

FOR LEASE

NEW CONSTRUCTION | OFFICE & RETAIL

One Full Floor +
Retail Available

HQ

@

Upland
Park



AKIMA

LENNAR
LENNAR
MORTGAGE TITLE

HQ

sonobello

AKIMA
AKIMA

GREY REALTY
COMMERCIAL

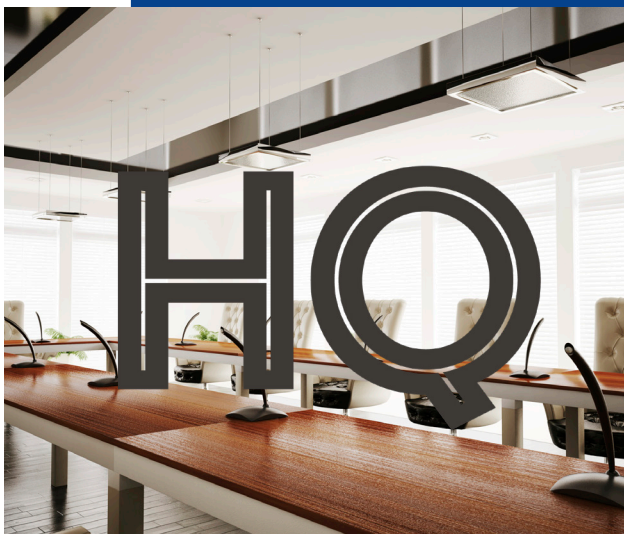
hghuntsville.com





PROPERTY HIGHLIGHTS

- + HQ @ Upland Park has one (1) move-in ready, fully-constructed office suite left!
- + One (1) full floor of ±29,345 SF is available, plus several retail/restaurant suites on the first floor
- + Full Service Leasing for Office Space
- + HQ includes a mixture of retail and restaurant space on Level One, with Class A office offerings on Levels Two, Three and Four.
- + HQ is located “next door” to Cummings Research Park, home to many Fortune 500 and Inc. 5000 Companies, and within a block of University Drive, the heart of Huntsville’s retail, entertainment, hospitality and restaurant corridor.
- + Plenty of on-site parking available, including EV charging stations



upland PARK



189 Units

THE
KELVIN
K

301 Units

THE
COLLINS

334 Units



97,363 SF Office
19,488 SF Retail

WHY HQ?

The Place to Be

- + “Next door” to Cummings Research Park, home to a mix of many Fortune 500 and Inc. 5000 Companies, and within a block of University Drive, the heart of Huntsville’s retail, entertainment, hospitality and restaurant corridor
- + Join Onward Coffee and Viet Crispwich at HQ
- + Minutes to Redstone Arsenal’s Gate 9 and I-565
- + Within walking distance of over 10 restaurants, including:
 - Phil Sandovals Cantina
 - Chop Chop
 - Five Guys
 - Cheddars
 - Jason’s Deli
 - Shaggy’s
 - Nothing But Noodles
 - Panda Express
 - Subway
 - Zaxby’s and more
- + Surrounded by popular retail and entertainment locations, including:
 - MidCity District
 - Bridge Street Town Centre
 - Village of Providence
 - IKEA
- + Convenient to area colleges, such as:
 - University of Alabama in Huntsville
 - Calhoun Community College
 - Oakwood University
 - Faulkner University

Easy In and Out

- + Plenty of on-site parking available
- + One mile to Research Park Boulevard
- + Four miles to I-565
- + Five miles to Gate 9 at Redstone Arsenal
- + Ten miles to Huntsville International Airport
- + Easy accessibility to and from Cummings Research Park

More Than Just a Building

- + A ground floor that embraces the neighborhood setting by mingling an outdoor activity and leisure courtyard with space for first floor restaurants, eateries, boutique shops , and wellness studios
- + Walking paths available throughout the Upland Park community

Thoughtful Design

- + Non-traditional floor plan designs with an open-air breezeway on Level One
- + Sealed concrete floors, round concrete columns, sleek drywall details throughout the lobbies and corridors
- + Minimum 10’ clear ceiling heights
- + Brick and metal panel exteriors with unique window detailing that provides abundant natural light

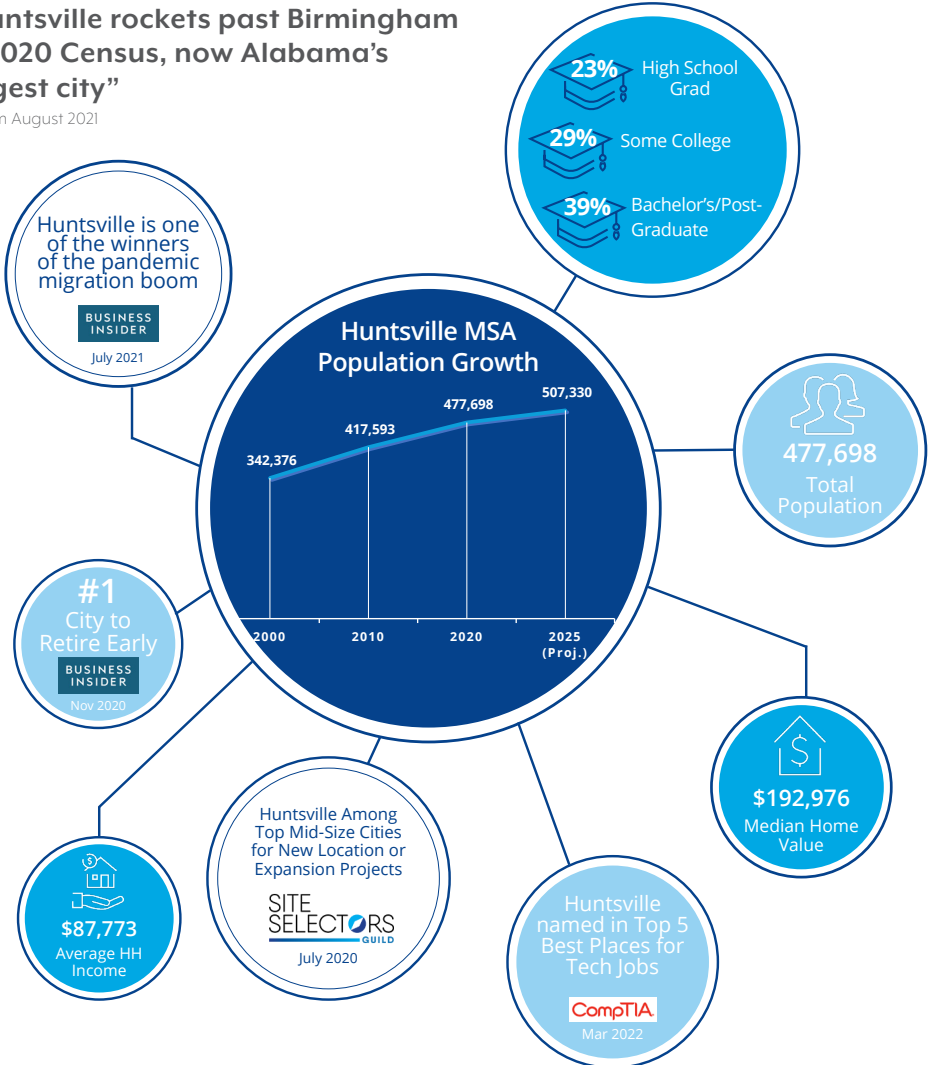


DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	5,211	42,180	119,466
No. of Households	2,957	19,455	51,545
Average HH Income	\$77,805	\$94,563	\$93,847
Median HH Income	\$54,389	\$64,867	\$63,970
No. of Employees	10,169	44,903	110,023

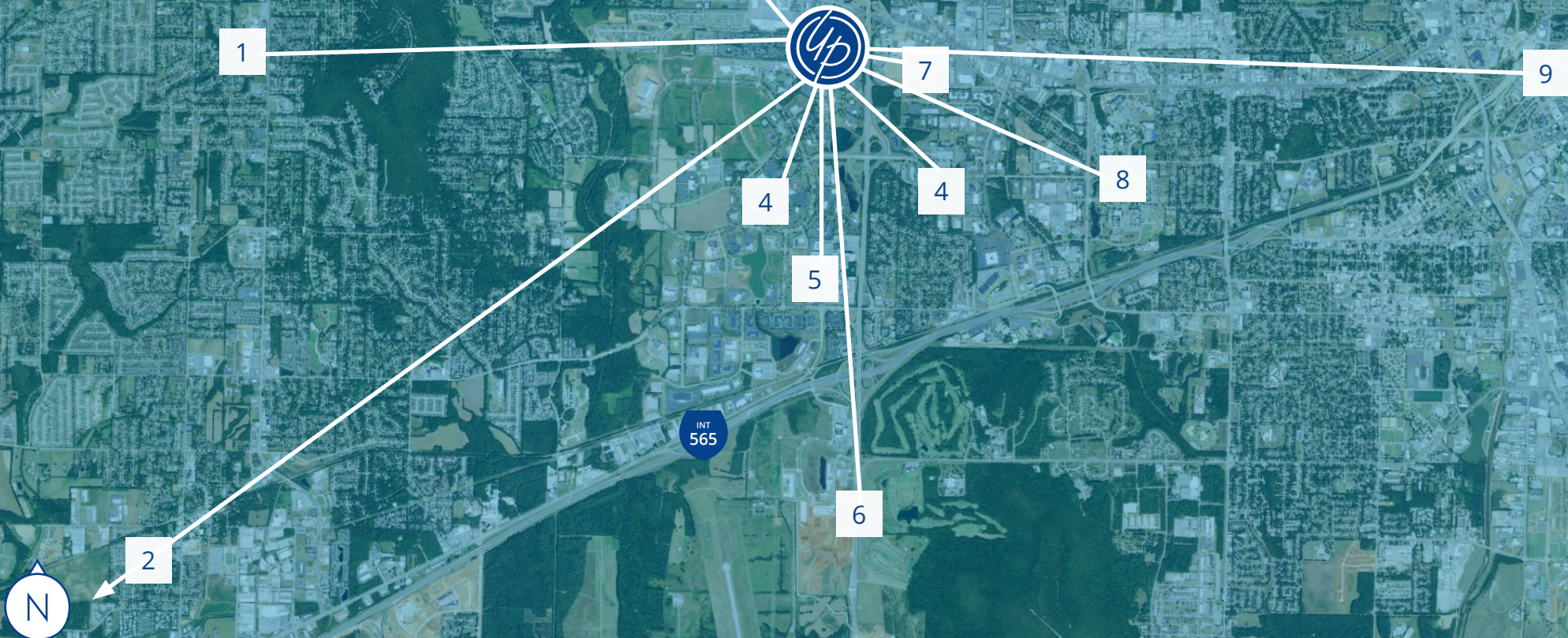
“Huntsville rockets past Birmingham in 2020 Census, now Alabama’s largest city”

AL.com August 2021



UPLAND PARK

	DISTANCE	DRIVE TIME
1 Madison	5 mi	13 mins
2 Huntsville Int'l Airport	10.9 mi	15 mins
3 Village of Providence	1.7 mi	5 mins
4 Cummings Research Park	0.5 mi	2 mins
5 Bridge Street Town Centre	3.2 mi	10 mins
6 Redstone Arsenal	4 mi	7 mins
7 MidCity District	1 mi	5 mins
8 UAH	2.5 mi	8 mins
9 Downtown	8 mi	12 mins



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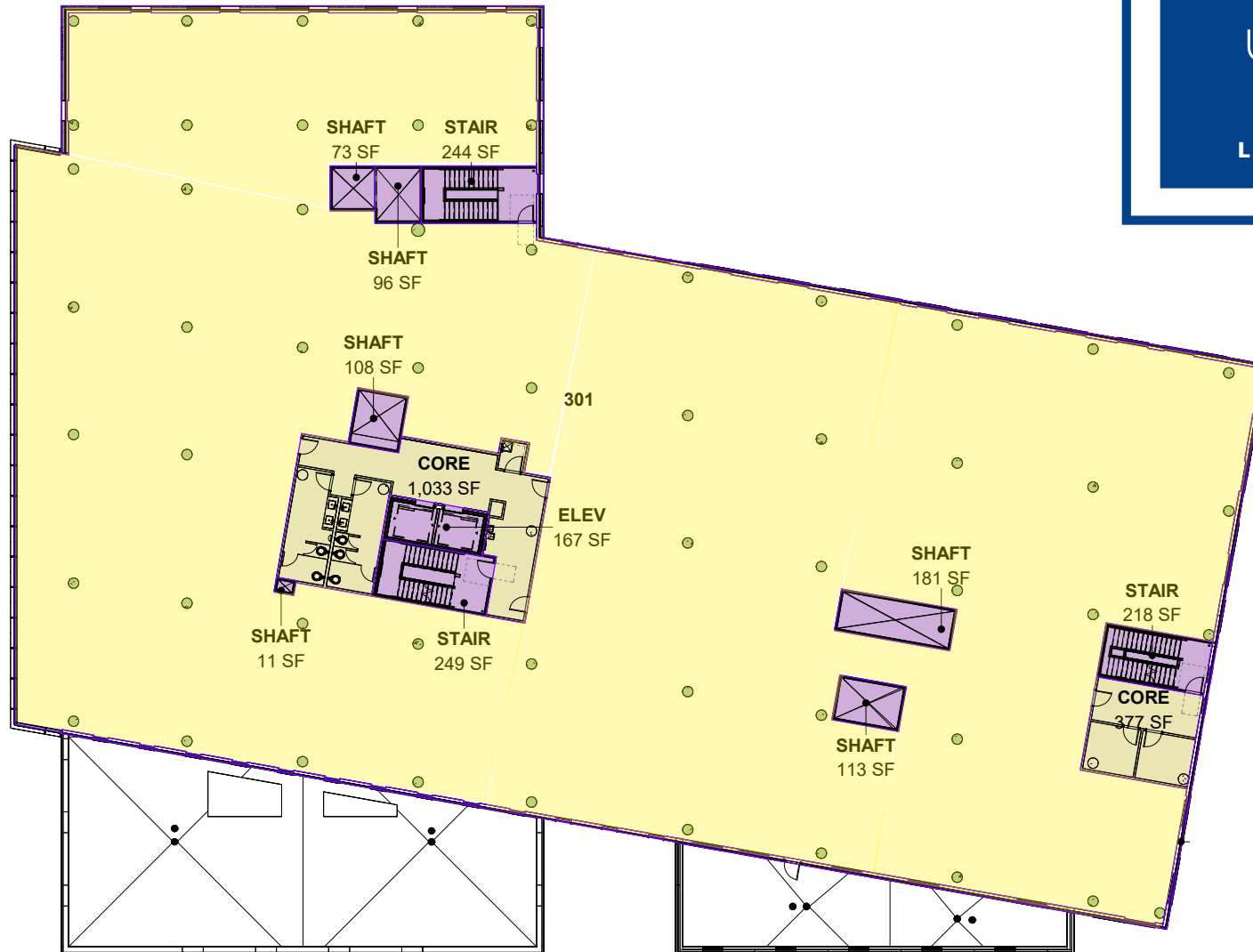
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Suite 210A: ±3,169 SF Available



Up to 29,345 RSF