

Exploration Plaza Leasing Opportunity

At the Intersection of Talent, Research & Innovation

Lincoln



A University-Led Innovation Ecosystem

Where Industry, Talent, and Research Converge

The University of Alabama in Huntsville has played a defining role in the growth of one of the nation's most concentrated hubs for aerospace, defense, cybersecurity, engineering, and advanced technology. Exploration Plaza extends that legacy by creating a purpose-built environment where companies can locate within a research-driven ecosystem and benefit from proximity to top talent, leading research programs, and one of the nation's most dynamic innovation economies.

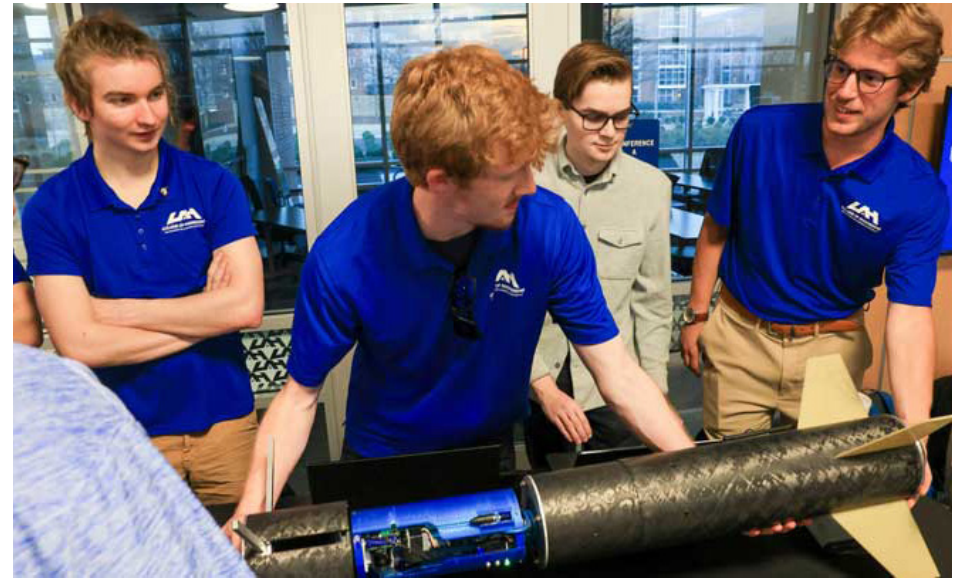
Tenants at Exploration Plaza gain access to the advantages of a university-led innovation ecosystem, including a strong talent pipeline, research expertise, workforce development opportunities, and connections to Huntsville's thriving aerospace, defense, and technology sectors.

Advantages of a Campus Location

With more than **2,500 engineering students**, UAH is one of the region's leading producers of technical talent, preparing graduates for careers in aerospace, defense, cybersecurity, software development, and advanced manufacturing. Its location within Huntsville's innovation corridor creates a direct connection between education, research, and industry.

Home to **16 research centers** and nationally recognized STEM programs, UAH is a leading hub for aerospace, cybersecurity, engineering, and advanced technology research. Companies at Exploration Plaza benefit from proximity to a robust innovation ecosystem that connects research, talent, and industry.

With more than **\$163 million in annual R&D expenditures**, UAH is advancing work in areas critical to national priorities, including aerospace, cybersecurity, artificial intelligence, hypersonics, space systems, optical engineering, and unmanned systems. This research enterprise helps connect industry, government, and academia within one of the nation's most dynamic technology markets.



FUNDING SOURCES

- State of Alabama Appropriations
- Senator Katie Britt - Federal
- Congressman Dale Strong - Federal
- City of Huntsville
- Various UAH Sources

Location Overview

Exploration Plaza is a centrally located campus destination that blends institutional presence with modern office opportunity alongside residential, research, and amenity-driven uses.

Purpose-Built Office in a Secure, Research-Driven Environment

A strategic partnership between The University of Alabama in Huntsville, Lincoln Property Company, a nationally recognized real estate developer, and Huntsville's business community, delivering direct access to talent, innovation, and secure operations within a walkable, amenity-rich campus.



PHASE 1 PROGRAM

-  100K SF Office
-  100K SF Research
-  ~35K SF Retail & Amenities
-  400 Student Beds

Property Details

Designed for organizations shaping what's next, this workplace supports performance, flexibility, and long-term growth.

Innovation Starts Here

A next-generation Class A workplace adjacent to controlled access research facilities designed to protect, handle, and support discussions involving highly sensitive information—delivering direct access to talent, collaboration, and secure operations within a walkable, amenity-rich campus.



**Conceptual view of the Exploration Plaza Development Opportunity. All renderings are conceptual and subject to change. All projects are subject to the approval of The University of Alabama System Board of Trustees.*



High-Performance Office

- 10,000–100,000 SF Available
- Tenant Customization Available
- Adjacent to University Research Building
- Adjacent to 200+ person Controlled Access Research Facility (Campus Amenity)
- Walkable Mixed-Use Environment



Class A Amenities

- Custom Coffee
- Luxury Fitness
- Campus Conference Center
- Walkable F&B Options
- Hiking / Biking Trails
- Outdoor Balconies



Tenant Customization

- Campus branding and signage opportunities
- Exterior building signage
- Custom lobby and elevator landing finishes
- Flexible interior buildouts for Secure operations, R&D, Corporate HQ
- Hybrid Office / Lab Environments

Site Overview

A clear organizing structure guides Exploration Plaza, aligning buildings and open space into a cohesive campus that feels intentional from the outset.

Phased Planning, Unified Experience

As Exploration Plaza develops, the site is organized to feel intentional, connected, and easy to navigate at every stage. Each phase reinforces a larger framework that prioritizes relationships between buildings, open spaces, and campus activity, allowing the district to mature naturally over time. This approach ensures early phases feel complete while setting the foundation for future growth, creating a campus environment that remains cohesive, active, and well integrated as it evolves.

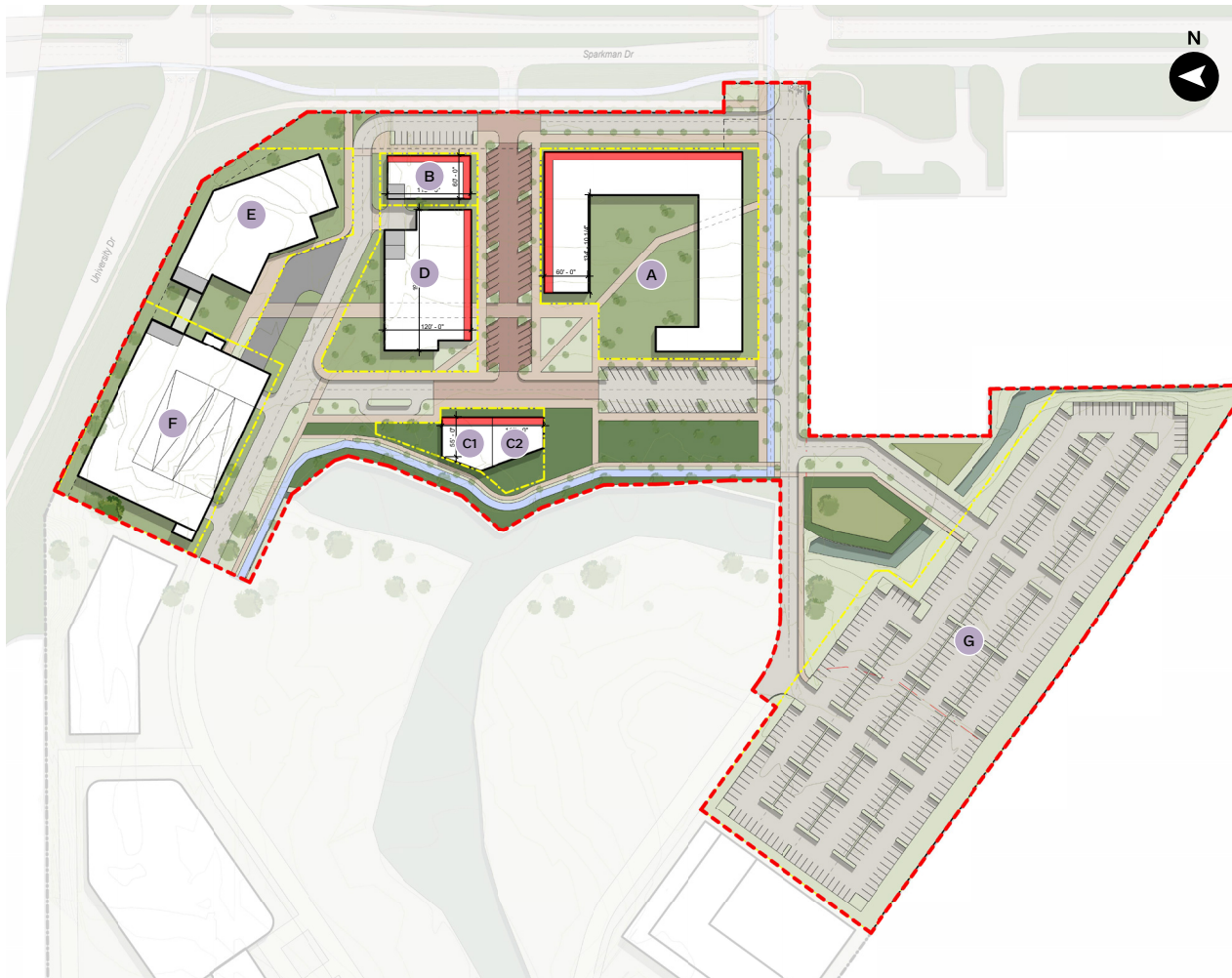
MAJOR MILESTONES

SPRING 2027	SUMMER 2027	SPRING 2029
Planning Commission and City Council Approval	Permit Approval and Phase 1 Office/Retail Groundbreaking	Phase 1 Delivery



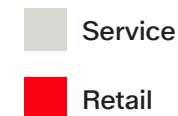
Full Site Plan

Designed with the future in mind, this site plan shows how phased development and campus amenities evolve into a complete, connected environment.



Phase 1

- A Student Housing: +/- 1.9 AC
- B Freestanding Retail: +/- .22 AC, 94 Stalls
- C Freestanding Retail: +/- .38 AC
- D Office: +/- .92 AC
- E Research: +/- 1.1 AC
- F Parking Structure: +/- 1.4, 500 Stalls
- G Auxiliary Parking Lot: +/- 5.0, 500 Stalls



Office & Research

Designed to evolve alongside innovation, the office and research environment at Exploration Plaza supports performance today while anticipating what's next.

Agile & Future-Ready Facilities

These facilities are conceived as adaptable platforms rather than fixed solutions, allowing organizations to respond to change without disruption. Spatial planning emphasizes openness and clarity, supporting interaction across teams while maintaining focus where it matters most. Infrastructure and building systems are intentionally designed to accommodate emerging technologies and evolving operational needs, ensuring longevity and relevance over time. Together, these elements create a workplace that supports people, encourages engagement, and remains resilient as demands shift.



Flexible & Scalable

Design that allows for easy modifications and scalability, accommodating spatial, technology, and operational changes.

Connected and Transparent

Creating transparent and open spaces that foster interdisciplinary collaboration and interaction.

Resilient & Future-Proof

Facility that can withstand and quickly adapt to infrastructural changes, technology advancements, and environmental changes.

Health & Well-Being

Creating spaces that prioritize employee comfort and well-being, which are critical for attracting and retaining top talent.

Inclusive & Engaged

Creating inclusive and community-focused spaces that encourage partnerships and local engagement.

Office Floor Plan

Floor Plan 1



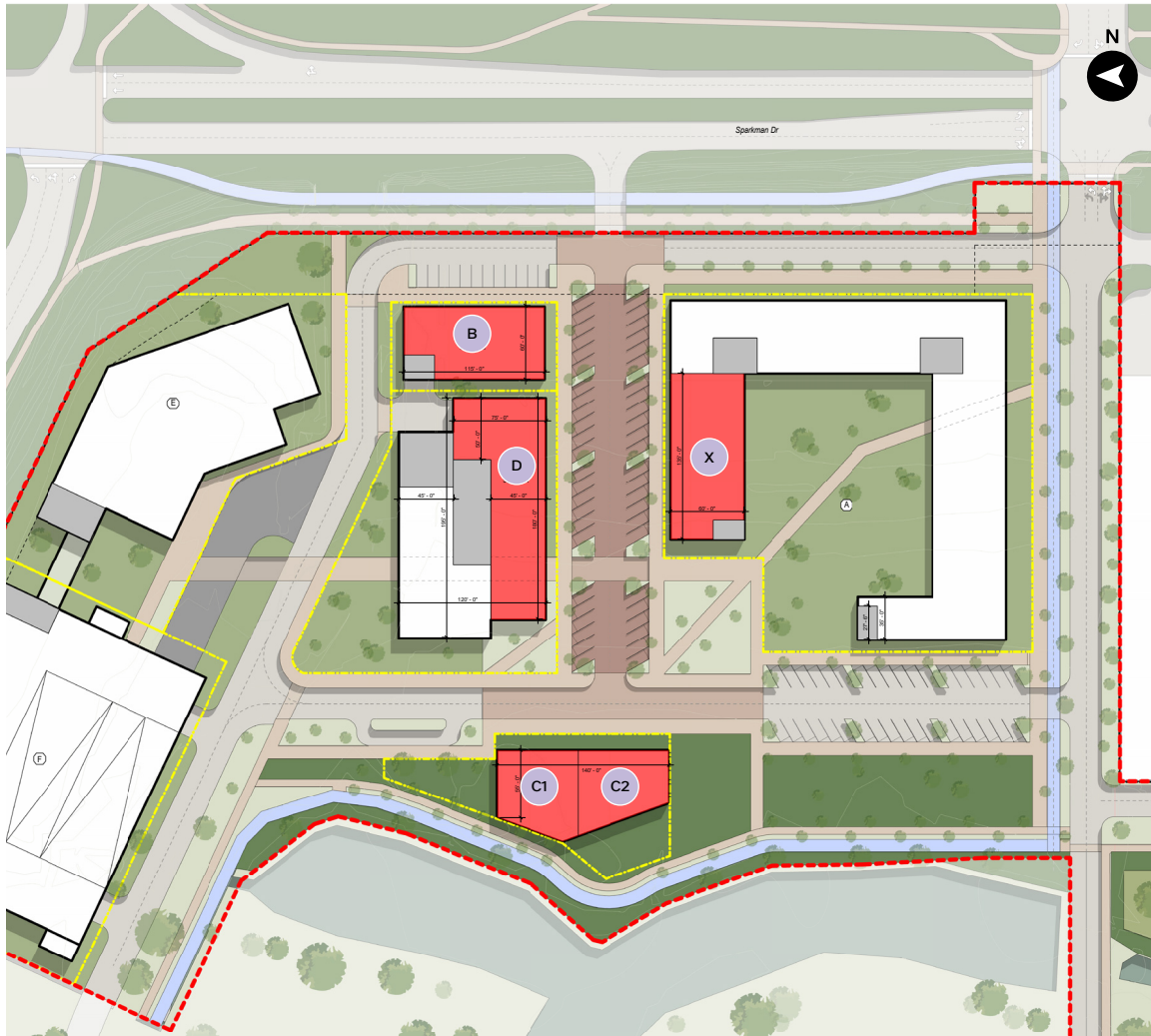
- A Restoration & Reflection
- B Collaboration & Co-Creation
- C Focus
- D Social Connection

Floor Plan 2



- A Office Space
- B Flex Labs
- C Lab Support
- D Outdoor Patio

Retail Site Plan



Phase 1

- B** Sparkman Standalone Retail Frontage: ~6,400 SF
- C1** Standalone Park Adjacent Retail: ~4,400 SF
- C2** Standalone Park Adjacent Retail: ~4,200 SF
- D** Embedded Office Retail: ~9,600 SF
- X** Embedded Student Housing Retail: ~4,000–8,100 SF

- Retail
- Service / Core

Thank You

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