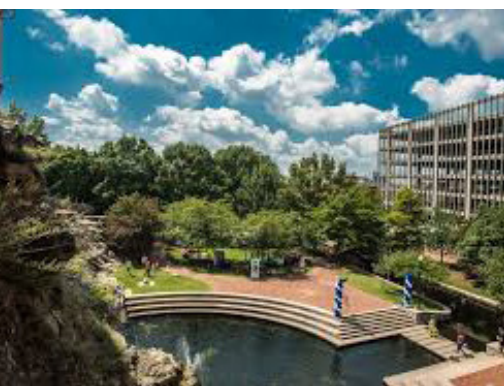


A GAME CHANGER FOR DOWNTOWN



ESTIMATED DELIVERY: **2024/2025**
TOTAL RETAIL SPACE: **47,000 SF**

AREA MAP



PHASE 1 - SITE PLAN



BUILDING 1 - RETAIL

MONROE STREET



COURTYARD

BUILDING 1 - SUITE BREAKDOWN

SUITE A	3,680 SF
SUITE B	3,460 SF
SUITE C	1,664 SF
SUITE D	1,661 SF
SUITE E	2,126 SF
SUITE F	1,561 SF
SUITE G	1,561 SF
SUITE H	1,561 SF
SUITE J	5,510 SF

*Suites can be combined at certain locations.

CLINTON AVENUE

BUILDING 2 - RETAIL



PINHOOK CREEK

BUILDING 2 - SUITE BREAKDOWN

SUITE A	3,331 SF
SUITE B	4,511 SF
SUITE C	1,452 SF
SUITE D	1,732 SF
SUITE E	1,733 SF
SUITE F	1,725 SF
SUITE G	1,727 SF
SUITE H	1,728 SF
SUITE J	1,730 SF
SUITE K	1,785 SF
SUITE L	2,442 SF

*Suites can be combined at certain locations.

CLINTON AVENUE



Located in the burgeoning downtown district of Huntsville, AL, on Clinton Avenue, Front Row will be an 11+ acre mixed-use development delivering high-end residential, Class-A office space, and a dynamic blend of retail, destination-worthy dining, and entertainment. The development will bring innovative modern design to the area and will connect the area in and around the Von Braun Center, the city's premier event venue.



PROJECT HIGHLIGHTS

OVERVIEW

Front Row delivers a sophisticated mix of indoor and outdoor spaces that line the project's central urban green, with opportunities for food, beverage, fitness, and first-to-market brands or local favorites. Located across the street from the popular Von Braun Civic Center, Front Row is set to capture business and share the entertainment venue's high traffic – more than 1.7 million visits per year.

BUILT-IN TRAFFIC & CLIENTELE

- The site will encompass 545 elevated apartment residences with easy connection to the heart of Front Row.
- Includes plenty of on-site parking.
- Property will include 37,500 square feet of next-generation office space.
- Across from Von Braun Civic Center with an estimated 1.7 million visits per year, making it the second-most visited entertainment center in the state of Alabama.

HIGHLY VISIBLE & ACCESSIBLE

- Site ties into the planned Huntsville “Skybridge” – an elevated pedestrian walkway that will cross Memorial Parkway.
- Easy access to all major areas of Huntsville and roadways including I-565 and Memorial Parkway.
- Front Row can easily be seen from Memorial Parkway, which has an estimated 100,000 vehicles passing per day.
- Site serves as a connection of the city's core and Westside Huntsville that's home to major properties like Campus 805, Stovehouse, and The Range/The Foundry.
- Located in growing downtown entertainment district.

CLOSE TO EVERYTHING

- Close to countless restaurants, shopping, and entertainment.
- Within walking distance of major developments Constellation, City Centre, and Clinton Row.
- The site is also near more than 1,000 existing hotel rooms in the downtown area.
- Property will have ample on-site surface parking for added convenience.

ELEVATED LOOK & DESIGN

- Adjacent Pinhook Creek will be upgraded with extensive improvements and a beautiful Riverwalk.
- Unique and modern architecture.
- A central urban green will offer visitors and residents a place to meet with friends or enjoy a peaceful outdoor respite in the heart of the city.
- Front Row's public art and communal spaces will act as a living gallery to celebrate Huntsville's thriving arts and entertainment scene.



CLOSE TO EVERYTHING



QUICK TRAVEL TO ALL MAJOR HUNTSVILLE AREAS

DRIVING TRAVEL TIMES

HUNTSVILLE HOSPITAL	3 min (1.0 miles)
LINCOLN MILL DISTRICT	5 min (1.5 miles)
LOWE MILL	5 min (1.3 miles)
RESEARCH PARK	12 min (6.0 miles)
REDSTONE ARSENAL	12 min (5.6 miles)
MIDCITY & ORION AMPHITHEATER	15 min (5.9 miles)

WALKING TRAVEL TIMES

VON BRAUN CENTER	1 min
CONSTELLATION	3 min
CITY CENTER	5 min
CLINTON ROW	2 min





HUNTSVILLE, AL
#1 BEST
PLACE TO LIVE
2022-2023

HUNTSVILLE IS HERE



OFFICIAL HOME OF
U.S. SPACE COMMAND



\$50 MILLION EXPANSION
4,000 NEW JOBS



\$1.6 BILLION PLANT
4,000 NEW JOBS



SPEEDS UP TO
1GB PER SECOND



\$750 MILLION
DATA CENTER



LARGEST CITY IN ALABAMA

In 2021, Huntsville overtook Birmingham as the largest city in Alabama with an estimated population of 215,006.

HOME TO MAJOR BUSINESSES

Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

HIGHLY EDUCATED POPULATION

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more than one out of every three adults has one.

HIGH-PERFORMING RESTAURANTS

Several well-known restaurants have their top-performing locations in Huntsville.

ALWAYS INNOVATING

#1 Tech Employment Growth in U.S. - 309%.

BE FRONT AND CENTER



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