

MEDICAL OFFICE SPACE

FOR LEASE

\$31.50 SF/yr (NNN)

Madison Medical Complex

8425 Wann Drive | Madison, AL 35758

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Property Description

Located in Huntsville, AL, adjacent to Madison Hospitals Campus, Madison Medical Complex is a two-story office building that can lend itself to medical office space or Class A standard office space. This property is situated in one of the fastest growing submarkets of Huntsville, located across HWY 72 from Clift Farms with easy access to hotels, restaurants, retail, and residential housing.

Property Highlights

- Easy access to Hwy 72
- Borders Madison Hospital Campus
- 0.2 miles to Madison Hospital
- 1.5 miles to large mixed use development, Clift Farms
- 18 minute drive to Huntsville International Airport

Alex Samples

Agent, CCIM

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Offering Summary

Lease Rate:	\$31.50 SF/yr (NNN)
Available SF:	± 14,409 SF
Building Size:	± 27,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	200	688	2,595
Total Population	501	1,759	6,722
Average HH Income	\$101,236	\$112,805	\$114,787

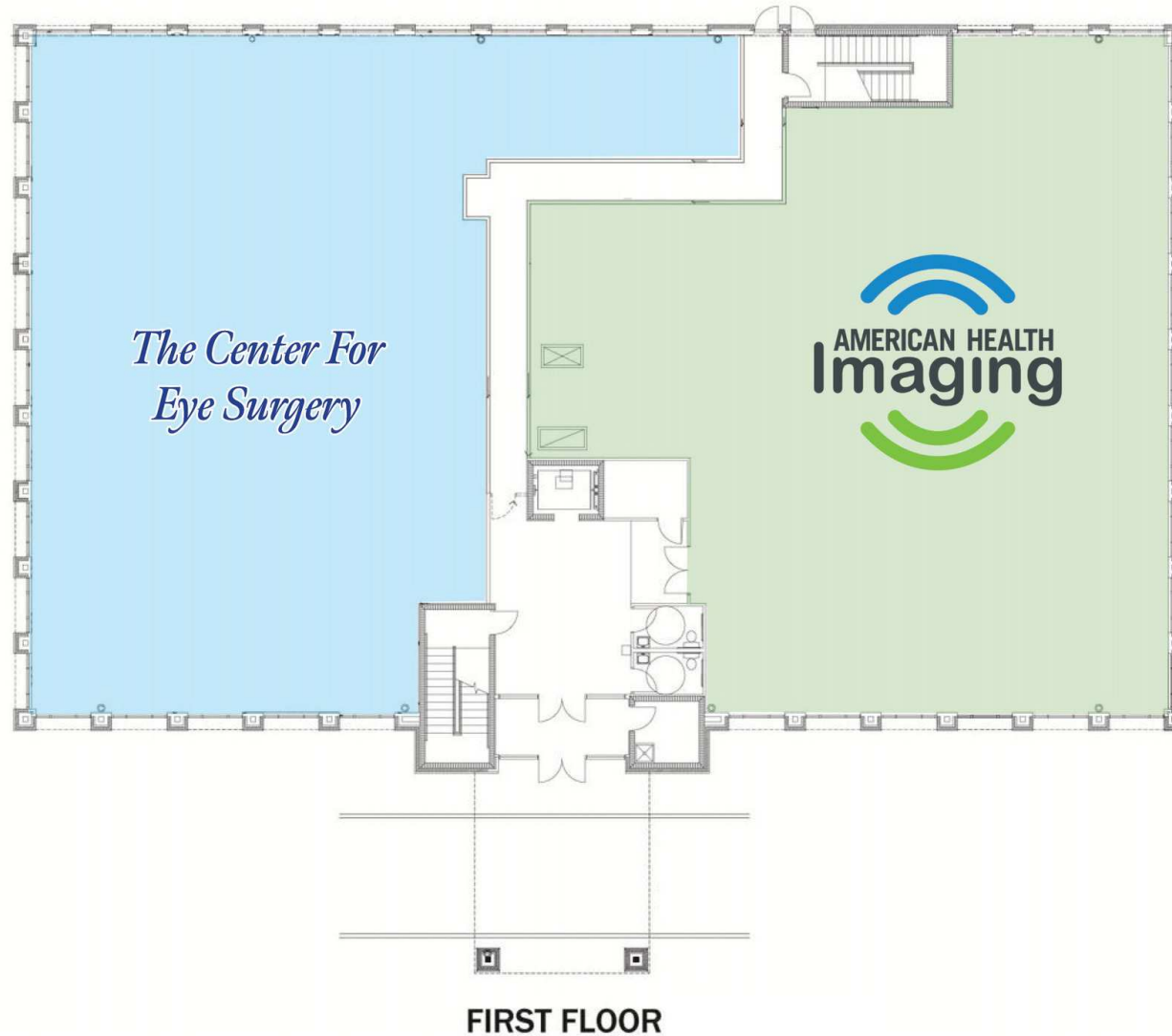


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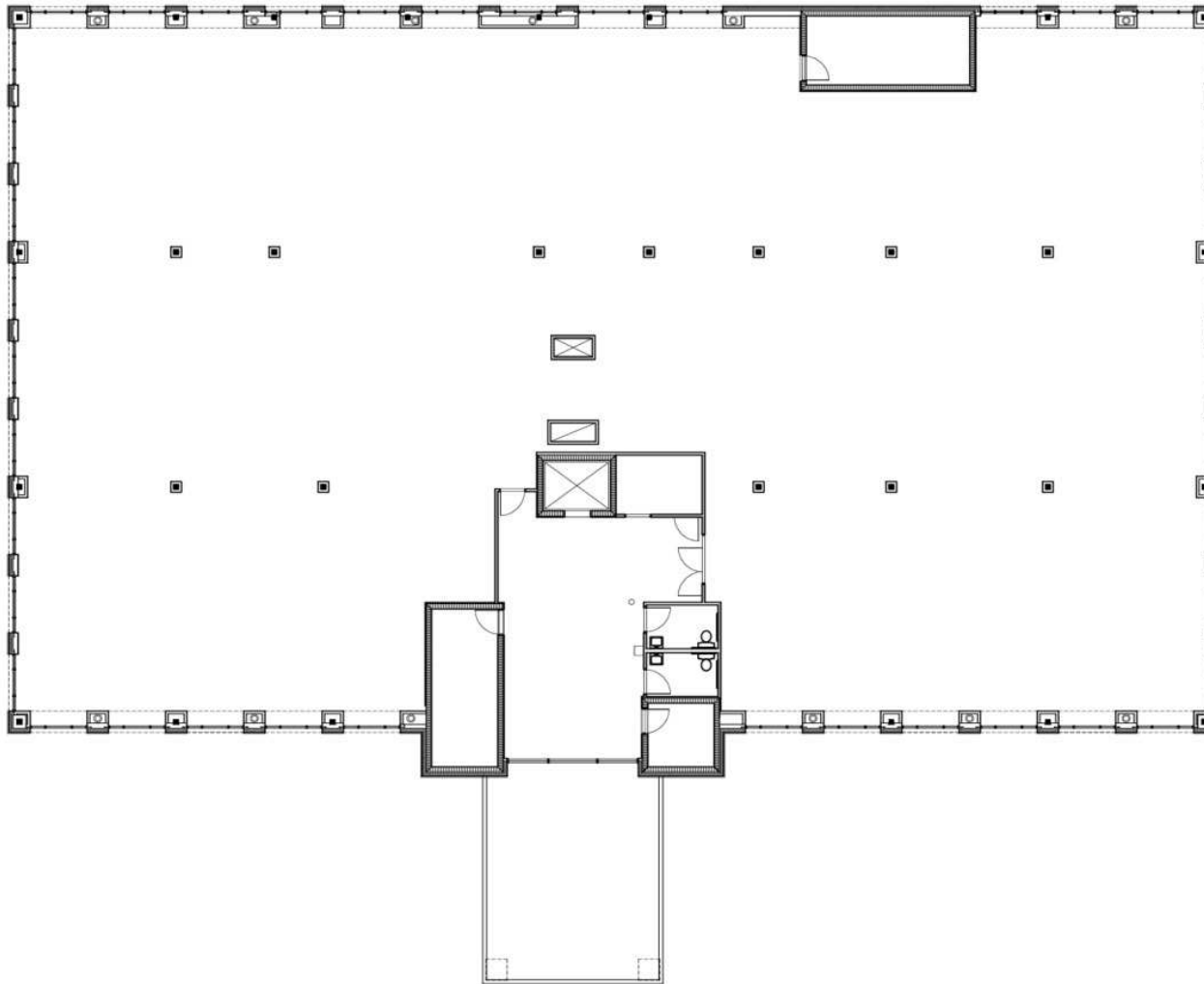


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SECOND FLOOR PLAN

1/8" = 1'-0"

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