



DOWNTOWN OFFICES ON THE SQUARE FOR LEASE

200
WEST SIDE SQUARE

200 WEST SIDE SQUARE
HUNTSVILLE, ALABAMA 35801

TRIAD
PROPERTIES



HUNTSVILLE'S CREATIVE WORKPLACE ON THE SQUARE

Grow your business in the heart of Huntsville's vibrant downtown historic district where innovation in food, retail, the arts, entertainment, commerce, government, and quirky meld with Huntsville's innovators in technology, space, defense and business. 200 WSS is a newly renovated, energy efficient 10 story mid-century modern landmark building. Perched on Courthouse Square and surrounded by Big Spring Park this building is all about location, location, location. The onsite amenities and walkable amenities for your employees and visitors are unrivaled in Huntsville.

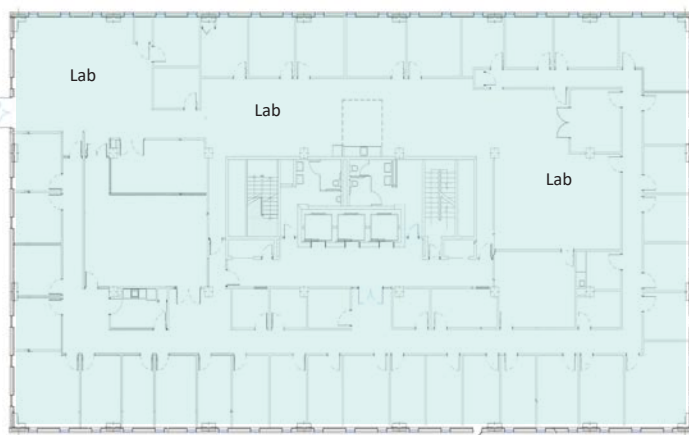
NEXT GENERATION TENANT AMENITIES

- Domaine South Restaurant and Bar with Patio Overlooking Big Spring Park
- Renasant Bank in the Lobby with 24/7 ITM
- Onsite Fiber: ATT, Comcast, Uniti, WOW, Centurylink and Dark Fiber
- 24/7 Key Card Access
- Onsite Catering and Private Dining
- Plug and Play Co-Working, Conference and Executive Suites
- Flexible Growth Options
- Downtown Event Venue: LIT Huntsville, Pop-up Parks, NASA in the Park, Food Trucks + more
- HUBZone
- Walk Score of 78
- Bikeshare Station in Front of Building
- Downtown Craft Trails: Coffee, Beer and Cocktail
- USPS Mail Chute on Every Floor
- Downtown YMCA Next Door
- Attached Parking Deck with Loading Dock

The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

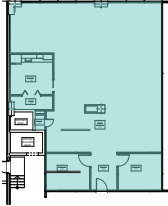
SUITE 300

- **14,816 SF**
- Rare full floor office opportunity with class A finishes, parking deck roof top entry.
- Private offices of varying sizes, large conference room, two break rooms, large lab areas, and storage and IT rooms
- Elevator lockoff capability
- Full floor with elevator exposure
- Spectacular views
- Abundant natural light



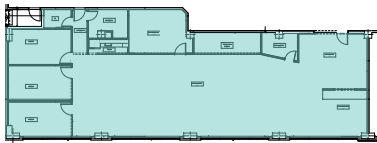
The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

SUITE 53

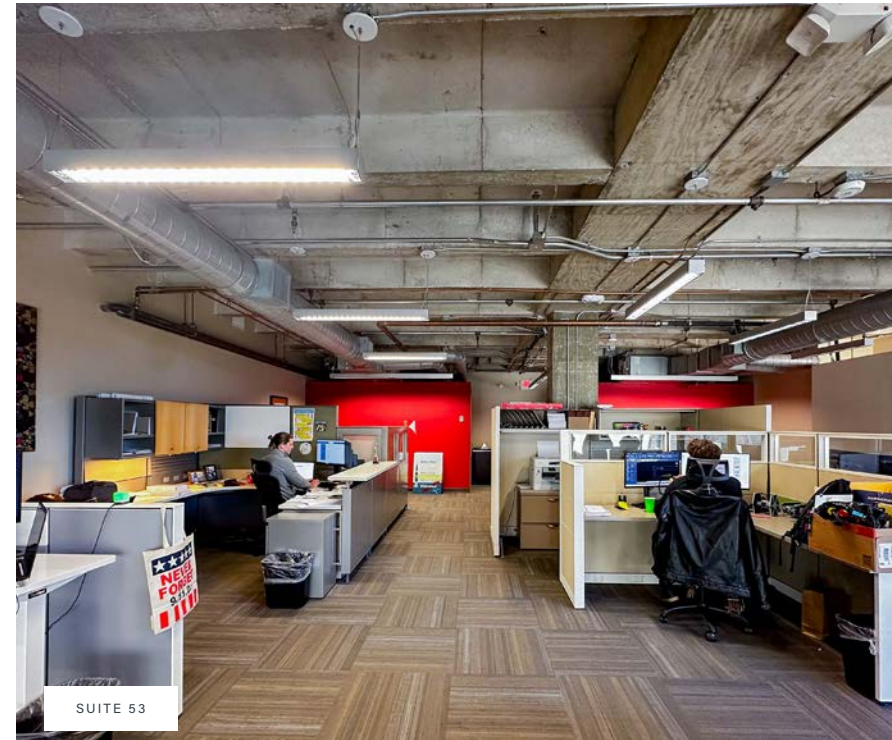


- **2,255 SF**
- 2 private offices, a breakroom and big windows
- Modern showroom with open floor plan
- Can be fully furnished if desired
- Direct access to the street and parking garage

SUITE 205

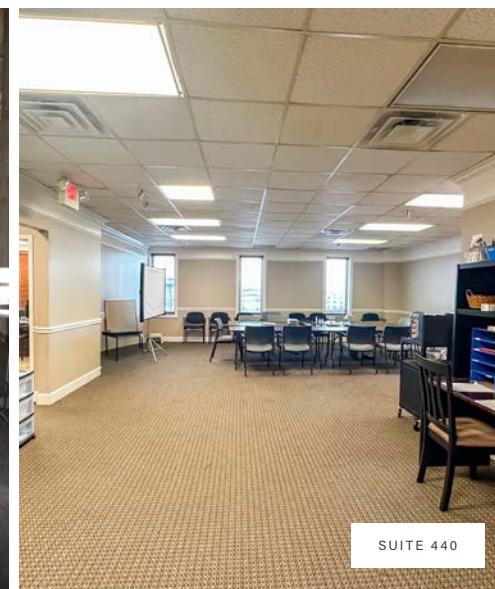


- **3,666 SF**
- Unique architectural details including 14 ft exposed ceilings and floor to ceiling windows
- Ample open office space with 3 private offices, a conference room, coffee bar, storage room, and IT room
- Attractive storefront glass entry
- Incredible views of Big Spring Park and downtown



SUITE 440

- **3,414 SF**
- Move in ready office space
- Plenty of windows with excellent views of downtown Huntsville
- Large conference room
- Several private offices
- Kitchen/breakroom area
- Near elevator

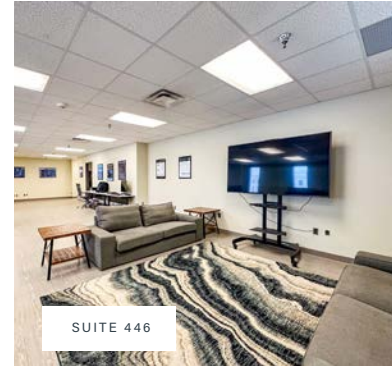


The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

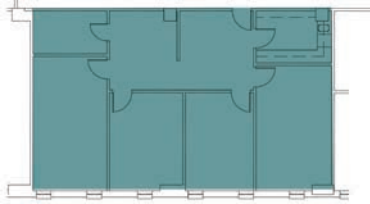


SUITE 446

- **1,986 SF**
- Move in ready office space
- Plenty of windows with excellent views of downtown Huntsville
- Large conference room
- Kitchen area
- Near elevator

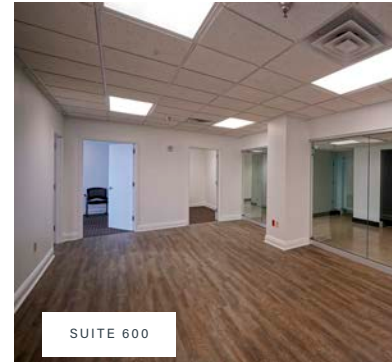


SUITE 446



SUITE 600

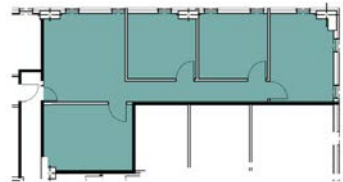
- **1,650 SF**
- Move in ready office space
- Plenty of windows with excellent views of downtown Huntsville
- Spacious reception area
- Several private offices
- Near elevator



SUITE 600



SUITE 900



SUITE 801

- **1,180 SF**
- Move in ready office space that includes private offices and a large reception area
- Lots of windows throughout
- Breathtaking views of Downtown Huntsville and Big Spring Park

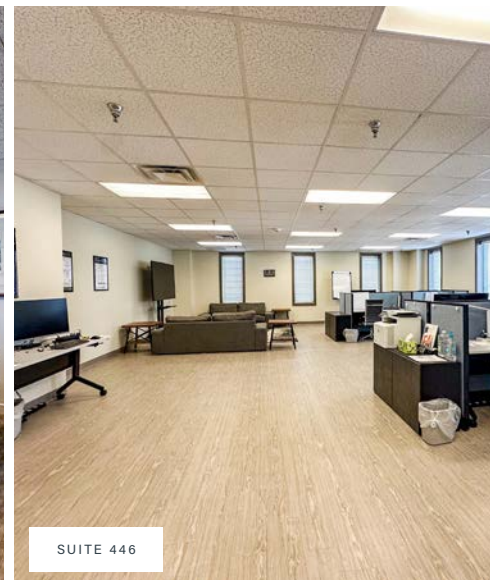


SUITE 801

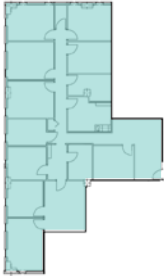


SUITE 900

- **2,473 SF**
- Large lobby or coworking space at entrance
- Spacious conference room with stunning views of downtown and Monte Sano mountain
- Includes private offices
- Community break room
- Many windows and natural light
- Elevator access



SUITE 446



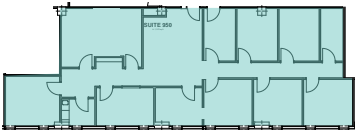
SUITE 907

- **3,195 SF**
- Renovated space with 10 offices, a breakroom, a large conference room, a reception area, and multiple options for meeting/conference areas
- Breathtaking views of the Space and Rocket Center



SUITE 910

- **1,759 SF**
- Includes private offices with stunning views of downtown and Monte Sano mountain
- Large coworking area with cubicles
- Plenty of windows and natural light
- Elevator access



SUITE 950

- **2,561 SF**
- Class A executive office features elevator lobby exposure, large conference with glass wall, executive office with private conference attached
- Break room, copier room and 7 offices with spectacular views of Big Spring Park, the mountains and the Space and Rocket Center



SUITE 907



SUITE 910



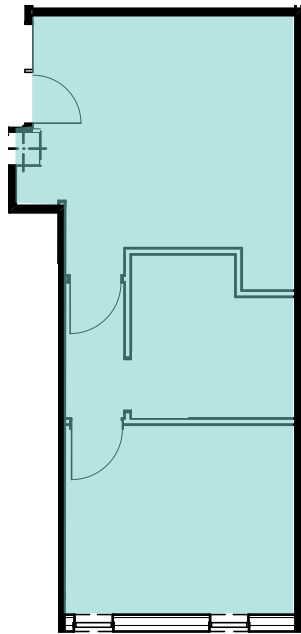
SUITE 950

MOVE IN READY SPACE

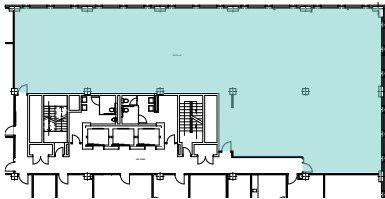
The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

SUITE 975

- 632 SF
- Move in ready office space that has been recently renovated
- Breathtaking views of Downtown Huntsville

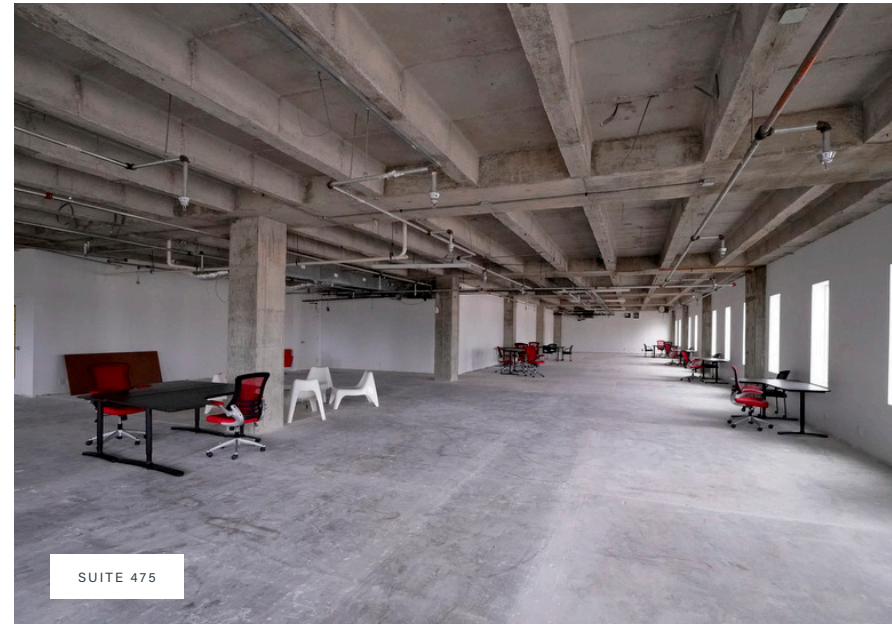


1st generation shell space opportunity for a company to put their own mark on their work environment whether its creative and open or a traditional layout we can build to suit. Demo is complete. Architectural features include all new ASHRAE 90 windows, abundant natural light, spectacular views, exposed deck, concrete beams, and concrete floors. Ask to see the spectacular Class A buildouts at 200 WSS.

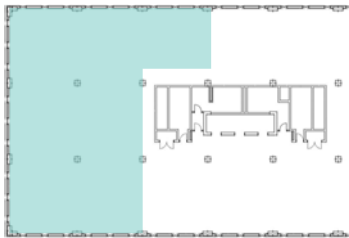


SUITE 475

- **5,684 SF**
- North and East facing views of historic downtown and mountains
- White Box with multiple entry and layout options with plans available
- Elevator exposure

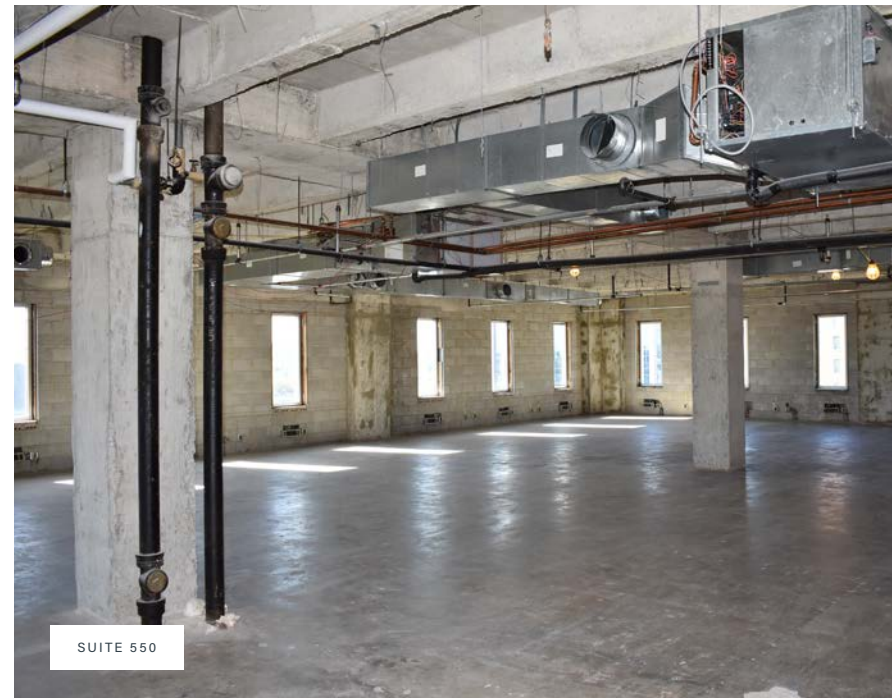


SUITE 475



SUITE 550

- **5,594 SF**
- Three exterior walls with southern, western and northern exposure for some of the best natural light options and views
- Elevator lobby exposure



SUITE 550

EXPERIENCE DOWNTOWN HUNTSVILLE

FITNESS RESTAURANTS

- Domaine South
- Moe's Original BBQ
- Commerce Kitchen
- Cotton Row
- Beezr
- Jack Browns Beer & Burger Joint
- The Standard
- Cozy Cow
- Sam & Greg's Pizzeria/Gelateria
- The Bottle
- Melt
- Purveyor
- La Esquina
- The Revivalist
- Sea Salt
- Phat Sammy's
- Canadian Bakin
- The Moon Bakeshop
- Jimmy Johns
- Big Papa Gyro's
- Pane E Vino
- Mazzara's Vinoteca

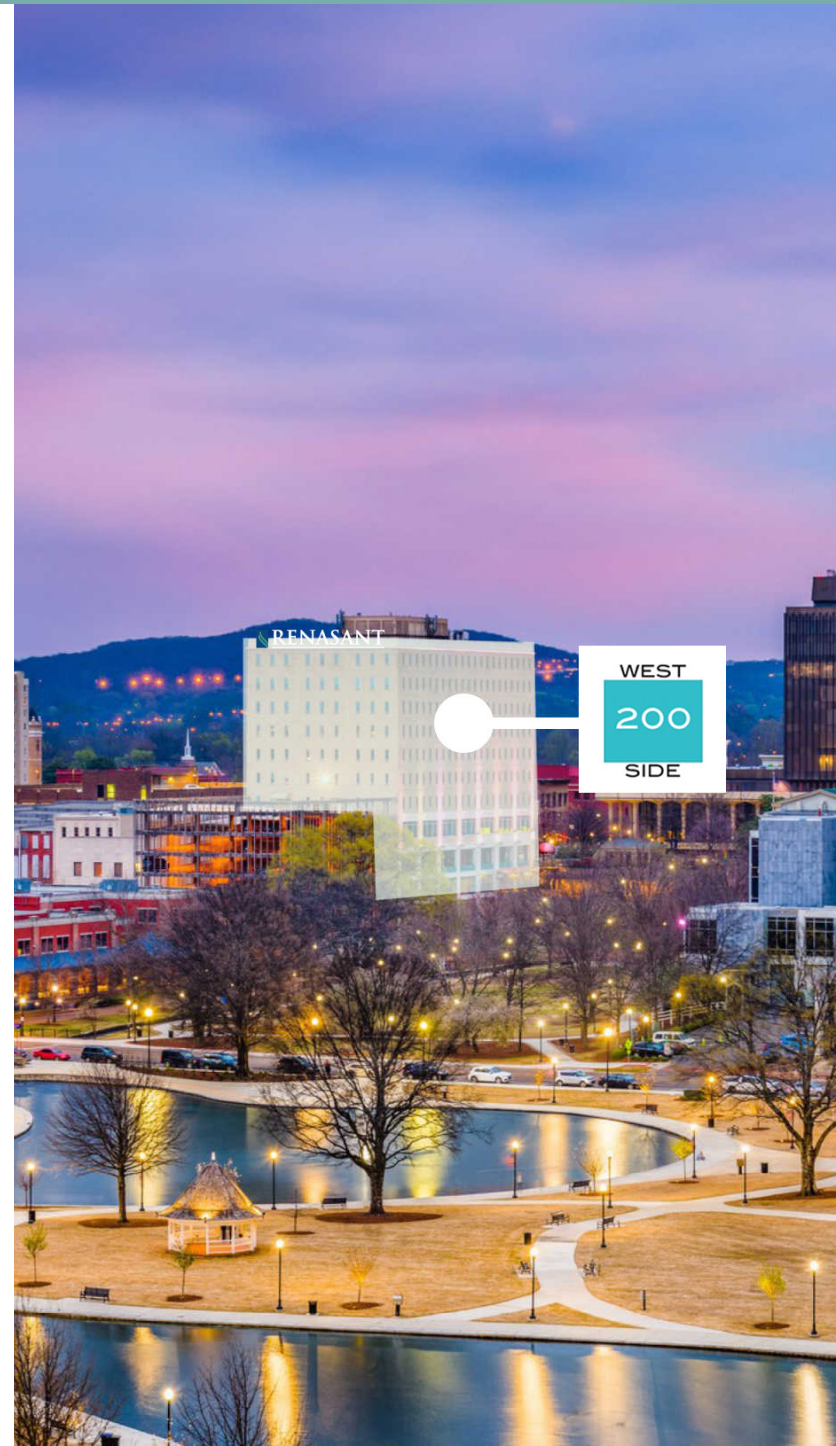
- Big Spring Park
- YMCA
- Zoom Indoor Cycling
- The Yoga Center Huntsville
- Maverick Training
- The Fitzgerald Pilates

HOTELS LEISURE BARS

- Old Town Beer Exchange
- The Poppy
- Humphrey's Bar & Grill
- The Martin Bar & Bistro
- Greenbus Brewing
- Catacomb 435
- Stella's Elixir Lounge
- SiP
- Baker & Able

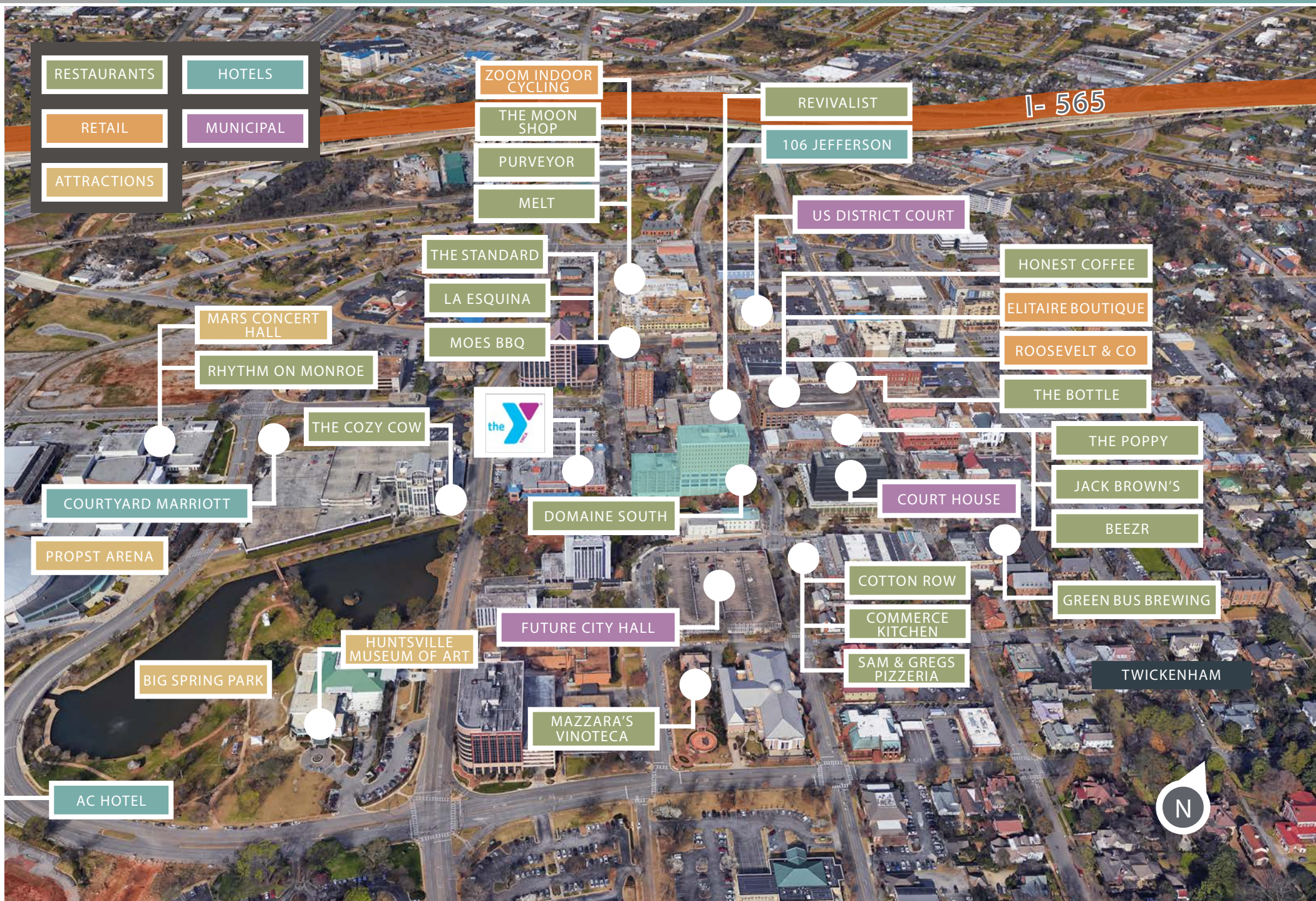
- Huntsville Art Museum
- Mars Music Hall
- Propst Arena
- Earlyworks Museum

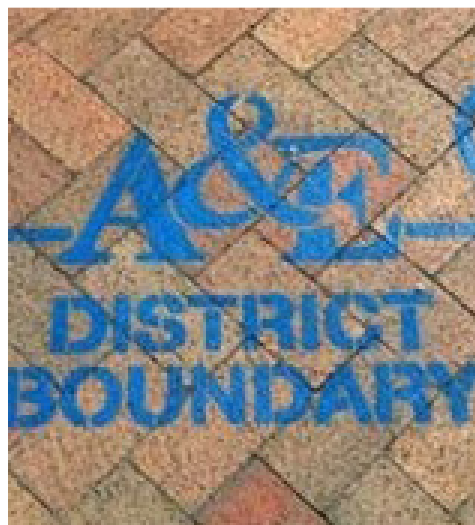
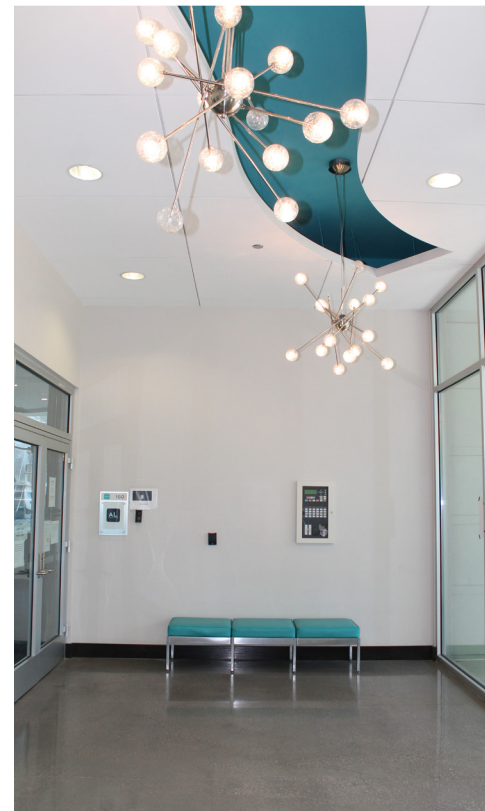
- Curio 106 Jefferson
- AC Hotel
- Hampton Inn & Suites
- Embassy Suites

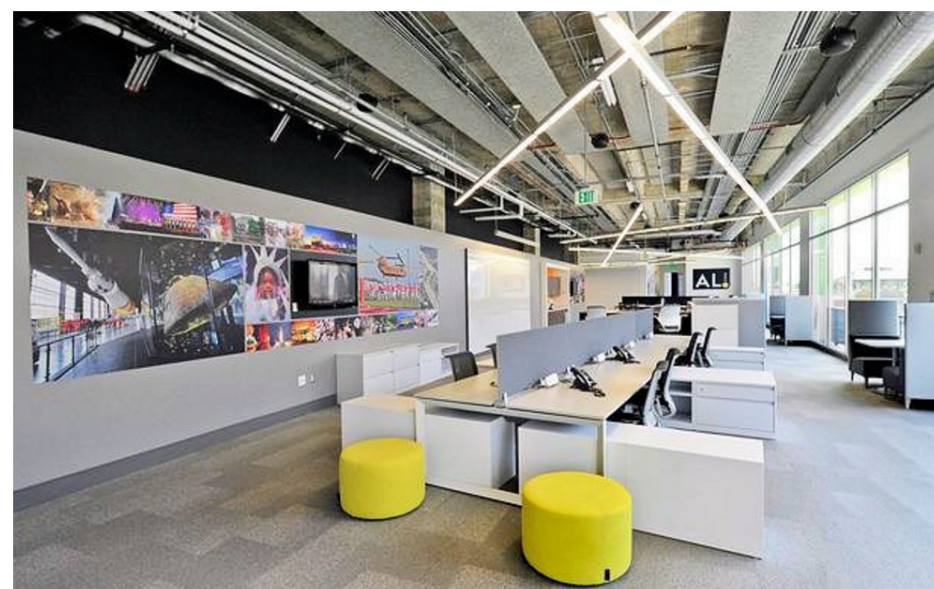


200 WEST SIDE SQUARE

HUNTSVILLE, ALABAMA 35801









FOR MORE INFORMATION,
PLEASE CONTACT:

FULLER MCCLENDON

256.428.0404

fmcclendon@triadproperties.com

JOE MOSELEY

256.428.0403

jmoseley@triadproperties.com

Although Broker has used reasonable care in obtaining this data, this material is submitted without representation or warranty, express or implied. All information is subject to change by the owner prior to sale or lease.

TRIAD
PROPERTIES

TRIAD PROPERTIES CORPORATION
100 CHURCH STREET SW, SUITE 200
HUNTSVILLE, ALABAMA 35801
WWW.TRIADPROPERTIES.COM