



Medical District Opportunity

CONTACT US

David Garnett

Senior Director
+1 256 518 2288
david.garnett@colliers.com

Colliers International

200 Clinton Avenue W
Suite 801
Huntsville, AL 35801
Main: +1 256 533 0035
colliers.com

250 Governors Drive SE Huntsville, Alabama

Prime Office Space in the Heart of Huntsville's Medical District

Medical Hills presents a rare leasing opportunity in Huntsville's thriving Medical District. This 1,400 square foot office suite is strategically located directly across from Huntsville Hospital, benefiting from exceptional visibility and high daily traffic. Ideal for medical, professional, or specialty office use, the property offers convenient on-site parking, ensuring ease of access for clients and staff. With a history of long-term tenancy and proximity to one of the region's busiest healthcare hubs, this space provides an unparalleled opportunity to establish a successful practice or business.

FOR LEASE



Property Highlights

Property	Medical Hills Office Center	
Address	250 Governors Drive SE	
Location	Huntsville, AL 35801	
Zoning	Medical District	
Rentable Area	Suite A	1,400 SF
Lease Rate	\$3,000 per Month	
Servicing	Tenant Pays Utilities	
Parking	On site	
Traffic Count	35,000 VPD on Governors Drive	

Demographics

	1-MI	2-MI	3-MI
Population	8,518	26,582	56,047
No. of Households	3,535	12,287	25,963
Average HH Income	\$153,437	\$127,060	\$98,174
Median HH Income	\$110,603	\$87,356	\$61,102

CONTACT US

David Garnett

Senior Director
+1 256 518 2288
david.garnett@colliers.com

Colliers International

200 Clinton Avenue W
Suite 801
Huntsville, AL 35801
Main: +1 256 533 0035
colliers.com

Location



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Sandner Commercial Real Estate, Inc. dba Colliers Alabama.