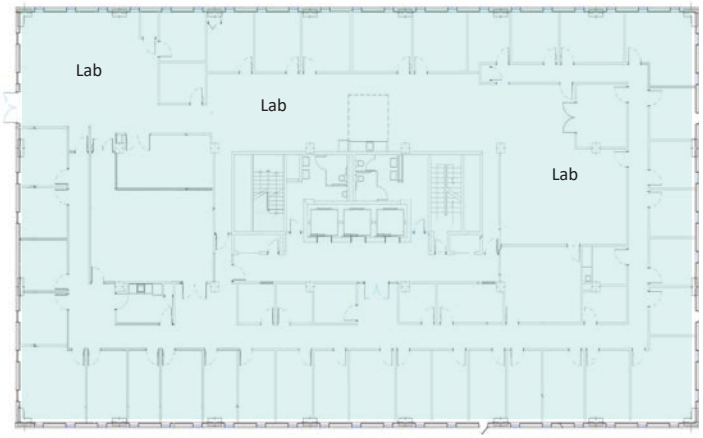
MOVE IN READY SPACE

The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

TRIAD PROPERTIES

SUITE 300

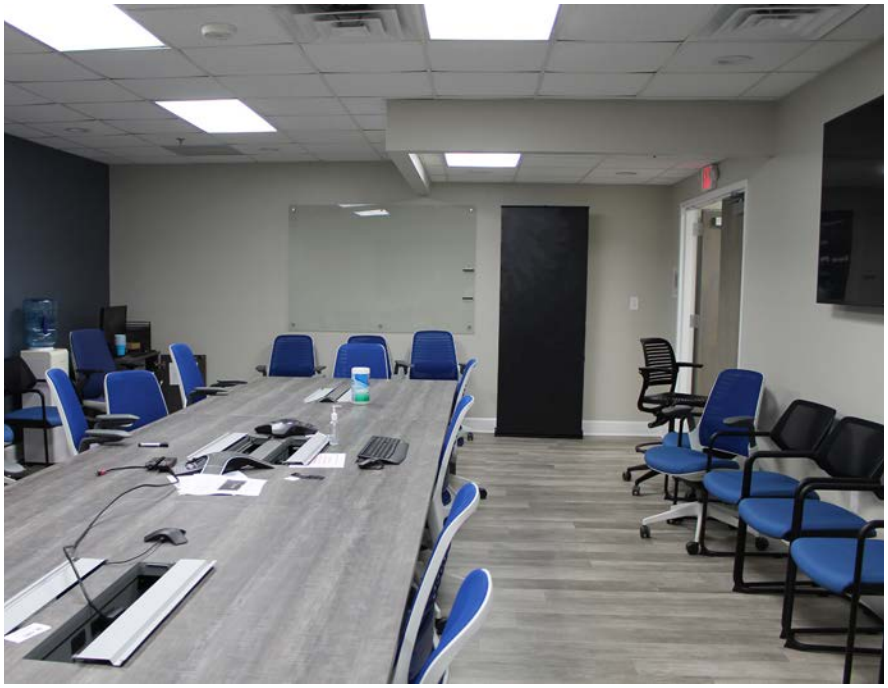
- **14,816 SF**
- Rare full-floor office opportunity with Class-A finishes
- Parking deck roof top entry
- Private offices of varying sizes, large conference room, two break rooms, large lab areas, and storage and IT rooms
- Elevator lockoff capability
- Full floor with elevator exposure
- Spectacular views
- Abundant natural light







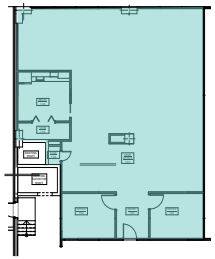




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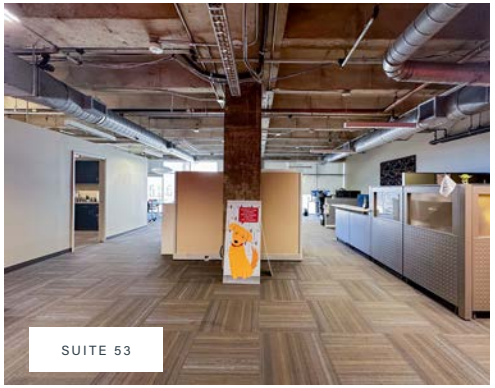
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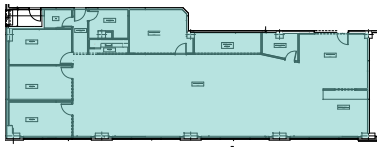


SUITE 53

- **2,255 SF**
- Two private offices, a breakroom, and big windows
- Modern showroom with open floor plan
- Can be fully furnished if desired
- Direct access to the street and parking garage



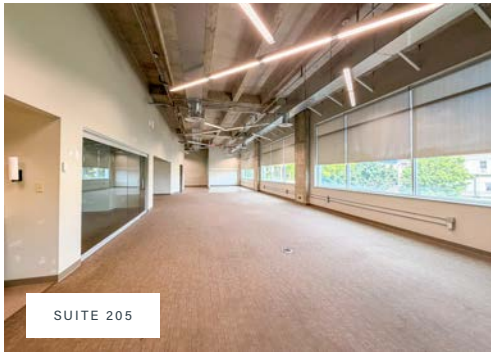




SUITE 205

- **3,666 SF**
- Unique architectural details including 14 ft exposed ceilings and floor-to-ceiling windows
- Ample open office space with private offices, a conference room, coffee bar, storage room, and IT room
- Attractive storefront glass entry
- Incredible views of Big Spring Park and downtown







SUITE 440

- **3,414 SF**
- Move in ready office space
- Plenty of windows with excellent views of downtown Huntsville
- Large conference room
- Several private offices
- Kitchen/breakroom area
- Near elevator



MOVE IN READY SPACE

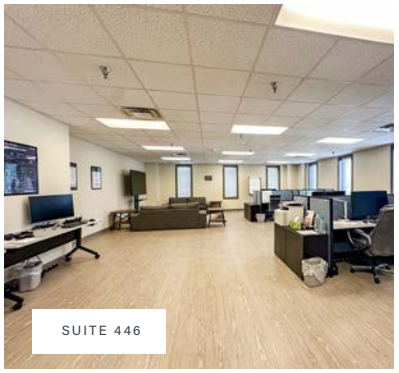
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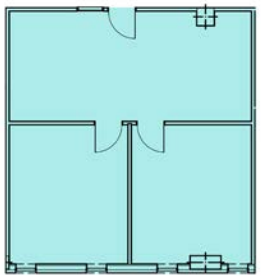


SUITE 446

- **1,986 SF**
- Move in ready office space
- Plenty of windows with excellent views of downtown Huntsville
- Large conference room
- Kitchen area
- Near elevator





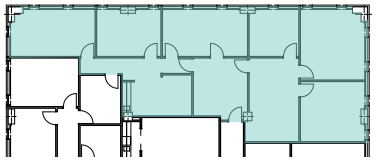


SUITE 601

- **969 SF**
- Move in ready office space
- Includes private offices
- Elevator access
- Windows with views of downtown Huntsville







SUITE 604

- **2,234 SF**
- Move in ready office space
- Includes private offices
- Wonderful views of downtown Huntsville
- Kitchen/break area
- Elevator access
- Large conference room



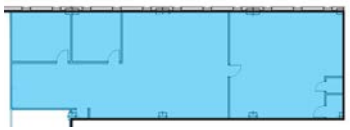
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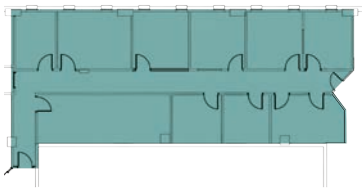
SUITE 605

- **1,364 SF**
- Move in ready office space
- Includes private offices
- Several windows with wonderful views of downtown Huntsville
- Elevator access



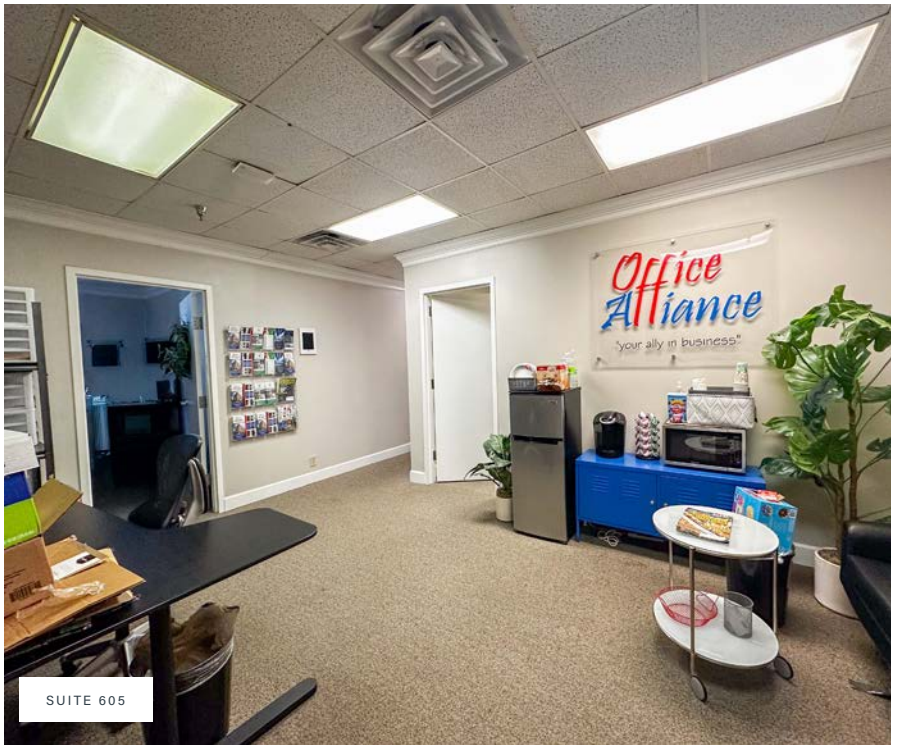
SUITE 611

- **3,641 SF**
- Large and open coworking space
- Several private offices
- Spacious conference room
- Kitchen/breakroom area
- Stunning views of downtown Huntsville
- Elevator access



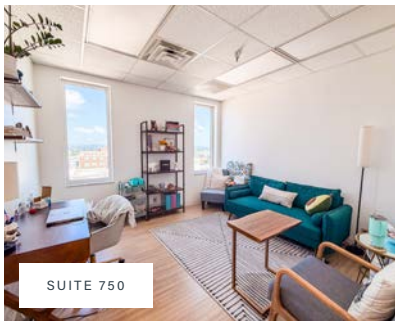
SUITE 750

- **2,372 SF**
- Move in ready office space that includes private offices, a break room, a conference room
- Features a large reception area
- Plenty of windows with breathtaking views of downtown Huntsville







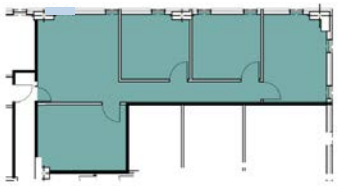




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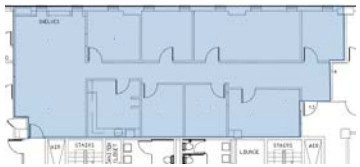
The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

TRIAD PROPERTIES



SUITE 803

- **1,180 SF**
- Move in ready office space that includes private offices and a large reception area
- Lots of windows throughout
- Breathtaking views of Downtown Huntsville and Big Spring Park



SUITE 900

- **2,473 SF**
- Large lobby or coworking space at entrance
- Spacious conference room with stunning views of downtown and Monte Sano mountain
- Includes private offices
- Community break room
- Many windows and natural light
- Elevator access

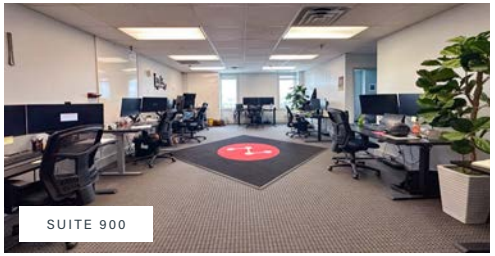


SUITE 910

- **1,759 SF**
- Includes private offices with stunning views of downtown and Monte Sano mountain
- Large coworking area
- Plenty of windows and natural light
- Elevator access





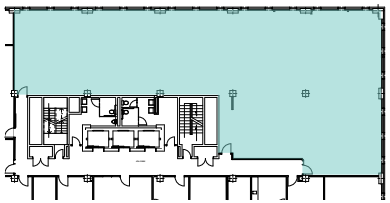






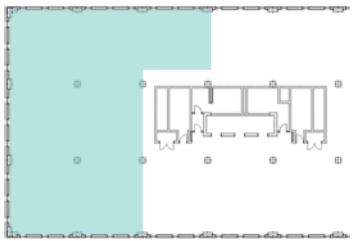
1ST GENERATION I SHELL SPACE

1st generation shell space opportunity for a company to put their own mark on their work environment, whether its creative and open or a traditional layout we can build to suit. Demo is complete. Architectural features include all new ASHRAE 90 windows, abundant natural light, spectacular views, exposed deck, concrete beams, and concrete floors. Ask to see the spectacular Class-A buildouts at 200 WSS.



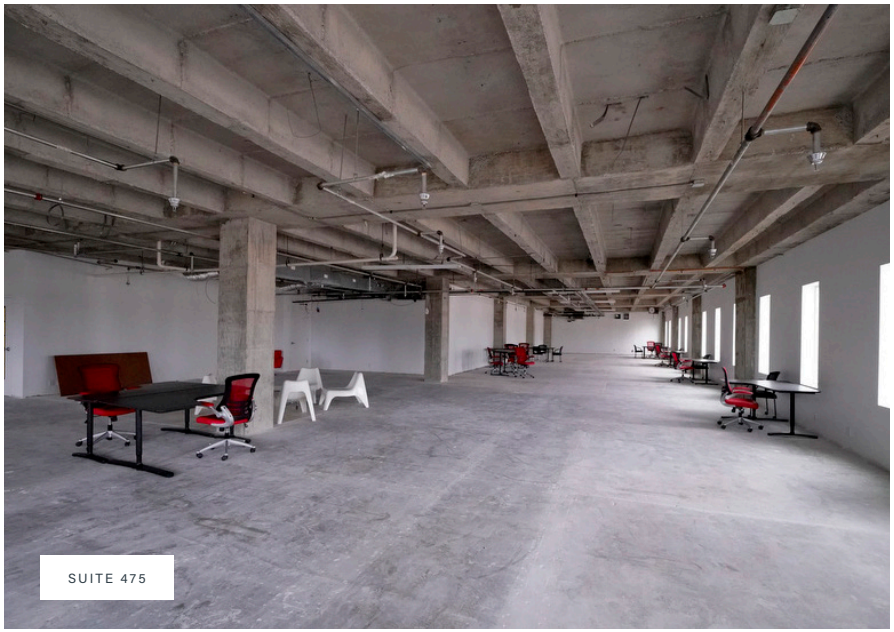
SUITE 475

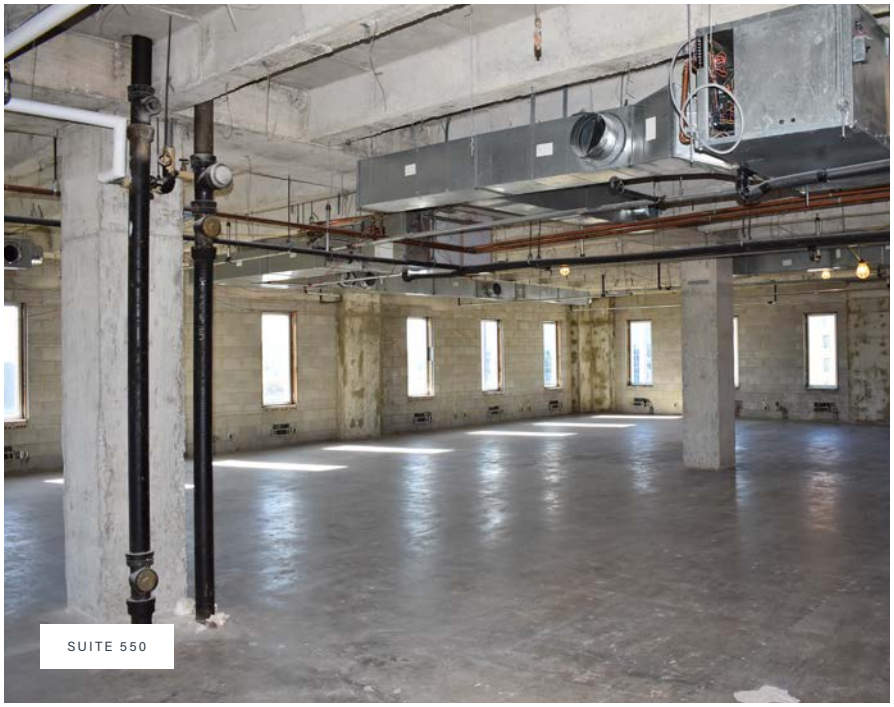
- **5,684 SF**
- North and East facing views of historic downtown and mountains
- White Box with multiple entry and layout options with plans available
- Elevator exposure



SUITE 550

- **5,594 SF**
- Three exterior walls with southern, western, and northern exposure for some of the best natural light options and views
- Elevator lobby exposure





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TRIAD PROPERTIES

EXPERIENCE DOWNTOWN HUNTSVILLE

RESTAURANTS

- Domaine South
- Moe's Original BBQ
- Commerce Kitchen
- Cotton Row
- Beezr
- Jack Browns Beer & Burger Joint
- The Standard
- Cozy Cow
- One Eleven
- Honest Coffee Roasters
- Sam & Greg's Pizzeria/Gelateria
- Melt
- Purveyor
- Namu Korean
- The Revivalist
- Del Chuco
- The Local
- Sea Salt
- Canadian Bakin
- The Moon Bakeshop
- Jimmy Johns
- Big Papa Gyro's
- Pane E Vino
- Mazzara's Vinoteca

BARS

- Old Town Beer Exchange
- The Poppy
- The Martin Bar & Bistro
- Greenbus Brewing
- Catacomb 435
- Stella's Elixir Lounge
- SiP
- Baker & Able
- Southside Cocktail Club

LEISURE

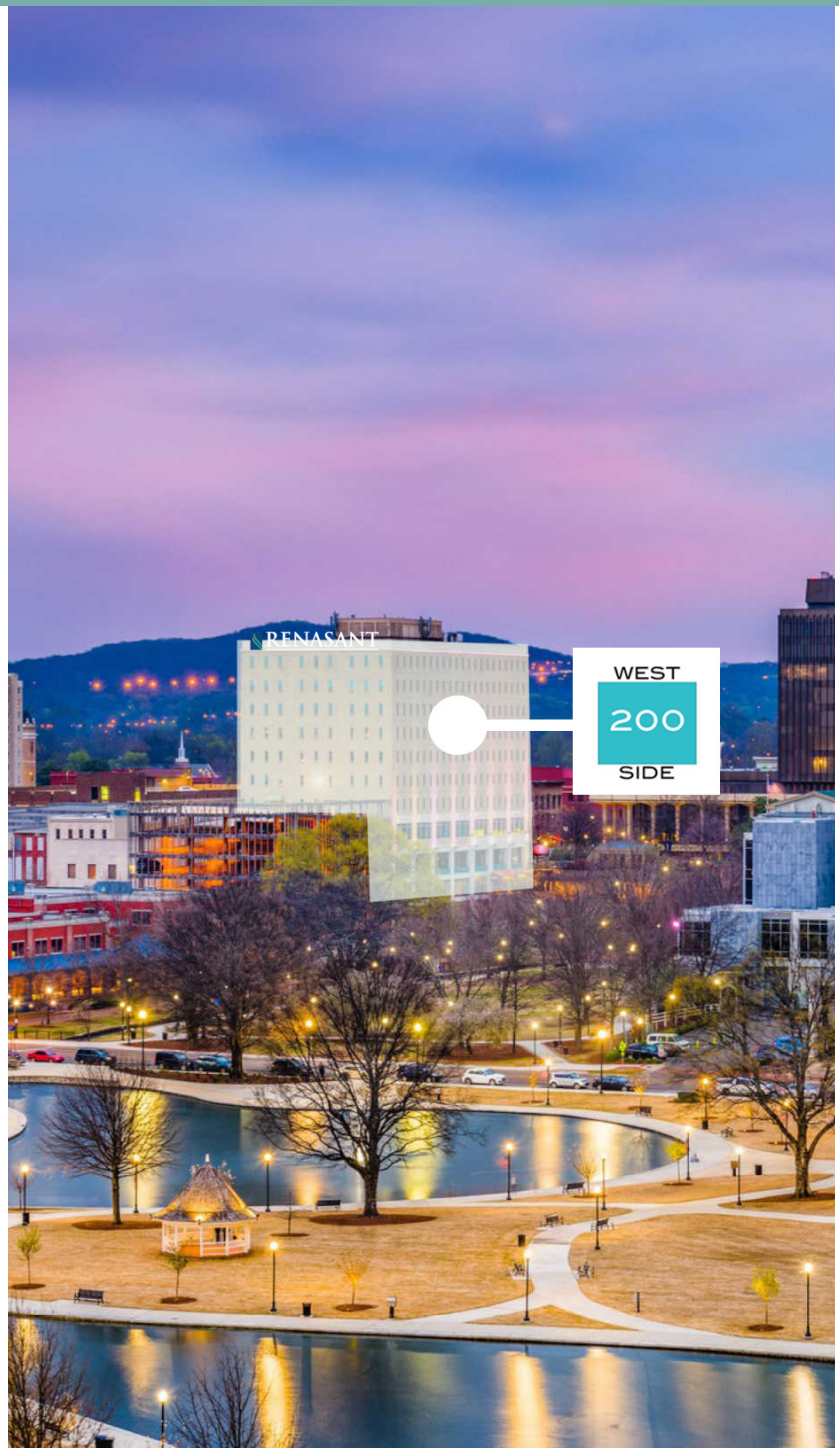
- Huntsville Art Museum
- Mars Music Hall
- Propst Arena
- Earlyworks Museum
- Constitution Village

FITNESS

- Big Spring Park
- The Yoga Center Huntsville
- Maverick Training

HOTELS

- Curio 106 Jefferson
- AC Hotel
- Hampton Inn & Suites
- Embassy Suites
- The Westin
- Trilogy Hotel



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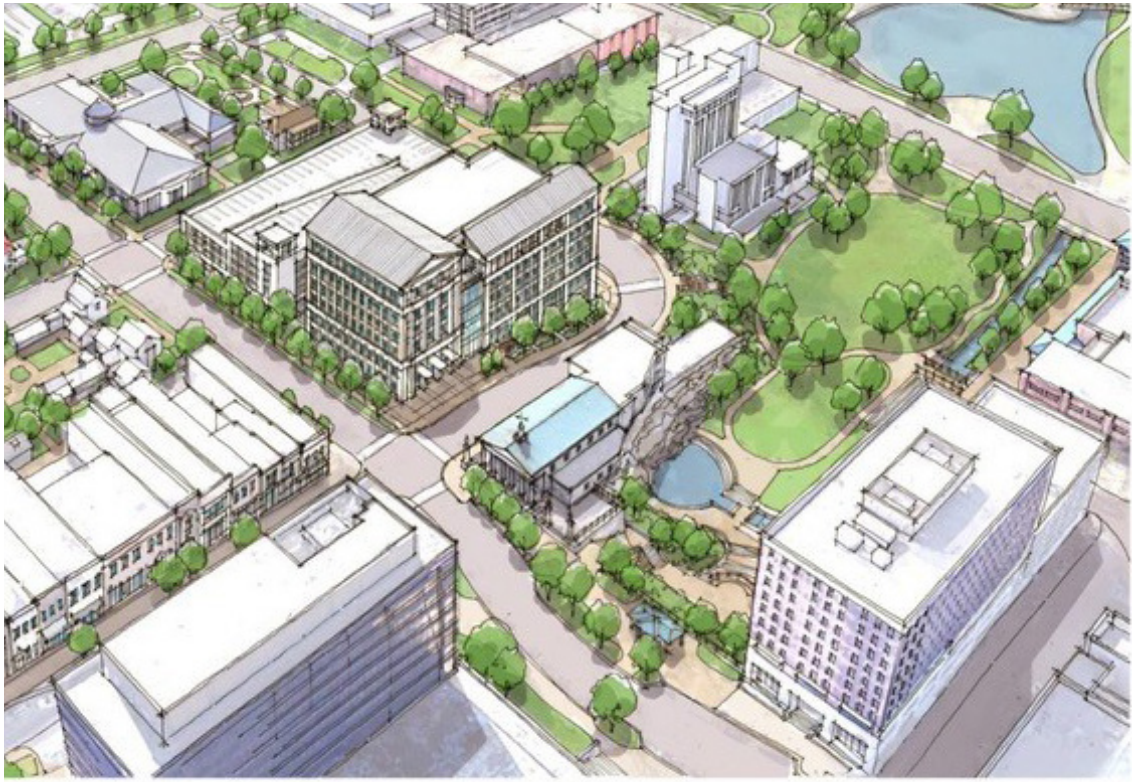
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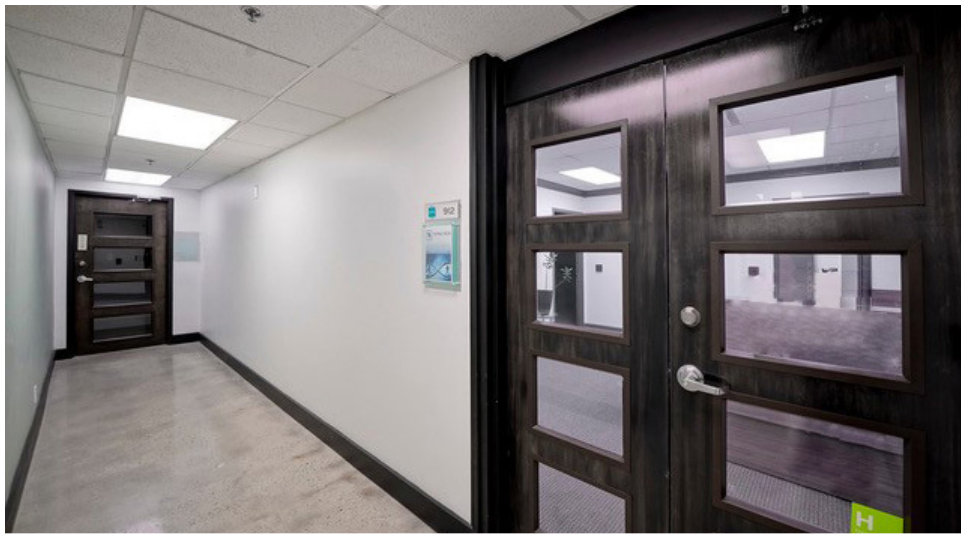


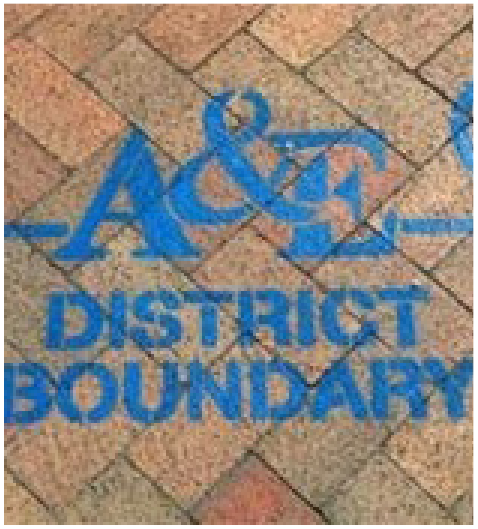
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TRIAD PROPERTIES



NEW HUNTSVILLE CITY HALL
BIRD'S-EYE VIEW











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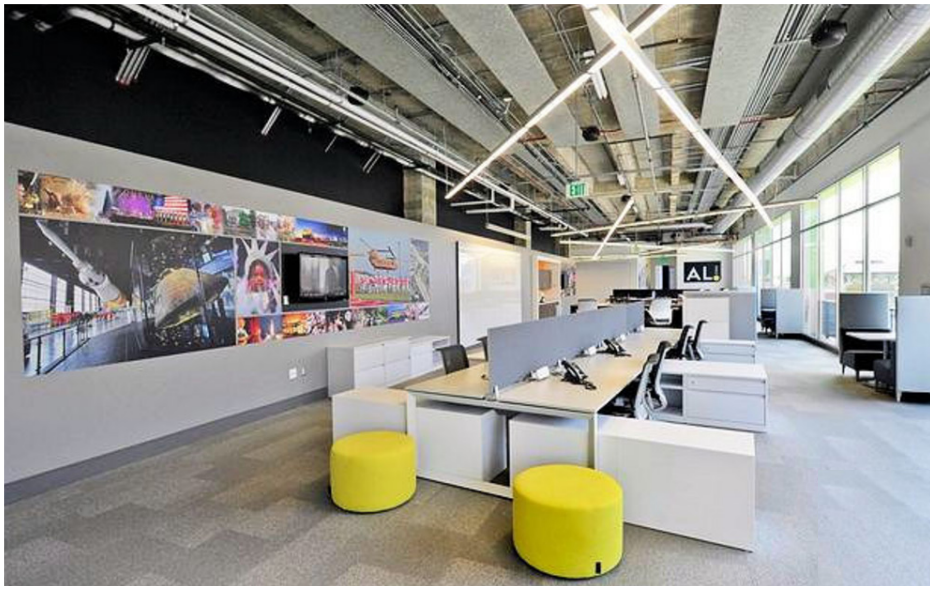














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