



ADTRAN - NORTH & SOUTH TOWERS

NORTH TOWER: 477-499 Discovery Dr. NW

SOUTH TOWER: 901 Explorer Blvd. NW



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HUNTSVILLE, ALABAMA



INVESTMENT OFFERING

Triad Properties Corporation and Icon Commercial are pleased to present the opportunity to acquire the former Adtran Corporate Headquarter Buildings, providing 424,511 square foot of office, manufacturing and warehouse space located in two buildings, connected by a pedestrian bridge, and situated on 35.79 acres. Located in Cummings Research Park, the 2nd largest research park in the nation.

With a Discount-To-Replacement-Cost Pricing, The Property is now a rare “blank slate” repositioning or re-tenanting opportunity that could range from a world class corporate facility, a dynamic tech hub, a Fortune 500 expansion or a high energy office environment with market leading amenities.

Located only minutes from Redstone Arsenal, Marshall Space Flight Center, the University of Alabama in Huntsville, the FBI’s H2Q, and I-565. The Property offers convenient access to the city’s primary live-work and play environments, Mid-City and Bridgestreet are vibrant destinations that offer a whole array of amenities. The Property is minutes from the new Orion Amphitheater, the region’s unparalleled 8,000 capacity destination venue.

SIZE: 424,511 SF
Move-In Ready Space



PROPERTY HIGHLIGHTS

EXCEPTIONAL PROPERTY



A premier, fully amenitized Class-A corporate campus ready for a fresh vision. Featuring two strategically located buildings, this property offers 424,511 square feet of move-in ready space.

IDEAL OPPORTUNITY



Offered at a Discount-to-Replacement cost, this high-quality mid-rise office building boasts top-tier design and finishes. It presents a prime value-add opportunity, ideal for either corporate or multi-tenant occupancy.

HISTORIC HEADQUARTERS



Originally built for ADTRAN in 1992 and expanded in 1996, this property offers breathtaking lake views, all nestled in the heart of Huntsville's prestigious Technology Corridor.

SOUGHT-AFTER AMENITIES



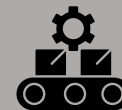
Lakefront views, outdoor seating areas, a 7,785 square foot cafeteria, jogging/walking trails, and space for a gym/locker room. Just minutes from the dynamic MidCity District, offering a live-work-play environment.

PRIME LOCATION IN CUMMINGS RESEARCH PARK



Situated in the nation's second-largest research park, this property offers unmatched access to Redstone Arsenal, NASA, and the FBI's H2Q headquarters.

UNIQUE FEATURES



The buildings offer approximately 97,142 square feet of manufacturing/testing area that is supported by an approximately 52,033 square foot distribution center.

GENEROUS PARKING



Featuring a two-level parking structure with 790 spaces, plus an additional 419 surface parking spaces, ensuring convenience for all tenants and visitors.

SITUATED IN HUNTSVILLE, AL



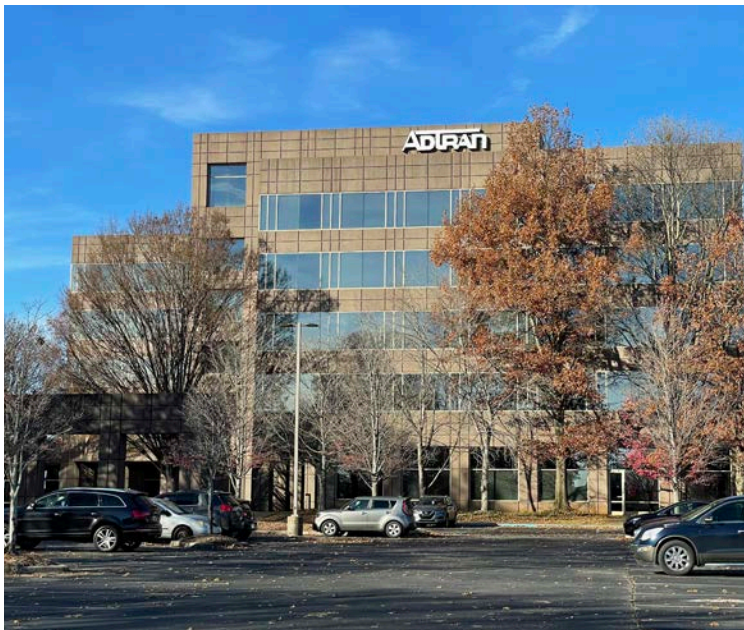
In the heart of the Tennessee Valley, Huntsville has rapidly become a leading tech hub, drawing professionals, researchers, and entrepreneurs with its booming economy, growing infrastructure, and vibrant culture.

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PROPERTY PHOTOS - EXTERIOR

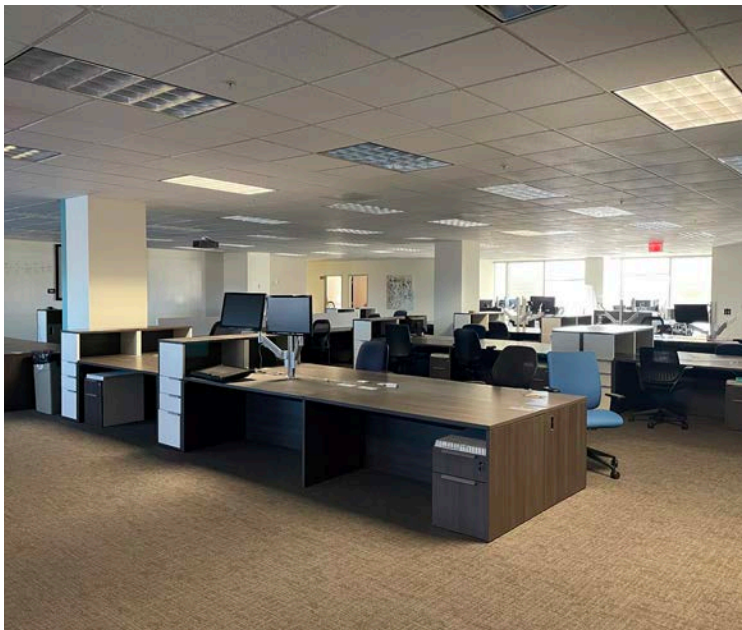


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PROPERTY PHOTOS - INTERIOR



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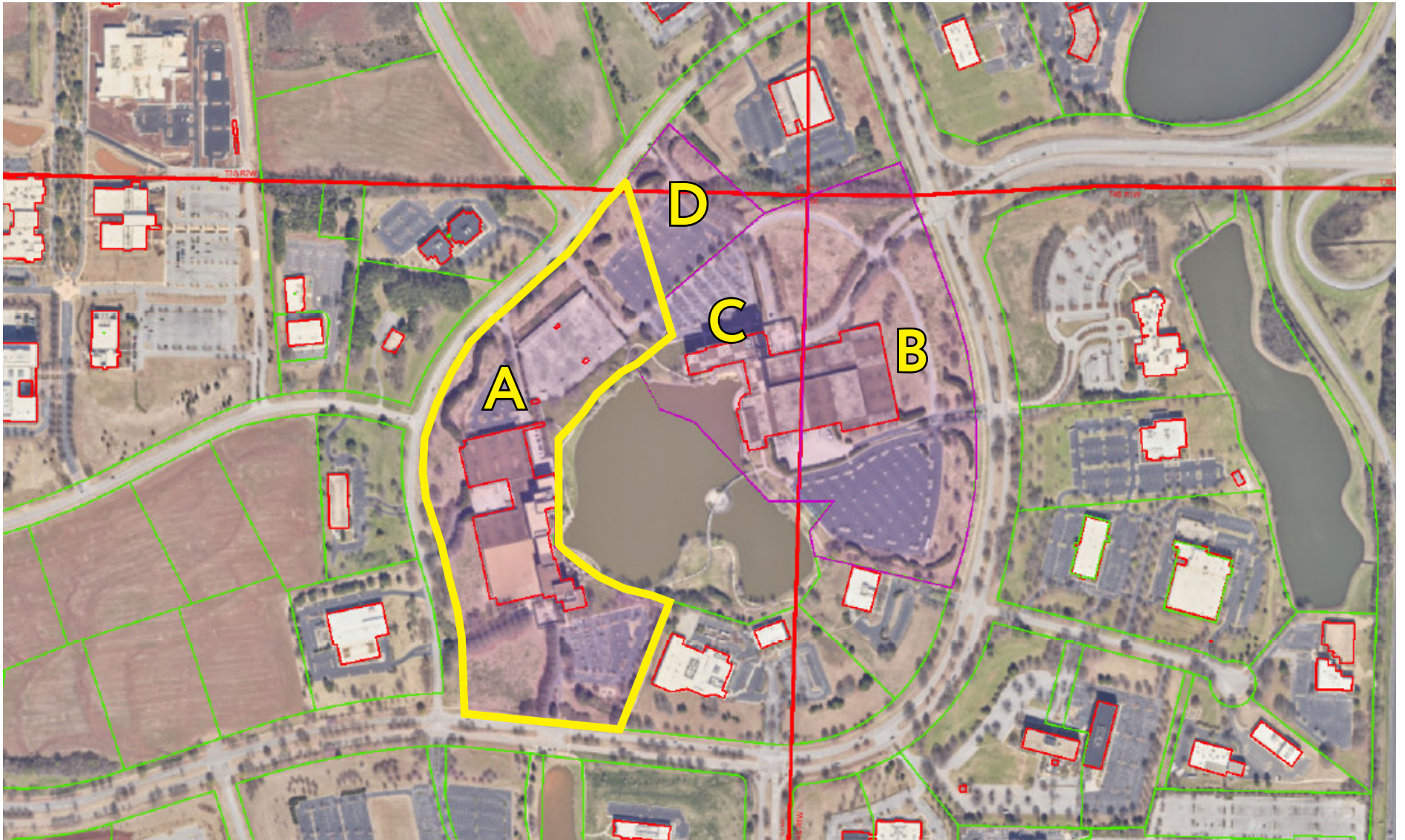
BUILDING & SITE PROFILE

	NORTH TOWER	SOUTH TOWER
ADDRESS	477-499 Discovery Drive NW	901 Explorer Blvd NW
YEAR BUILT	1996	1992
NUMBER OF FLOORS	6	6
AREA-SF (includes distribution & manufacturing areas)	250,154	174,357
MANUFACTURING AREA SF	43,309	53,833
DISTRIBUTION AREA SF	52,033, 30' clear ceiling height	
PARKING	135 spaces + spaces in parking deck	284 spaces + spaces in parking deck
PARKING DECK	Combined 790 parking spaces	
STRUCTURE	Structural Steel	Structural Steel
FOUNDATION	Reinforced Concrete	Reinforced Concrete
EXTERIOR	Precast & Glass	Precast & Glass
ROOF TYPE	Rock Ballasted EPDM	Rock Ballasted EPDM
ROOF AGE	8+ Years	8+ Years
ELEVATORS	4 Elevator Banks	3 Elevator Banks
ACCESS CONTROL	Avigilon Access Control Management System	Avigilon Access Control Management System
FIRE PROTECTION SYSTEM	Wet Automatic Sprinkler	Wet Automatic Sprinkler
RESTROOMS	13	16
AMENITIES	7,785 SF Cafe'	Ample space for gym/locker room
ZONING	CRP West Article 51	CRP West Article 51

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PARCEL MAP - NORTH & SOUTH TOWER - PARCEL A



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PROPERTY LOCATION



DEMOGRAPHICS	1 mi	5 mi	10 mi
POPULATION	1,526	126,196	306,902
HOUSEHOLDS	842	54,460	126,233
AVG. INCOME	\$72,402	\$96,788	\$114,702



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NEARBY DEVELOPMENTS & ATTRACTIONS



Bridgestreet Towne Center is a vibrant mixed-use development that blends upscale shopping, dining, and entertainment in a scenic, open-air setting. With its European-style architecture, it offers a charming atmosphere for visitors to stroll through boutiques, enjoy delicious meals at local restaurants, or catch a movie. The center also features beautiful green spaces, fountains, and seasonal events, making it a popular spot for both locals and tourists looking for a fun, relaxing outing. It attracts an estimated 3 million visitors annually, making it one of the city's top destinations.



The Orion Amphitheater is a state-of-the-art outdoor venue that hosts a variety of live performances, from concerts and festivals to community events and theatrical productions. Nestled in a picturesque setting, the amphitheater offers stunning views and exceptional acoustics, creating an unforgettable experience for attendees. With a capacity of around 8,000, it attracts top-tier artists and performers, making it one of the region's premier entertainment destinations.



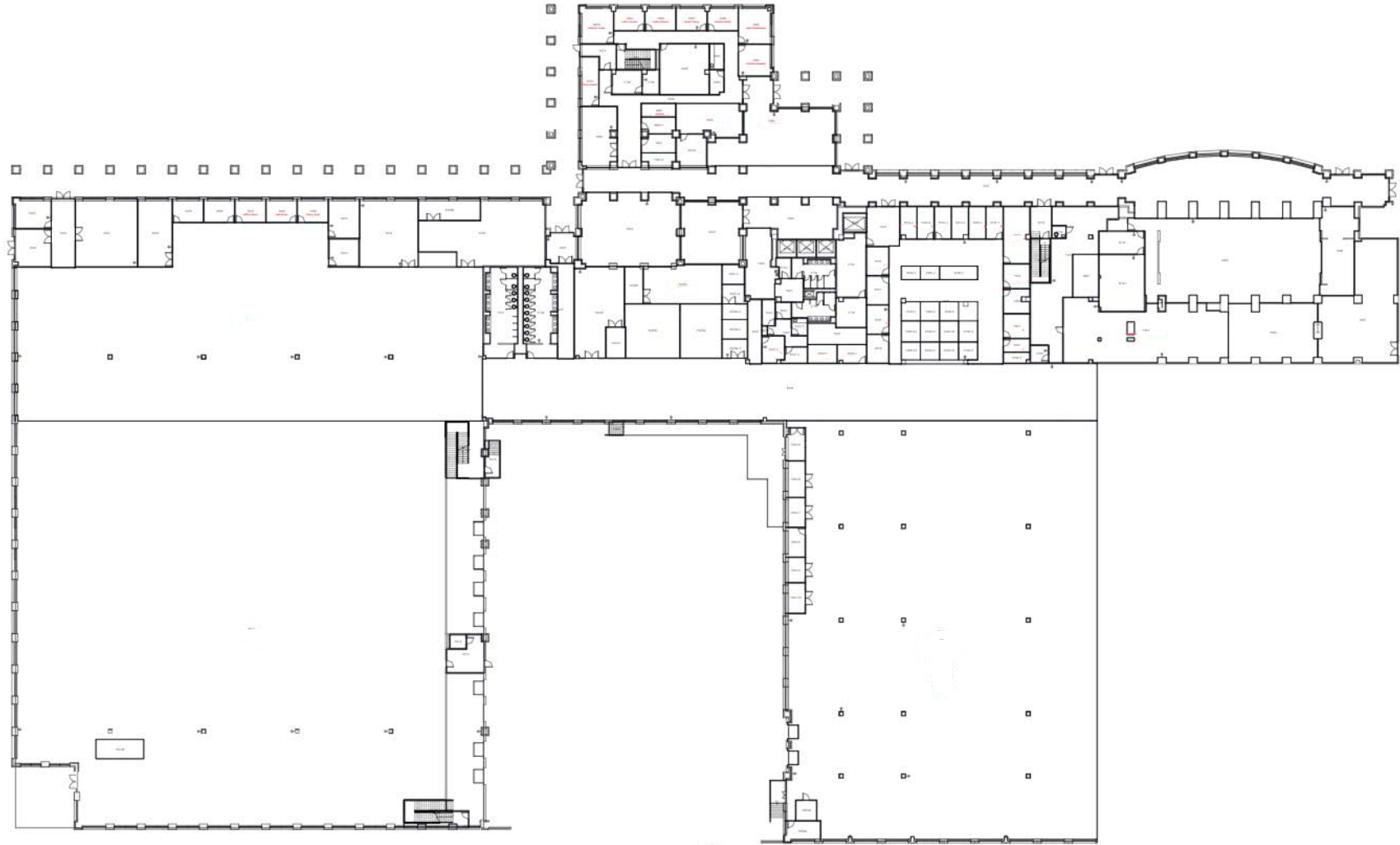
The MidCity District is a dynamic mixed-use development that combines modern living, shopping, dining, and entertainment. Home to popular spots like REI, Trader Joe's, and Topgolf, it also boasts a diverse restaurant scene with a mix of national, regional, and local eateries. With green spaces, art installations, and regular events, it has become a vibrant hub for both locals and visitors. Rapidly growing, MidCity is now one of Huntsville's most exciting and sought-after areas.

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FLOOR PLAN

North Tower - First Floor



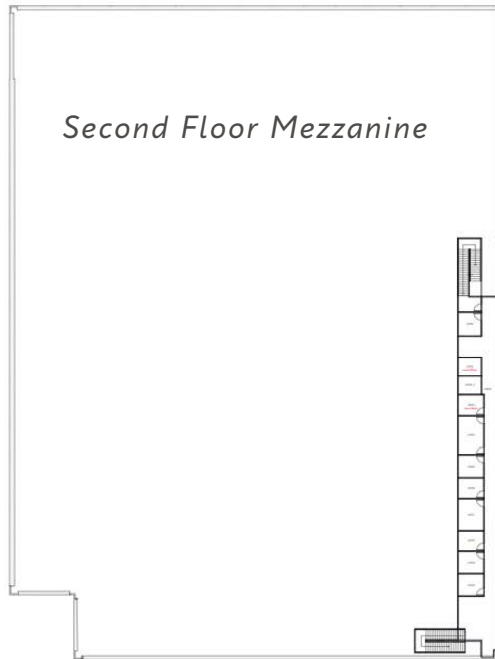
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FLOOR PLAN

North Tower - Second Floor



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FLOOR PLAN

North Tower - Third Floor



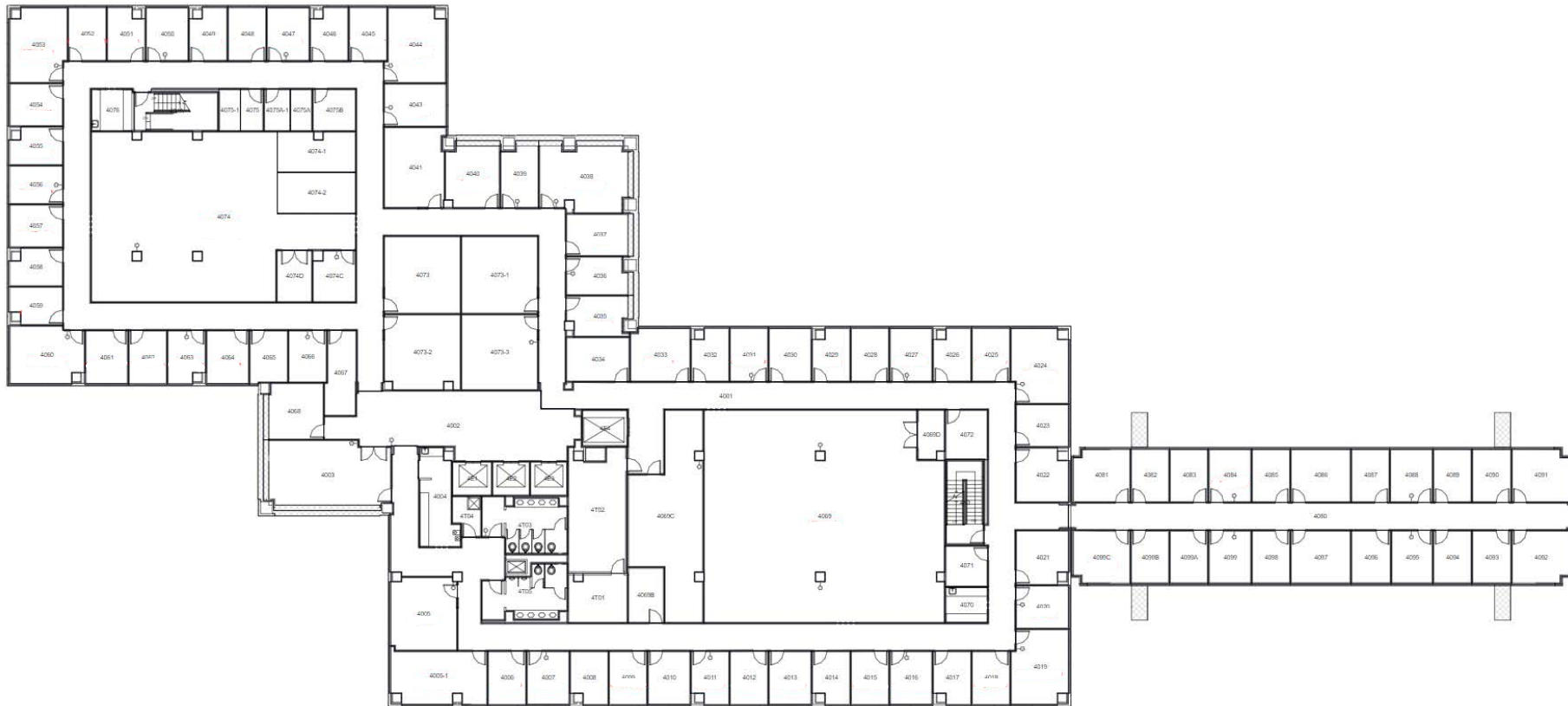
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FLOOR PLAN

North Tower - Fourth Floor



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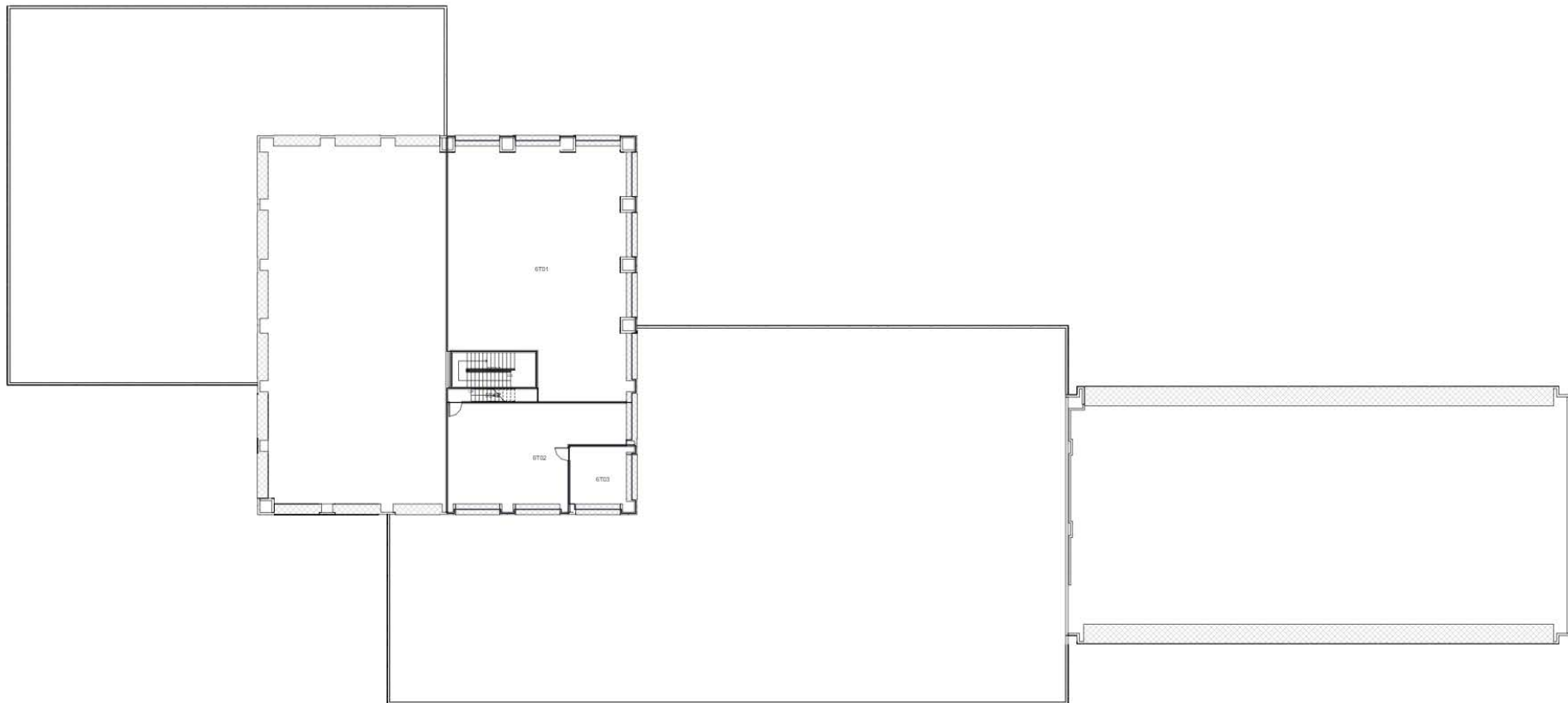
FLOOR PLAN

North Tower - Fifth Floor



FLOOR PLAN

North Tower - Sixth Floor (Penthouse)

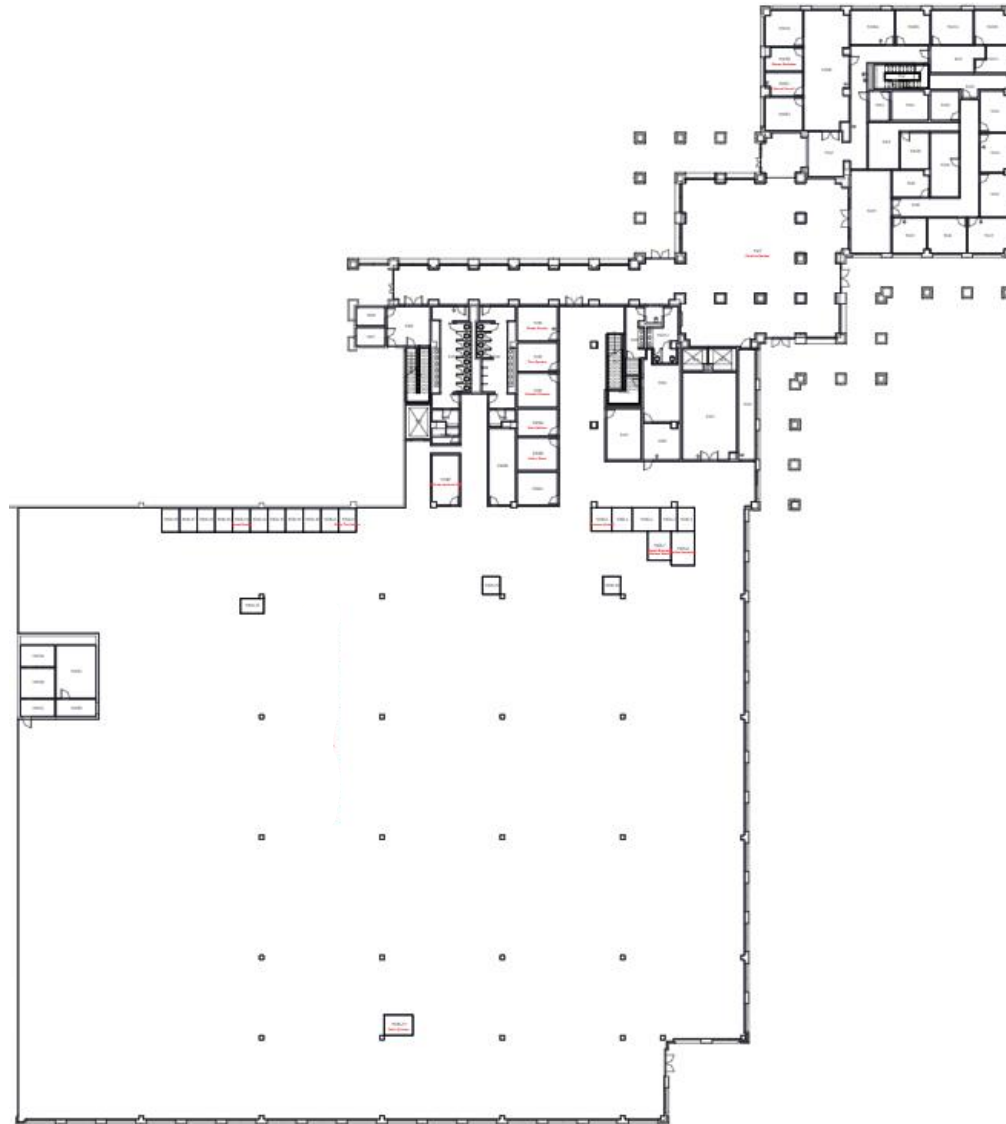


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FLOOR PLAN

South Tower - First Floor



ADTRAN - NORTH & SOUTH TOWERS

HUNTSVILLE, ALABAMA

FLOOR PLAN

South Tower - Third Floor



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HUNTSVILLE, ALABAMA

FLOOR PLAN

South Tower - Fourth Floor



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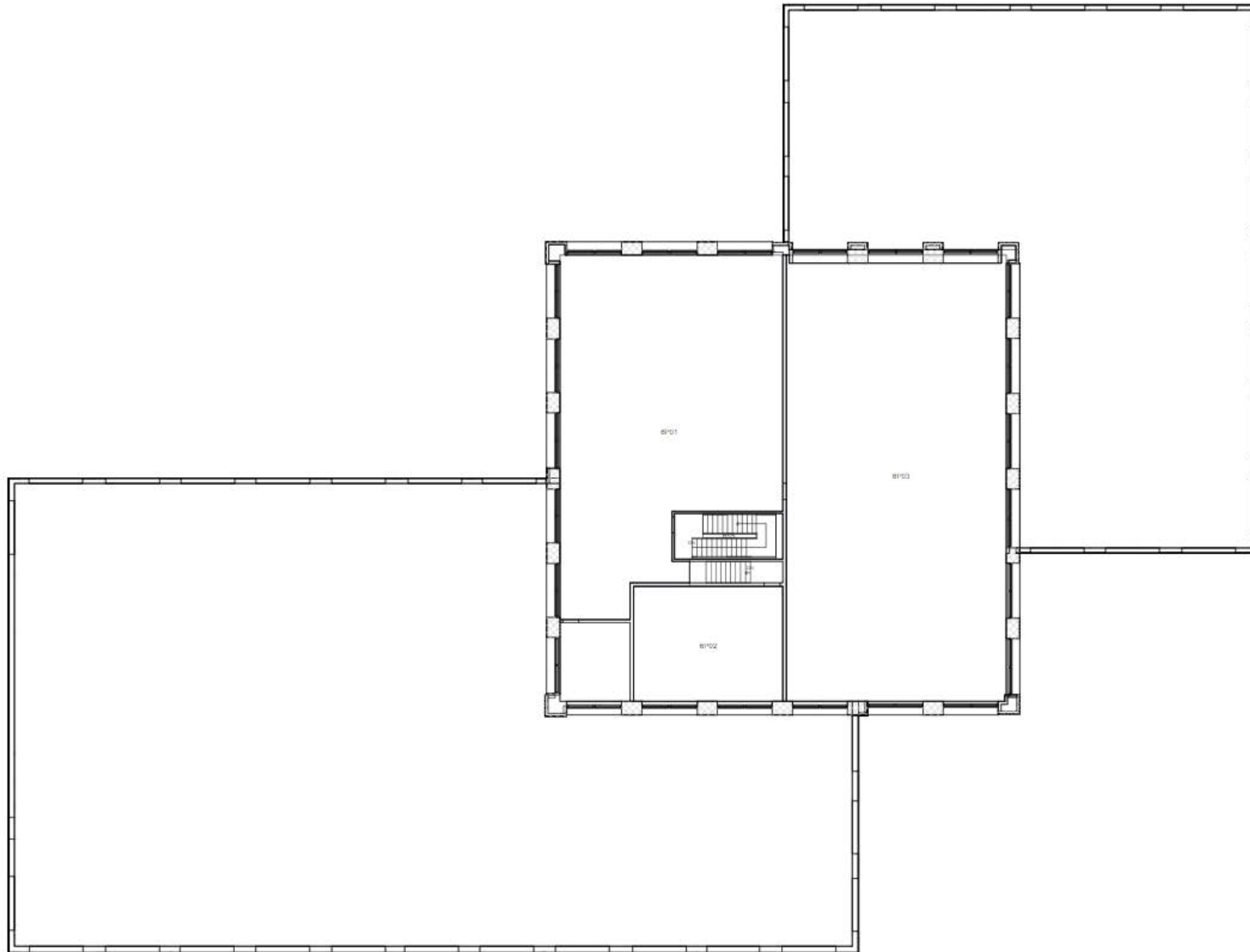
FLOOR PLAN

South Tower - Fifth Floor



FLOOR PLAN

South Tower - Sixth Floor (Penthouse)



U.S. News & World Report:

- #1 Best Place to Live for Families in the U.S.
- #2 Best Place to Live in the U.S.
- #4 Most Affordable City in the U.S.

Quality of Life

- Average 23-minute commute time
- Cost of living below national average
- Top 10 largest public hospital system in the U.S.
- 14 non-stop destinations served by HSV International Airport

Strong Economy

- AAA bond rating for 12 straight years
- 30,000+ new jobs announced since 2010
- Significant investment in infrastructure and roads

Smart People

- Top 15% in U.S. for adult education attainment
- Highest concentration of engineers in the U.S.
- Top 10 metro for scientists & engineers

NASA's Marshall Space Flight Center:

- Lead for the Space Launch System for Moon and Mars missions
- Integration hub for International Space Station science
- Home to Space Camp and the U.S. Space & Rocket Center

Redstone Arsenal

- 38,000-AC campus of 70+ federal agencies employing 47,000 who manage \$50+ billion in federal budgets
- Center for R&D, testing & engineering, and acquisition for Army aviation and missile defense



CUMMINGSRESEARCHPARK

**2ND LARGEST RESEARCH PARK
IN THE UNITED STATES**

More than **\$100 million**
in **new capital investment** announced in 2024

CUMMINGSRESEARCHPARK

DRIVEN BY SCIENCE, POWERED BY PEOPLE.

- Cummings Research Park is home to over 300 companies in biotech, aerospace, and high-tech education, including Tele-dyne Brown Engineering, the University of Alabama Huntsville, Lockheed Martin, Redstone Federal Credit Union, Calhoun College, ADTRAN, Dynetics, and more.
- It is the second-largest research park in the U.S. and the fourth-largest in the world, spanning 3,843 acres in Huntsville, Alabama.
- More than 26,000 employees work onsite.
- The University of Alabama in Huntsville, with nearly 10,000 students, houses 16 high-tech research centers and labs, contributing \$99 million in annual research funding and ranking 5th in federally funded aerospace engineering research.
- Calhoun Community College's Huntsville campus, located in Cummings Research Park, is the nation's only two-year college in a major research park and the largest community college in Alabama.
- Bridge Street Town Centre, a premier mixed-use lifestyle center inside Cummings Research Park, offers over 80 shops, restaurants, three hotels, a 14-screen Cinemark theater, and 240 luxury apartments.
- The park is home to 826 patents.

DISCLOSURE AGREEMENT



Triad Properties Corporation (“Triad”), has been retained as advisor and broker to Adtran (the “Owner”) regarding the sale of the North and South Towers (collectively, the “Property”). This Offering Memorandum has been prepared by Triad for use by a limited number of parties and does not purport to provide an necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Triad, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Triad or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Triad, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and Triad expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Triad is not authorized to make any representations or agreements on behalf of the Owner. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or Triad, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Triad, and (v) to return it to Triad immediately upon request of Triad or the Owner. All prospective purchasers are advised that Triad Properties Corporation represents the Owner solely in this transaction. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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