



120,000 SF CLASS A OFFICE BUILDING FOR LEASE

345 BOB HEATH DRIVE
HUNTSVILLE, ALABAMA 35806



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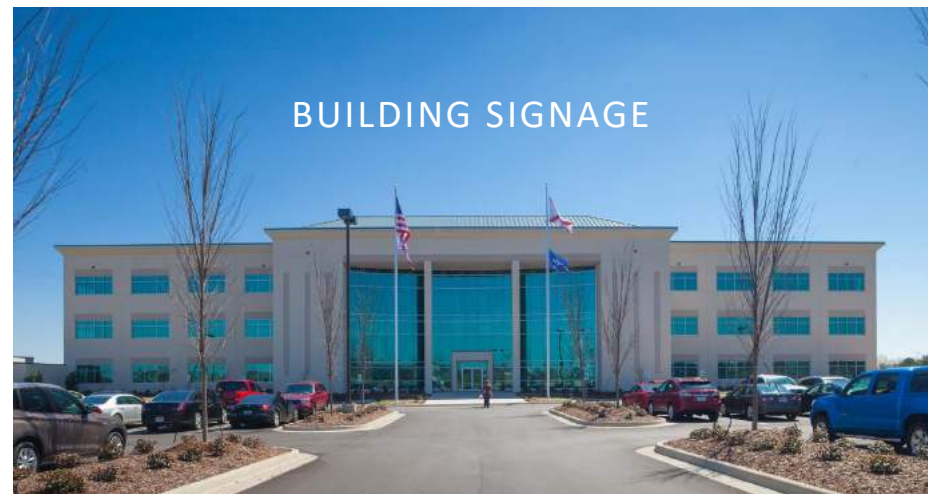
PROPERTY OVERVIEW

Triad Propertis Corporation is pleased to present the opportunity to lease 345 Bob Heath Drive, a single tenant, Class “A” office building located in the dynamic Cummings Research Park in Huntsville, Alabama. The coveted lakefront location within CRP offers high visibility, easy vehicular access and numerous walkable amenities. It is the perfect office space for any government contractor or business entity that needs a professional location. The location is proximate to Redstone Arsenal’s Gate 9 (4 miles), Bridge Street Town Center (0.8 miles), Mid City (4 miles), and many other hotels, restaurants, entertainment and shopping options.

PROPERTY DETAILS

| | |
|------------------------|-----------------------------------------------------------------------|
| LOCATION | 345 Bob Heath Drive Huntsville, Alabama 35806 |
| TOTAL SIZE | 120,000 SF |
| FLOORS | Three (3) Stories |
| TYPICAL FLOOR SIZE | 40,000 SF |
| SURFACE PARKING SPACES | 427 parking spaces including 10 handicap spaces (3.6 per 1,000 SF) |

BUILDING SIGNAGE



MONUMENT SIGNAGE

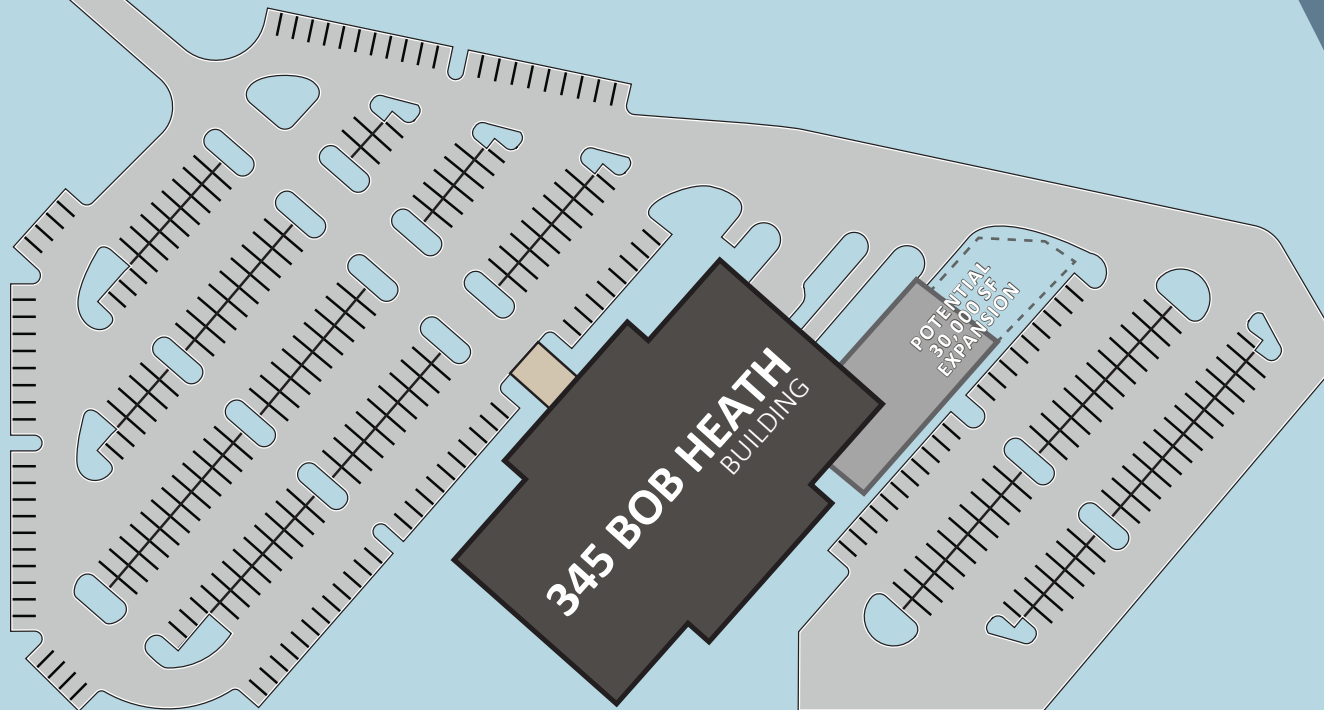


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SITE PLAN



OLD MADISON PIKE NORTHWEST

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SITE OVERVIEW

The building is conveniently located in the center of Cummings Research Park surrounded by major biotech, aerospace, and other technology-centered businesses like Dynetics, Adtran, Radiance Technologies, and Hudson Alpha. Across I-565 is the Redstone Arsenal giving the building convenient access to Gate 9.

With the addition of the Mazda Toyota distribution center, the Facebook facility, the Amazon Fulfillment Center, and Space Command and FBI headquarters, Huntsville's workforce has grown substantially. This growth has encouraged several developments throughout Huntsville including MidCity Huntsville, the new hotspot for Huntsvillians.



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LOCATION



INTERIOR PHOTOS



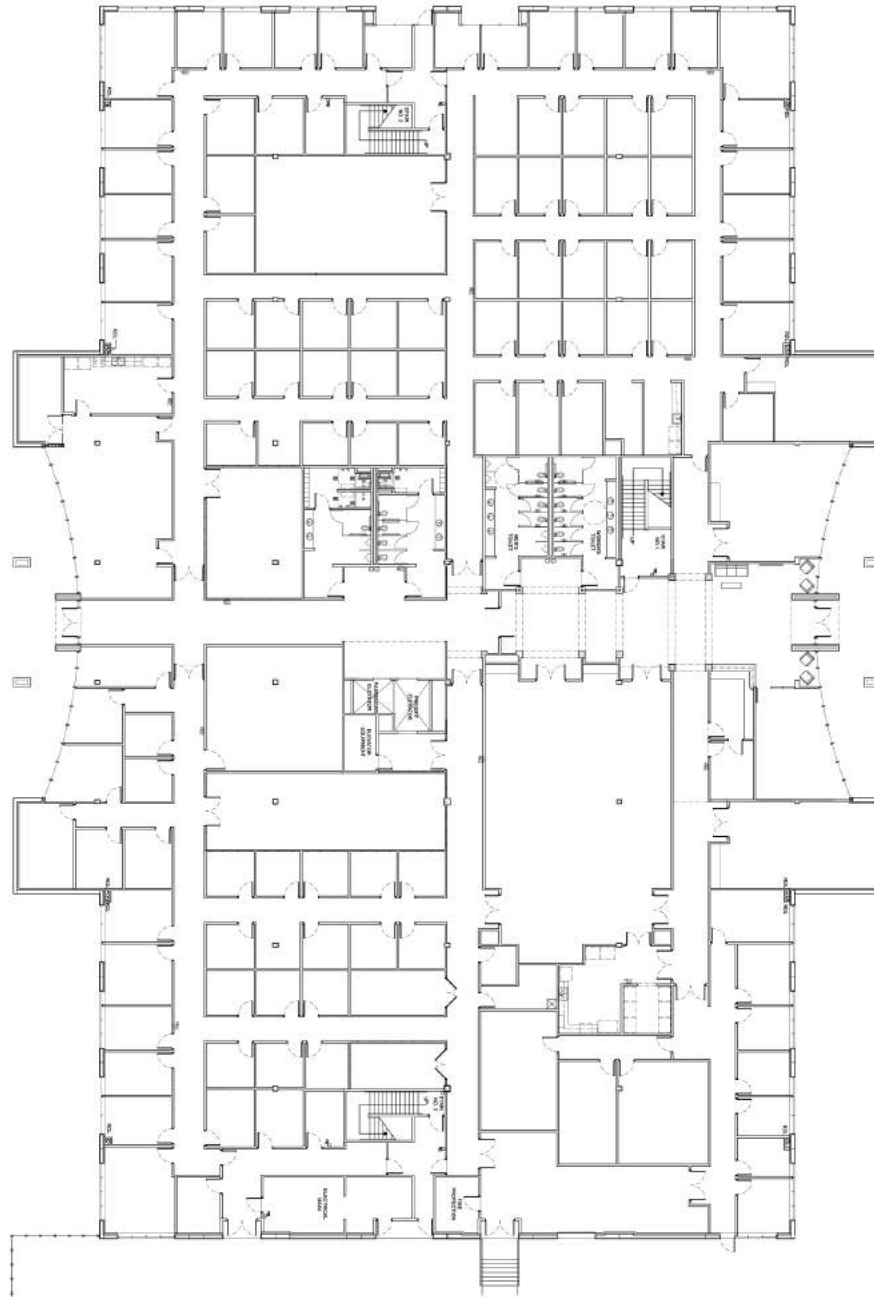
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FLOOR PLANS

FLOOR 1
40,000 SF



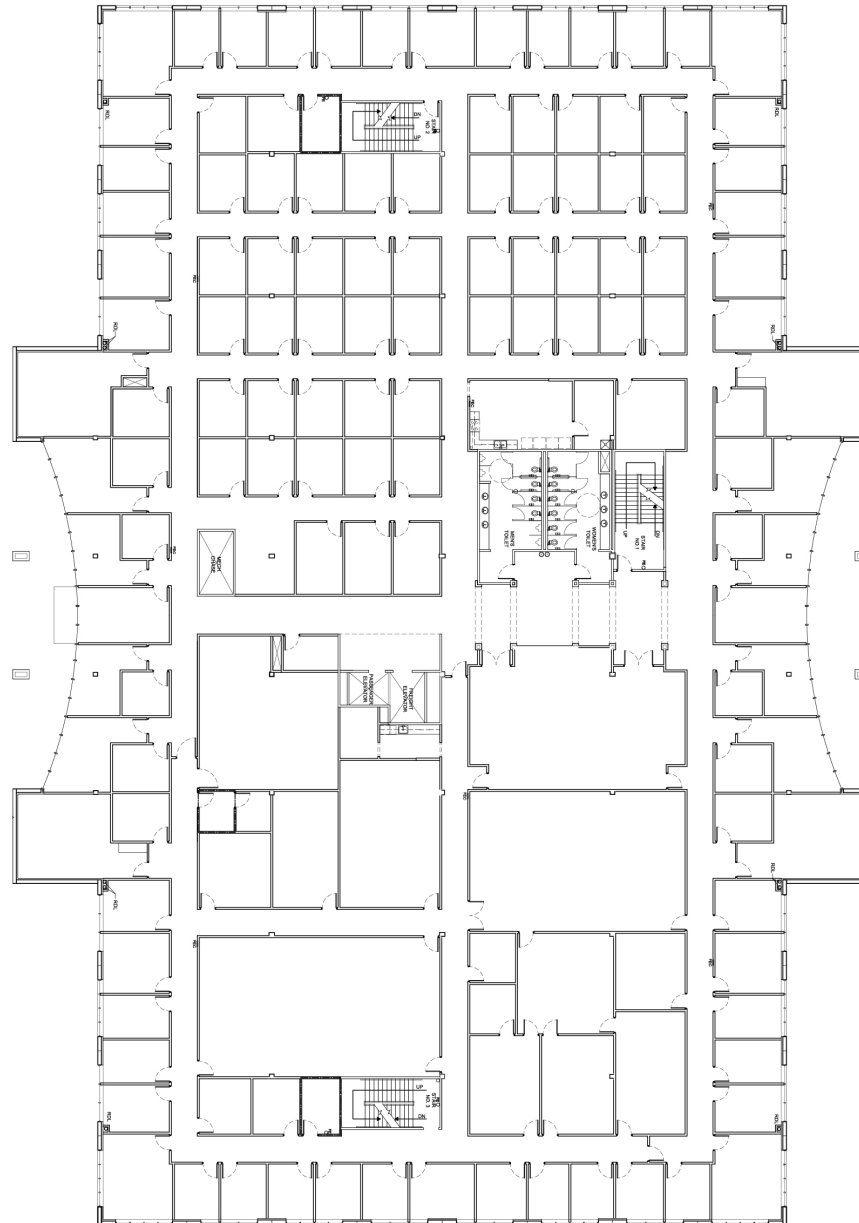
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FLOOR PLANS

FLOOR 2
40,000 SF



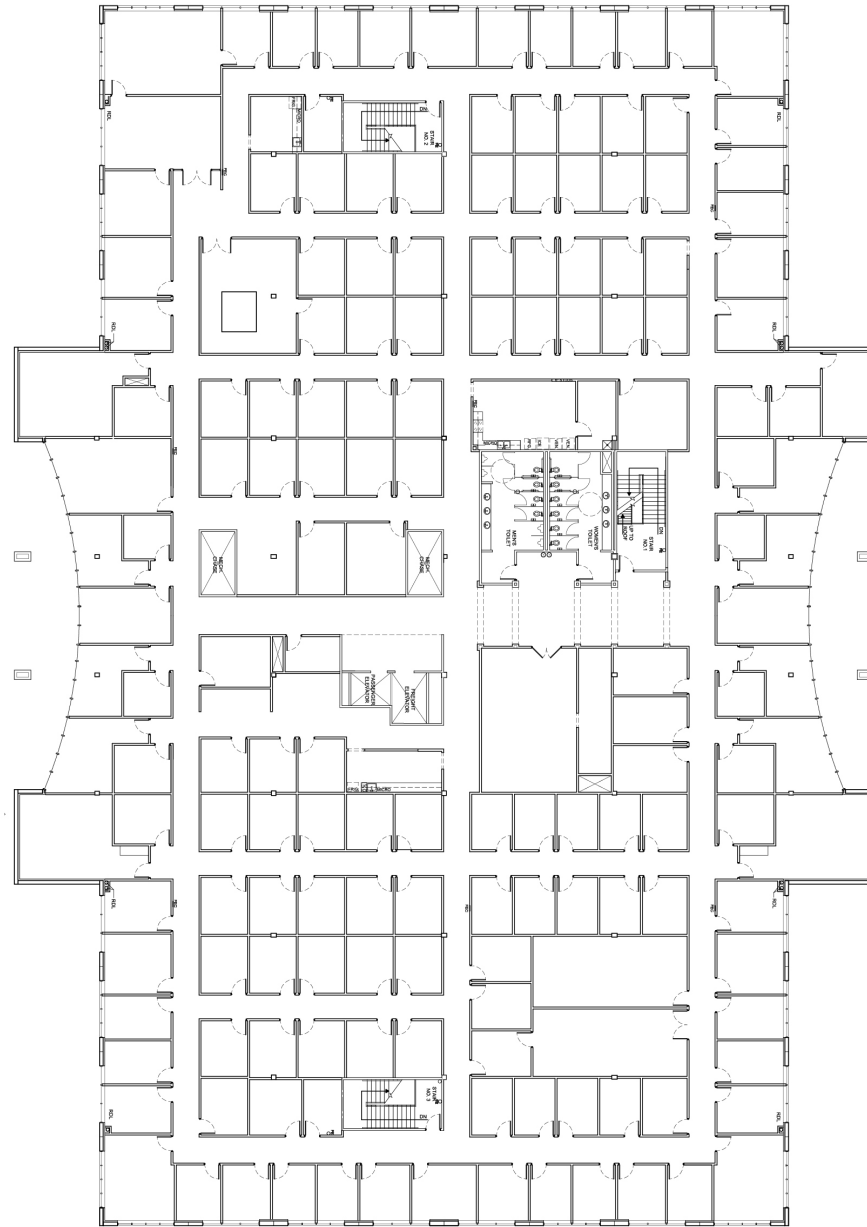
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FLOOR PLANS

FLOOR 3
40,000 SF



**FOR MORE INFORMATION,
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