

For Lease



Accelerating success.



475 Quality Circle Huntsville, Alabama

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Prime Commercial Opportunity

Discover an unparalleled leasing opportunity in the heart of Huntsville, Alabama. This expansive $\pm 151,565$ square foot building offers a dynamic and versatile space designed to elevate your business operations. Boasting an array of features tailored to meet the diverse needs of modern enterprises, 475 Quality Circle is poised to become the cornerstone of your success.

Whether you're a growing startup, an established corporation, or a visionary entrepreneur, 475 Quality Circle provides the canvas for realizing your business ambitions. Its strategic location, coupled with the abundance of amenities, sets the stage for a thriving and productive work environment.

Features & Amenities

- Cafeteria with fully equipped commercial kitchen and walk-in freezers
- Spacious employee lounge areas
- Adaptive conference rooms (to accommodate 5 - 125 persons)
- Large server room
- Fitness facility
- Scissor dock lift for loading & unloading
- Controlled access gates
- 2250 kw Generator
- Large exterior patio
- Single- or Multi-tenant leasing available



475 Quality Circle

Location



BRIDGE STREET TOWN CENTRE

RESEARCH PARK BLVD



OLD MADISON PIKE

QUALITY CIRCLE

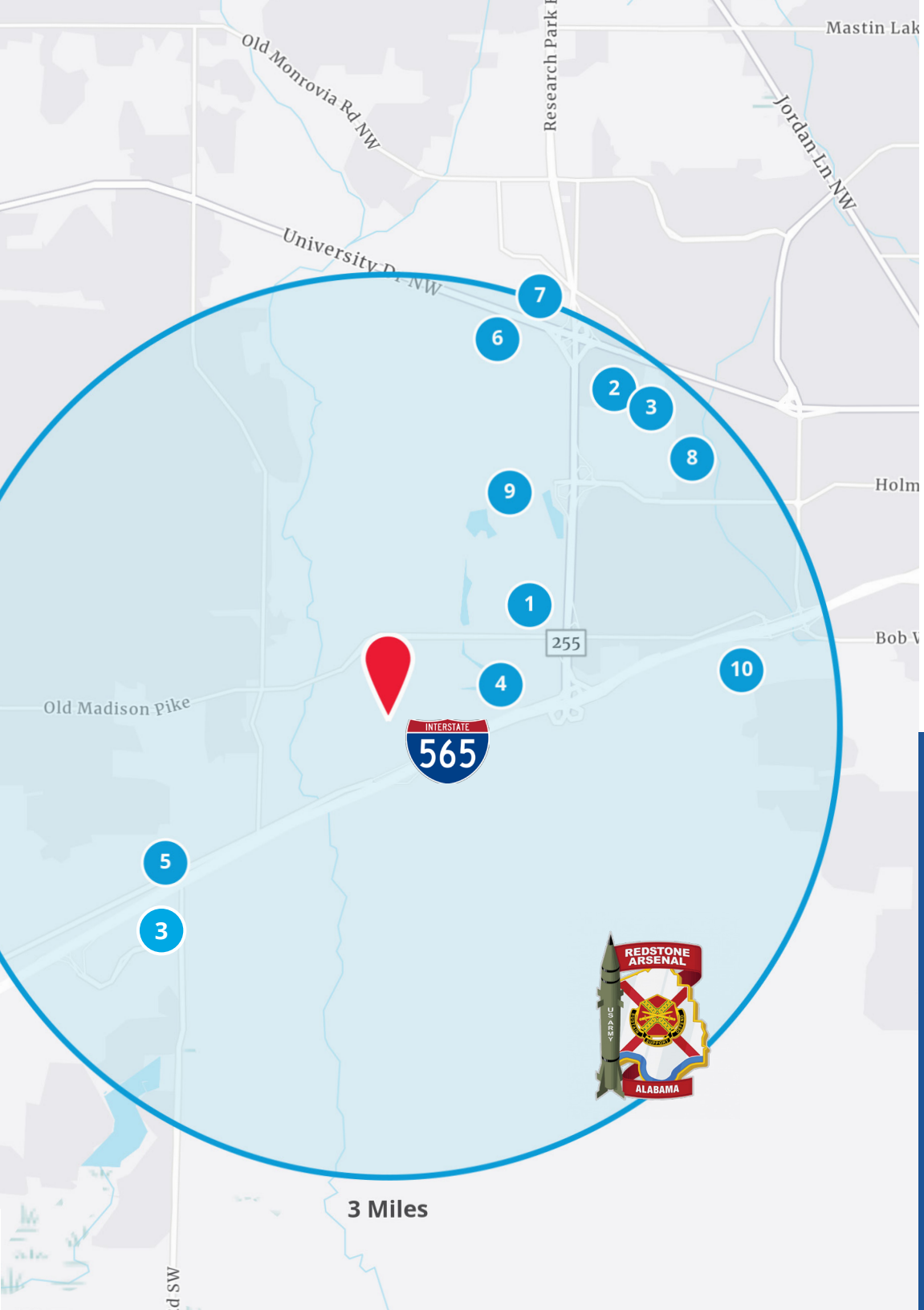
QUALITY CIRCLE

REDSTONE GATEWAY



GOVERNORS WEST





Local Amenities



Development Highlights

- 475 Quality Circle may be leased as a single-tenant or multi-tenant property
- Property includes ±24.998 acres that provide plenty of parking and space for receiving deliveries

7
minutes to
Bridge Street
Town Centre

9
minutes to
Gate 9 at
Redstone Arsenal

13
minutes to
Downtown
Huntsville



Additional features

- **Spacious Open Work Areas:** Embrace a collaborative and flexible work environment with vast open workspaces, providing the ideal setting for innovation and teamwork.
- **Multiple Large Meeting Rooms:** Elevate your presentations and discussions in generously sized meeting rooms, fostering a professional atmosphere for strategic planning and client engagements.
- **Commercial Kitchen and Cafeteria:** Cater to the culinary needs of your team and guests with a fully-equipped commercial kitchen and cafeteria, promoting convenience and well-being in the workplace.
- **Fitness Facility:** Prioritize the health and wellness of your team with an on-site fitness facility, encouraging an active and balanced lifestyle for enhanced productivity.
- **2250kW Generator:** Ensure uninterrupted business operations with a powerful 2250 kW generator, providing a reliable backup power source for peace of mind during unexpected outages.
- **Ample Secure Parking:** Say goodbye to parking woes with a generously spaced parking lot, offering convenience for both employees and visitors. A guard house and controlled access parking make it even better.
- **Receiving Made Easy:** With a scissor dock lift in place, receiving larger deliveries just got easy.

Facts

Address	475 Quality Circle, Huntsville, AL 35806
Location	Thornton Research Park
Size	±151,565 Square Feet
Site Area	±24.998 Acres
Parking Ratio	8/1000
No. Parking Spaces	1,214
Current Zoning	Research Park Applications District
Life Safety Fire Prot.	Pyro-Chem FM-200 Fire Suppression System in Data Rooms
Building Amenities	Fully-Equipped Commercial Kitchen and Cafeteria, Additional Break Rooms, Furnished Fitness Gym, Mail Room, Guard House and Controlled Access Parking
Fiber	Provided by AT&T
Generator	Cummins 2250 kw with 3,932 Gal Capacity Tank
UPS	Liebert NPower 100kVa Liebert AP610 Series 450kVa
Electrical	One (1) 4000amp panel Two (2) 2000amp panels Four (4) 800amp panels One (1) 600amp panel <u>One (1) 400amp panel</u> Total of 12,200 amps of 480volt 3-phase 4-wire power
HVAC	Rooftop package units

Lease Rate

[Contact listing agent.](#)

Improvements

The landlord will provide a tenant improvement allowance to enhance the high quality existing improvements.

Parking

- Guard house with controlled access gates
- 1,214 Parking stalls: 1,181 Regular + 33 Handicap
- Approximately 8.0 stalls per 1,000 of SF leased

Floor plans

Contact listing agent.



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text are three horizontal stripes in red, yellow, and blue from top to bottom.

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