



DOWNTOWN OFFICES ON THE SQUARE FOR LEASE

200
WEST SIDE SQUARE

200 WEST SIDE SQUARE
HUNTSVILLE, ALABAMA 35801





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 +

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

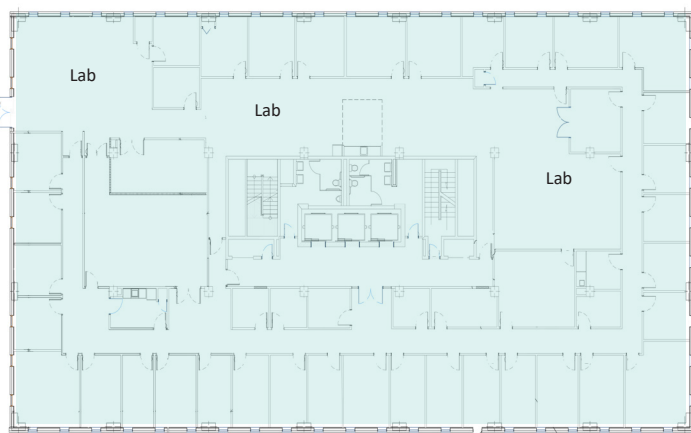
Attached Parking Deck with Loading Dock

MOVE IN READY SPACE

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



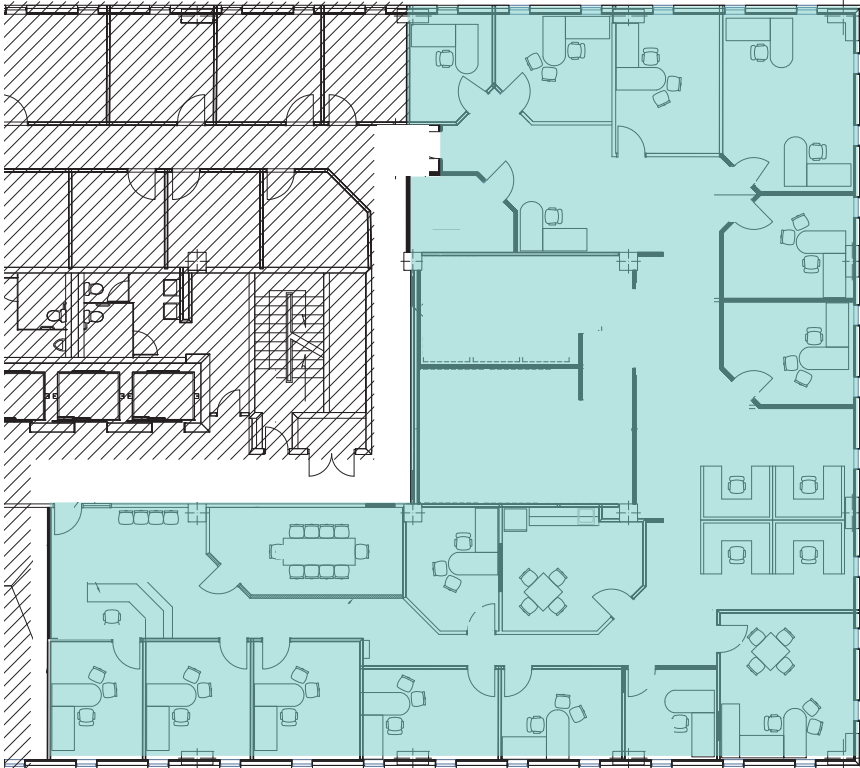
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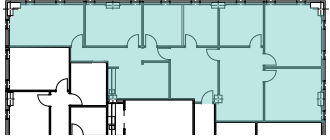
SUITE 700

- **6,623 SF**
- Move in ready office space that includes private offices, a break room, a conference room, workstation areas and a reception area
- Attractive storefront glass entry
- Breathtaking views of Downtown Huntsville



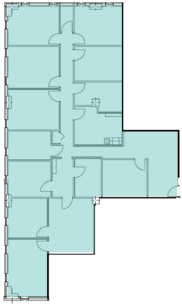
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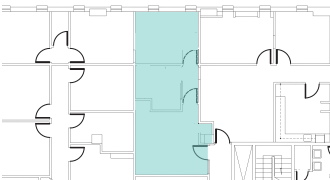
SUITE 604

- **2,328 SF**
- Move in ready office space that includes private offices, a break room, a conference room and a reception area
- Breathtaking views of Downtown Huntsville
- Large executive corner office or conference with views of downtown and Big Spring Park



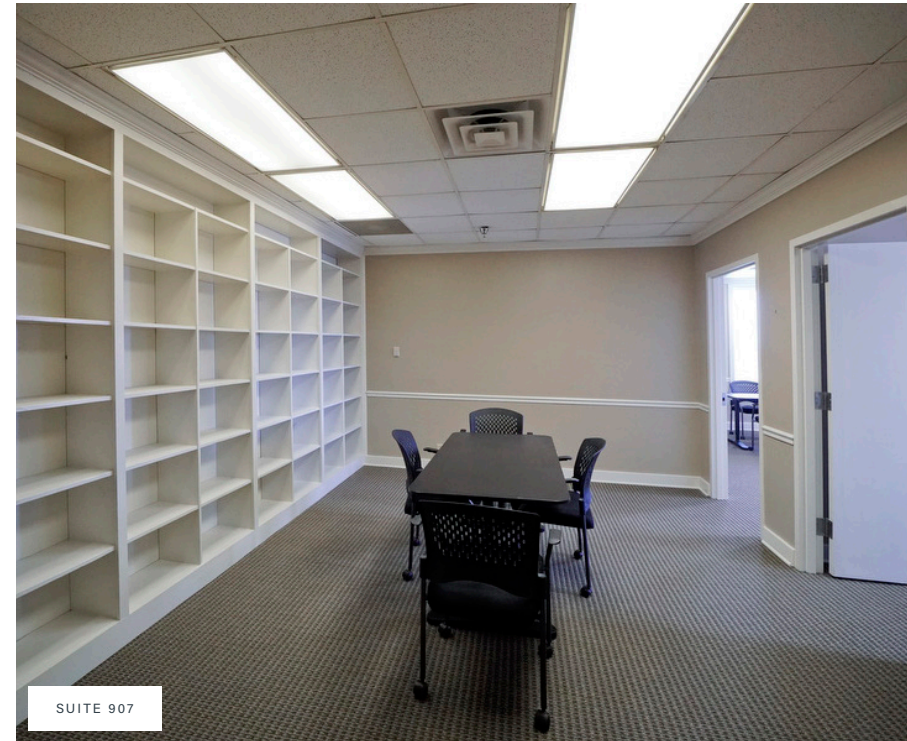
SUITE 907

- **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 975

- **632 SF**
- 2 private offices and a reception room
- Downtown and mountain views



SUITE 907



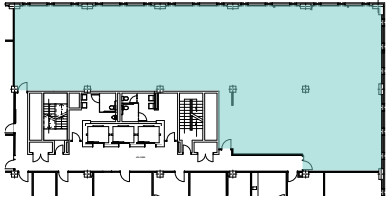
SUITE 604



SUITE 975

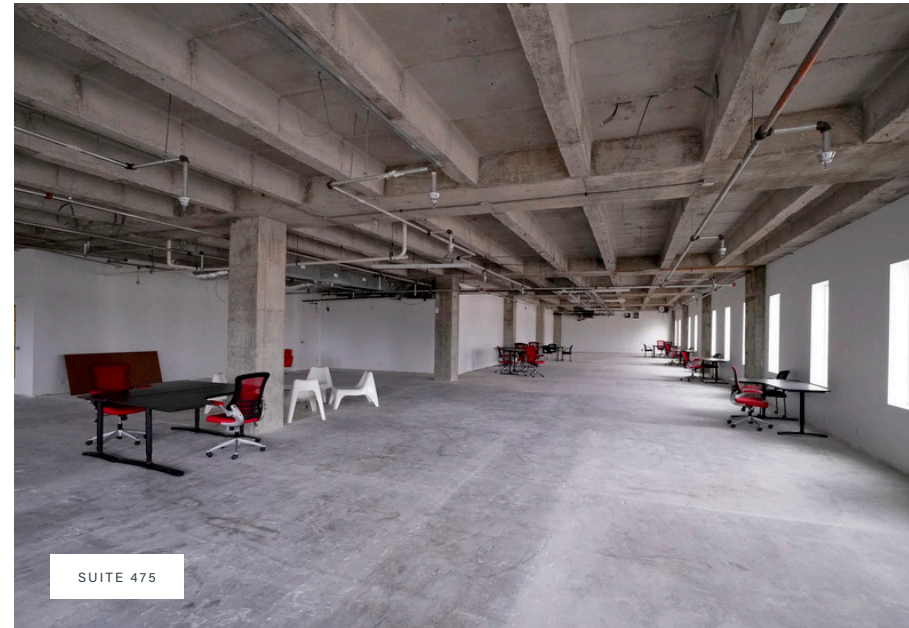
6 1ST GENERATION | SHELL SPACE

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.

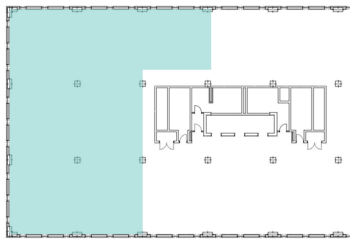


SUITE 475

- **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

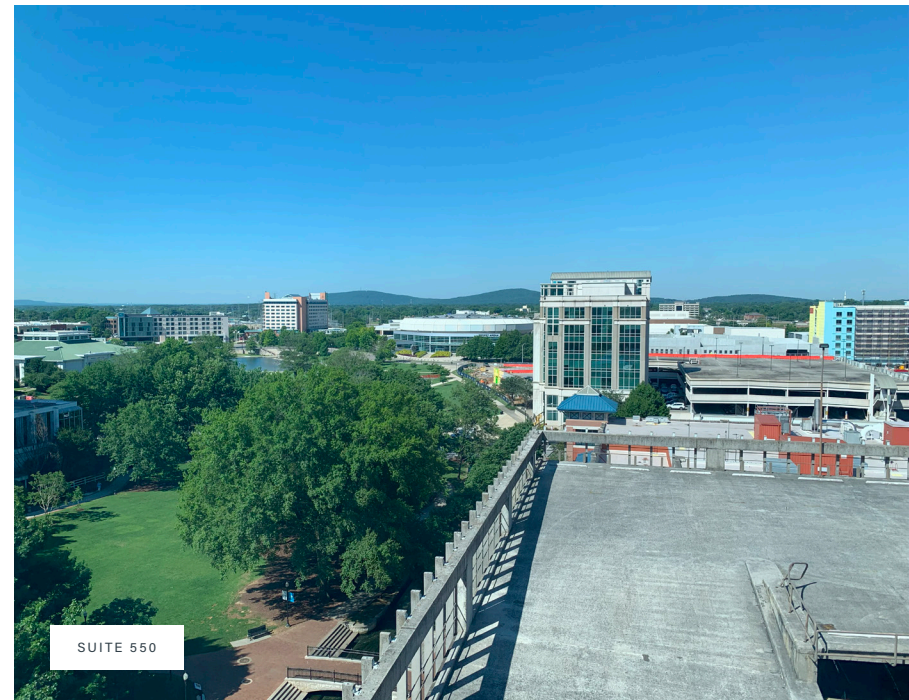


SUITE 475



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

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 Oh's
- Pane E Vino
- Mazzara's Vinoteca

FITNESS

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

BARS

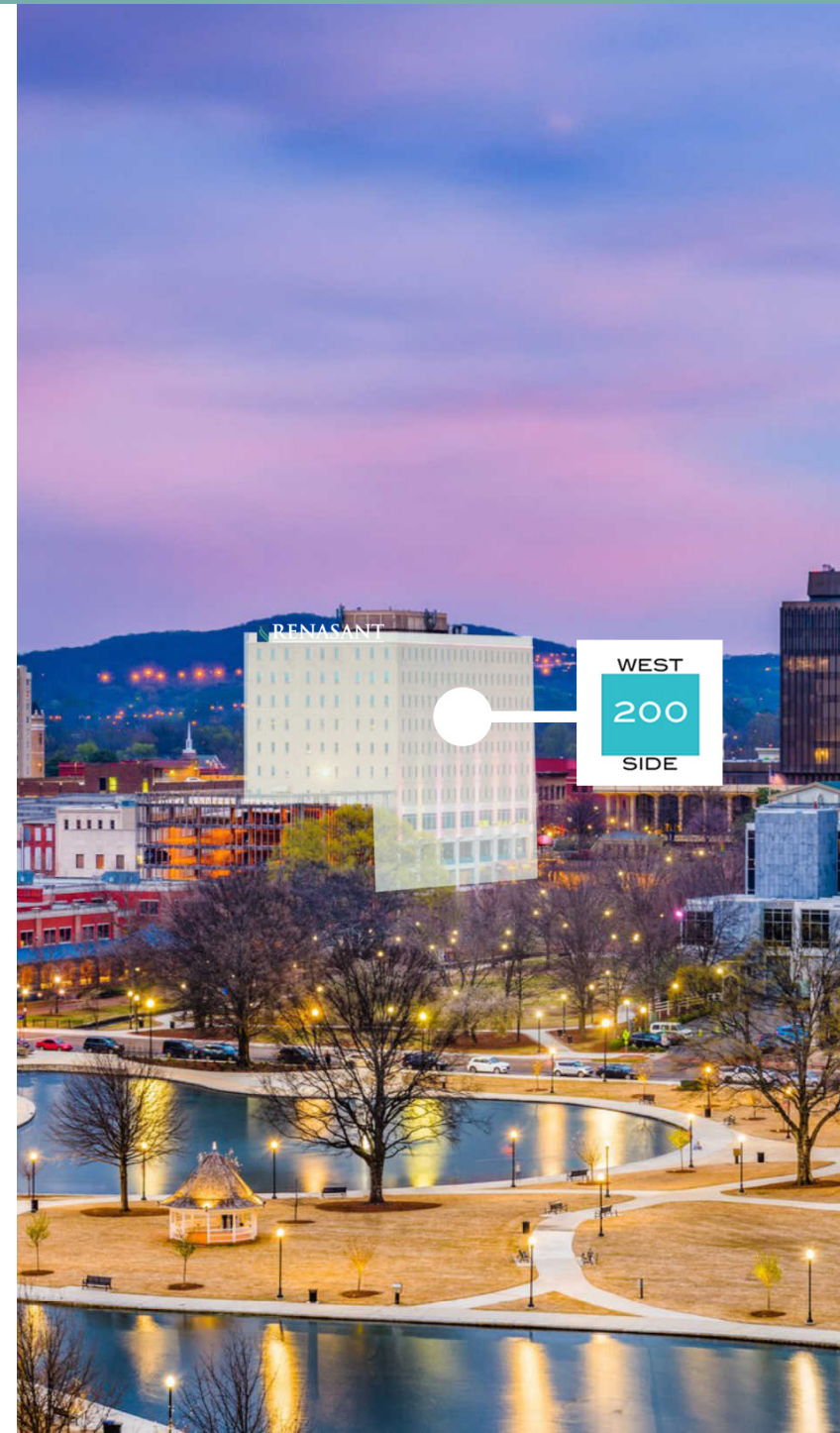
- Old Town Beer Exchange
- The Poppy
- Humphrey's Bar & Grill
- The Martin Bar & Bistro
- Greenbus Brewing
- Catacomb 435
- Stella's Elixir Lounge
- SiP
- Baker & Able

LEISURE

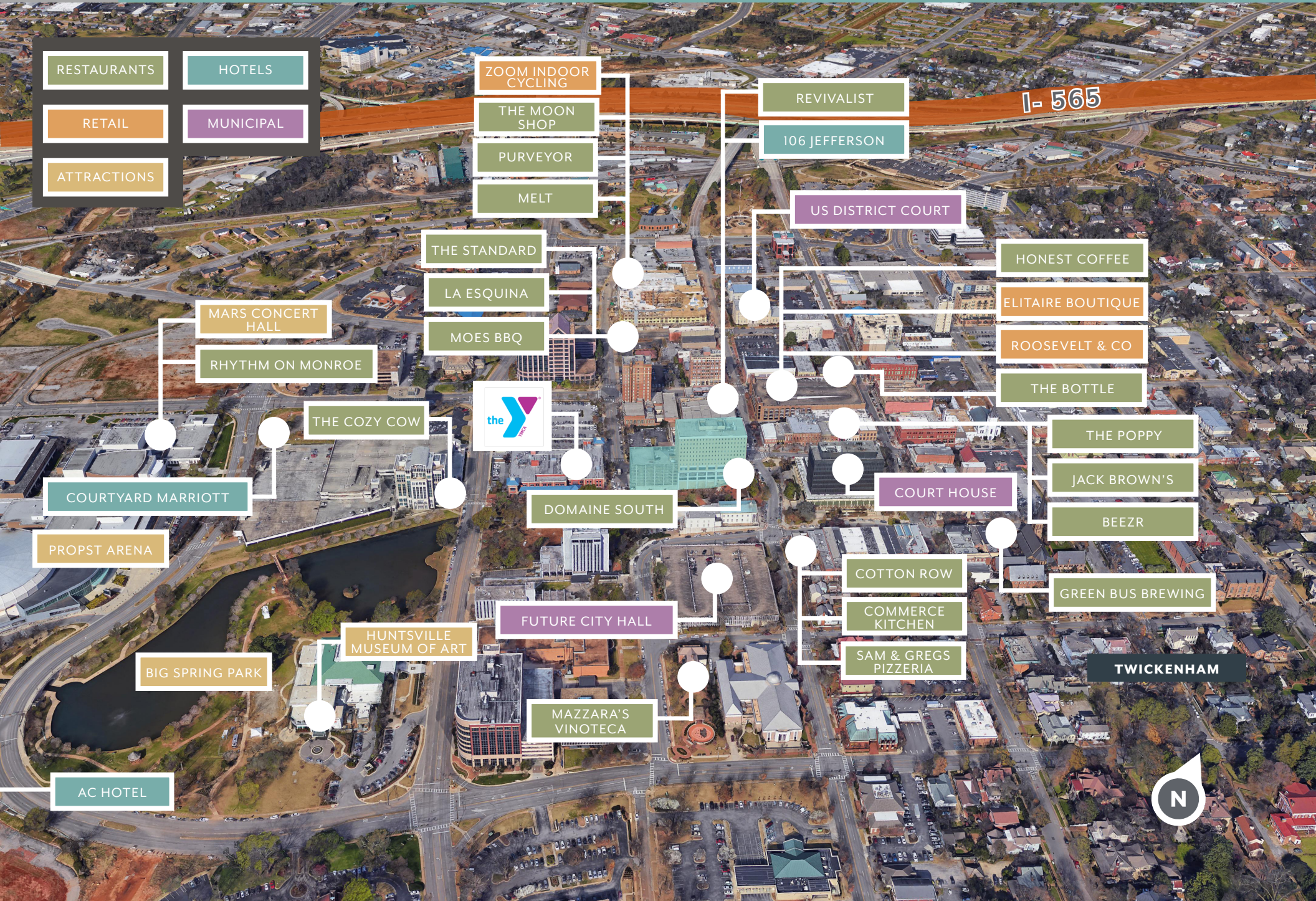
- Huntsville Art Museum
- Mars Music Hall
- Propst Arena
- Earlyworks Museum

HOTELS

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



200 WEST SIDE SQUARE HUNTSVILLE, ALABAMA 35801



- RESTAURANTS
- HOTELS
- RETAIL
- MUNICIPAL
- ATTRACTIONS

- ZOOM INDOOR CYCLING
- THE MOON SHOP
- PURVEYOR
- MELT

- REVIVALIST
- 106 JEFFERSON

- MARS CONCERT HALL
- RHYTHM ON MONROE

- THE STANDARD
- LA ESQUINA
- MOES BBQ

- US DISTRICT COURT

- HONEST COFFEE
- ELITAIRE BOUTIQUE
- ROOSEVELT & CO
- THE BOTTLE

- THE COZY COW



- COURTYARD MARRIOTT

- DOMAINE SOUTH

- COURT HOUSE

- THE POPPY
- JACK BROWN'S
- BEEZR

- PROPST ARENA

- COTTON ROW
- COMMERCE KITCHEN
- SAM & GREGS PIZZERIA

- GREEN BUS BREWING

- BIG SPRING PARK

- HUNTSVILLE MUSEUM OF ART

- FUTURE CITY HALL

- MAZZARA'S VINOTECA

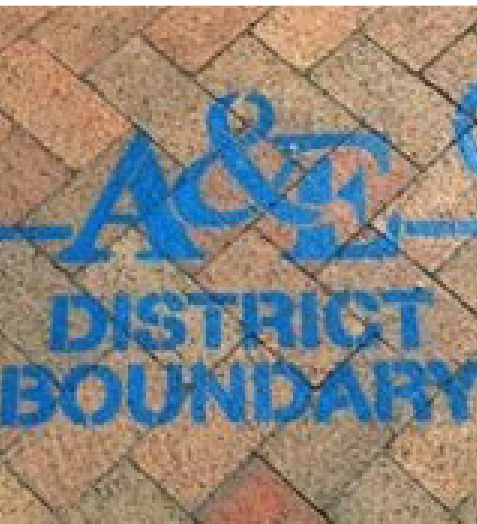
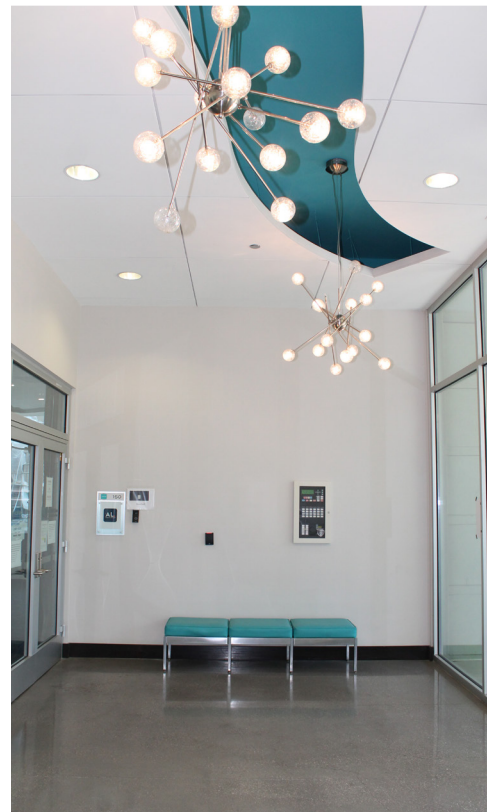
- TWICKENHAM

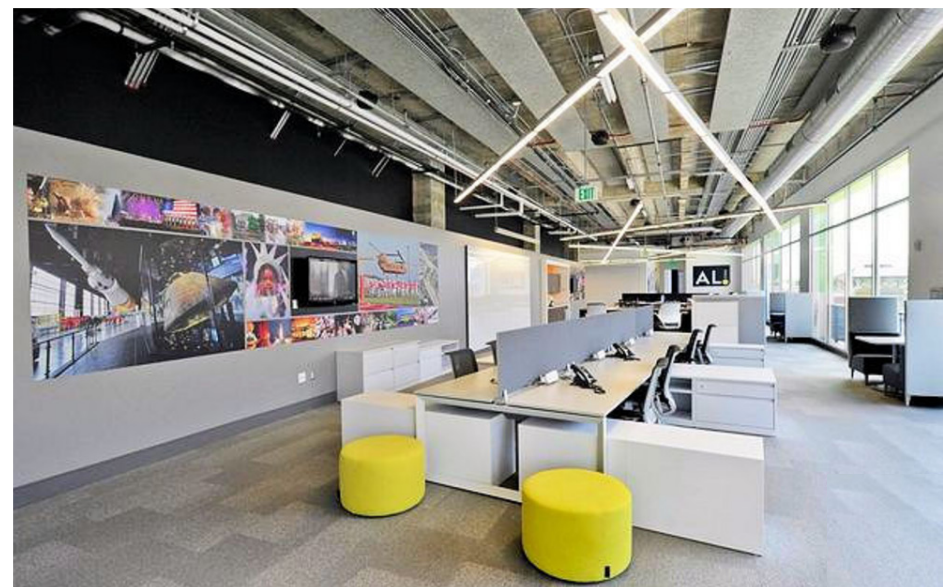
- AC HOTEL





NEW HUNTSVILLE CITY HALL
BIRD'S-EYE VIEW





FOR MORE INFORMATION,
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