

For Lease



THE FORUM at Bridge Street

Purpose-Built Office in the Heart of Research Park



SPANDREL DEVELOPMENT PARTNERS



THE FORUM

Property Overview

The Forum at Bridge Street is a planned, Class A office development located within Huntsville's Research Park Commercial District, adjacent to both Cummings Research Park and Bridge Street Town Centre. The project delivers a high-profile corporate location with immediate access to premier retail, dining, and hospitality amenities, while maintaining a distinct, professional office environment.

Designed as a five-story, $\pm 75,000$ square foot office building ($\pm 15,000$ SF floor plates), The Forum offers a flexible, tenant-driven design. Floors three through five are dedicated to office use, while floors one and two can be tailored to accommodate a range of operational needs. The first floor can incorporate approximately 4,000 SF of additional office or high-bay space, including the option of a two-story volume.

Ownership is seeking a build-to-suit tenant to initiate construction, offering a rare opportunity to influence building design, layout and branding.



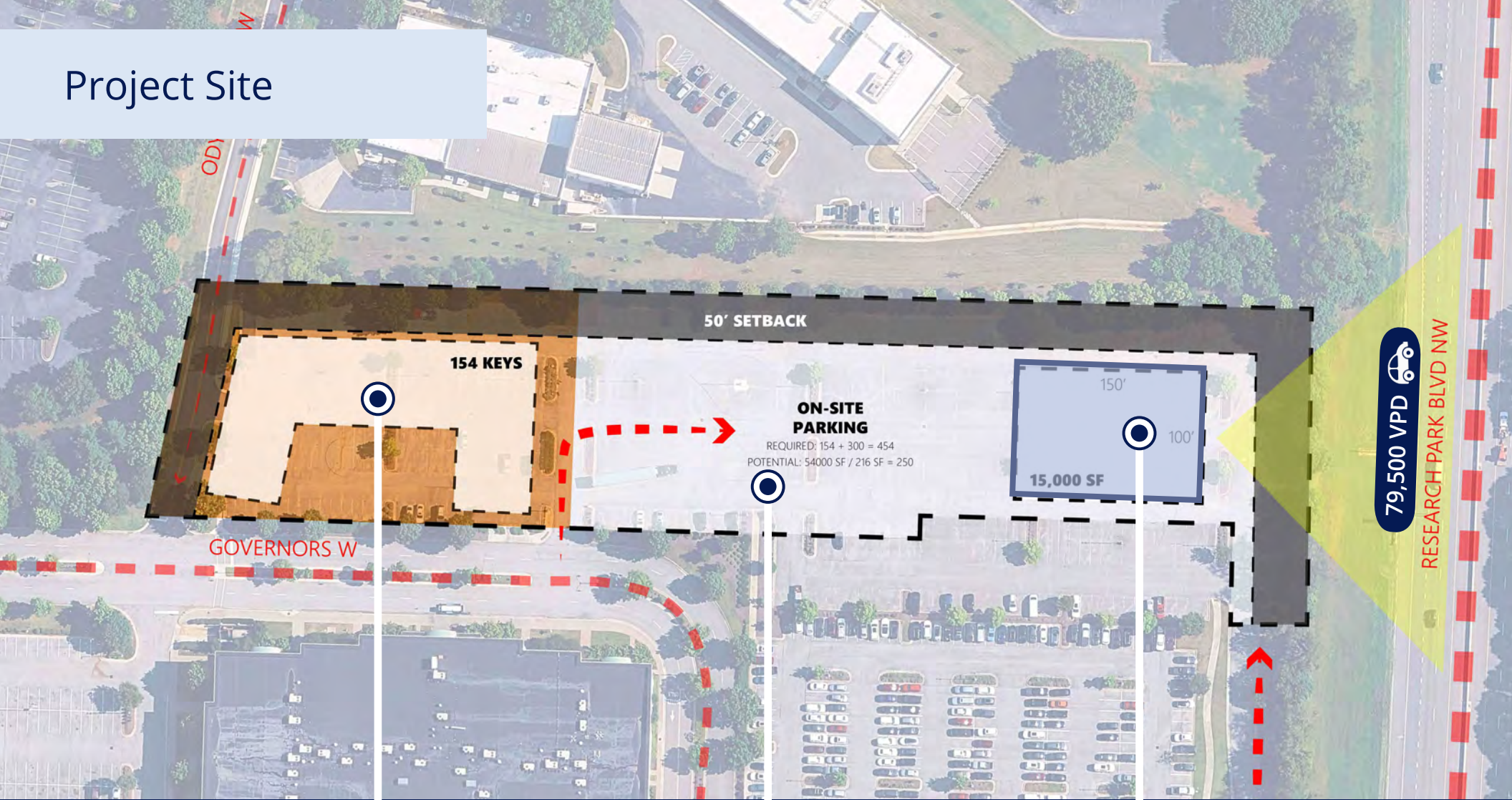
THE FORUM

Location Highlights

- Located adjacent to Bridge Street Town Centre -- a premier lifestyle retail center with over 550,000 SF of Class A retail and restaurant space
 - 7MM+ Annual visitors
 - 829,000 Total SF of Retail, Office, Restaurants, Entertainment and Hotel space
 - 50 Market-exclusive tenants
- The most walkable location in the Cummings Research Park area
- Bridge Street Town Centre named #6 Best Shopping Center in the U.S. by USA Today in 2025
- Access to 14+ dining options, 30+ food & beverage options
- Enhances employee experience and client engagement
- Minutes to I-565 and Redstone Arsenal
- Central position within Huntsville's primary employment corridor

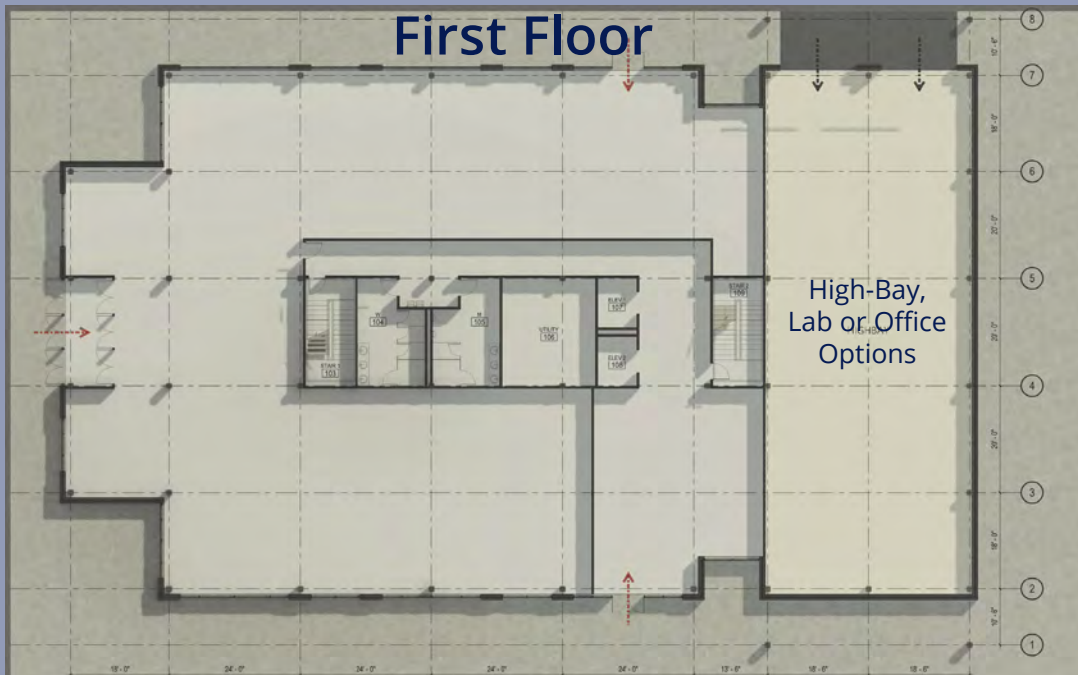


Project Site



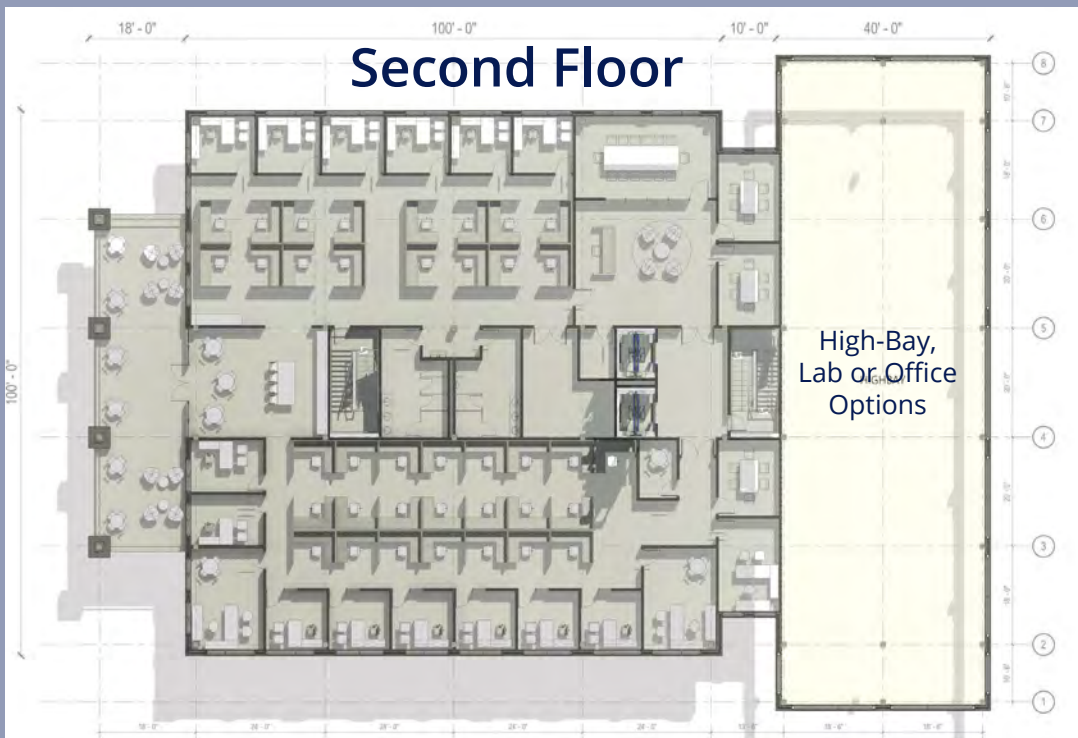
On-Site
Parking

THE FORUM
at Bridge Street



Flexible Configuration

- ±75,000 SF Total
- 5-story Class A office building
- ±15,000 SF efficient floor plates
- First Floor
 - ±4,000 SF high-bay or office option
- Second Floor
 - Optional two-story high-bay or office option



Typical Upper Level



- ±15,000 SF efficient floor plates
- Full-floor or multi-floor occupancy with controlled access
- SCIF-capable buildout within office floors
- Office layouts tailored to tenant needs

Conceptual View

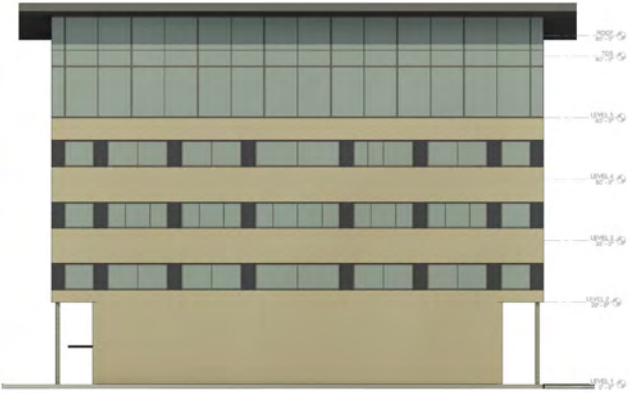


- Rare build-to-suit in core Huntsville market
- Ability to customize from ground up
- Ideal for headquarters or regional hub
- Unequaled visibility
- Prominent branding opportunities

Building Elevations



North Elevation



East Elevation



South Elevation



West Elevation

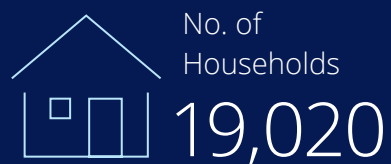
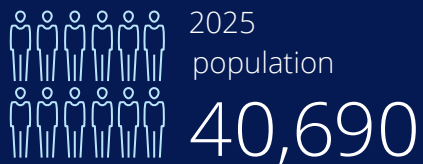


Neighborhood

THE FORUM at Bridge Street is situated in the heart of Huntsville's most dynamic commercial corridor, immediately adjacent to **Bridge Street Town Centre**—North Alabama's premier mixed-use destination. Bridge Street offers a walkable environment with a curated mix of national and regional retailers, chef-driven restaurants, entertainment venues, and full-service hotels, creating a highly amenitized setting that enhances both employee experience and client engagement. While THE FORUM maintains a distinct, professional office identity, its proximity to these amenities provides convenient access without being embedded within the retail core.

The property also benefits from its direct connectivity to **Cummings Research Park**, home to a concentration of defense contractors, engineering firms, and technology companies. Just minutes from **Redstone Arsenal, NASA's Marshall Space Flight Center**, and key employers such as Boeing, Northrop Grumman, and Leidos, the location places tenants at the center of Huntsville's innovation ecosystem. With immediate access to Research Park Boulevard and Interstate 565, the site offers excellent regional connectivity, making it an ideal location for companies seeking both visibility and accessibility within a highly desirable business environment.

Demographics (3-mi)



Option 1

High Bay - Double Height



Option 2

High Bay - Single Height



Option 3

Office Space - Curtain Wall



Option 3

Night Time View



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Accelerating success.



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