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# For Lease

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## Research Park Office Center

Huntsville, AL

Lease Rate:

# \$17.50 PSF

Modified Gross

### Single-Story Office Campus

Research Park Office Center is located adjacent to Cummings Research Park, the second-largest science and technology business park in the world. The property is an attractive business environment situated on Old Madison Pike, with easy access to Research Park Boulevard and I-565, is in close proximity to many restaurants, hotels, Bridge Street Town Centre and Redstone Arsenal's Gate 9, and is within ten minutes of Huntsville International Airport.

Accelerating success.

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## Contact us:

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## Available

Address: 7037 - 7067 Old Madison Pike

Location: Huntsville, AL

Total Building SF: 236,500 SF

Available SF: 29,427 SF 7047, Suite 300\*\*

24,455 SF 7037, Suite 400+425\*

17,572 SF 7037, Suite 450\*

Lease Rate: \$16.50 per SF, Modified Gross

*\* Suites 400/425/450 Can be combined for a total of 42,027 SF*

*\*\* Includes a Secure Collateral Area*

## Features

- Modified Gross lease rate; Tenant pays utilities and janitorial services
- Ample tenant parking
- On-site property maintenance
- Outdoor lakefront pavilion features a grilling area and covered picnic tables
- ISP providers include: AT&T, CenturyLink and WOW!Business
- Flexible floor plans to accommodate changing space needs



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