



Medical Office Space

For Lease

\$21.50/sf/yr (NNN)

Beacon Ridge Professional Center

8331 Madison Blvd | Madison, AL 35758

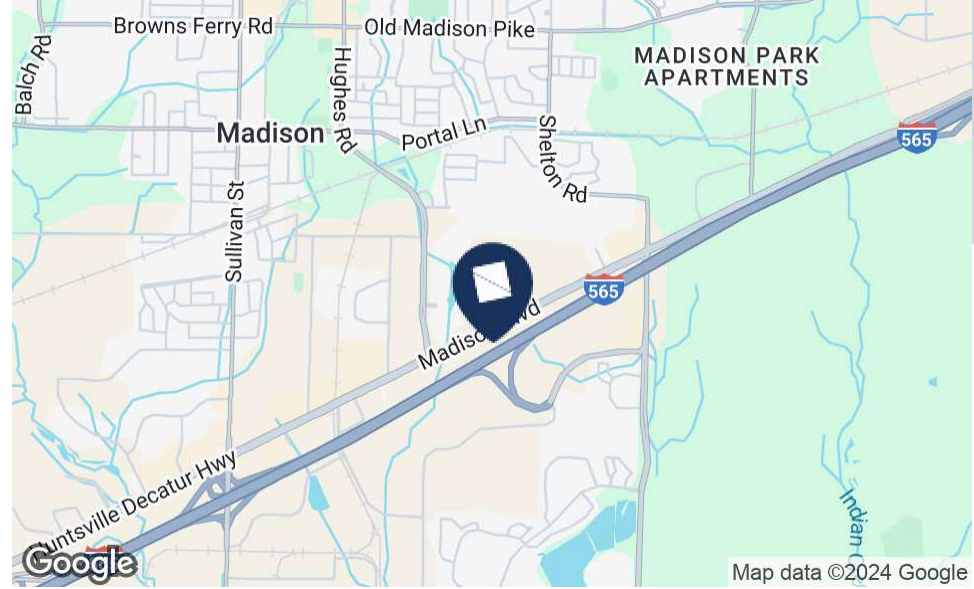
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Property Description

The property is situated between Town Madison, Cummings Research Park and Downtown Madison City. It provides easy access to Huntsville and Madison's main traffic artery I-565. With the property's close proximity to retail, medical districts and Huntsville's largest office submarket, Beacon Ridge Professional Center adds efficiency and value to each of its tenants.

Property Highlights

- Located on high-traffic Madison Blvd
- Last available space in center
- Predominant signage opportunity

Offering Summary

Lease Rate:	\$21.50/sf/yr (NNN)
Building Size:	23,443 SF
Lot Size:	2.66 Acres
Year Built:	2009

Spaces	Lease Rate	Lease Type	Space Size
Suite 400	\$21.50 SF/yr	(NNN)	3,914 SF
Suite 500	\$21.50 SF/yr	(NNN)	3,423 SF

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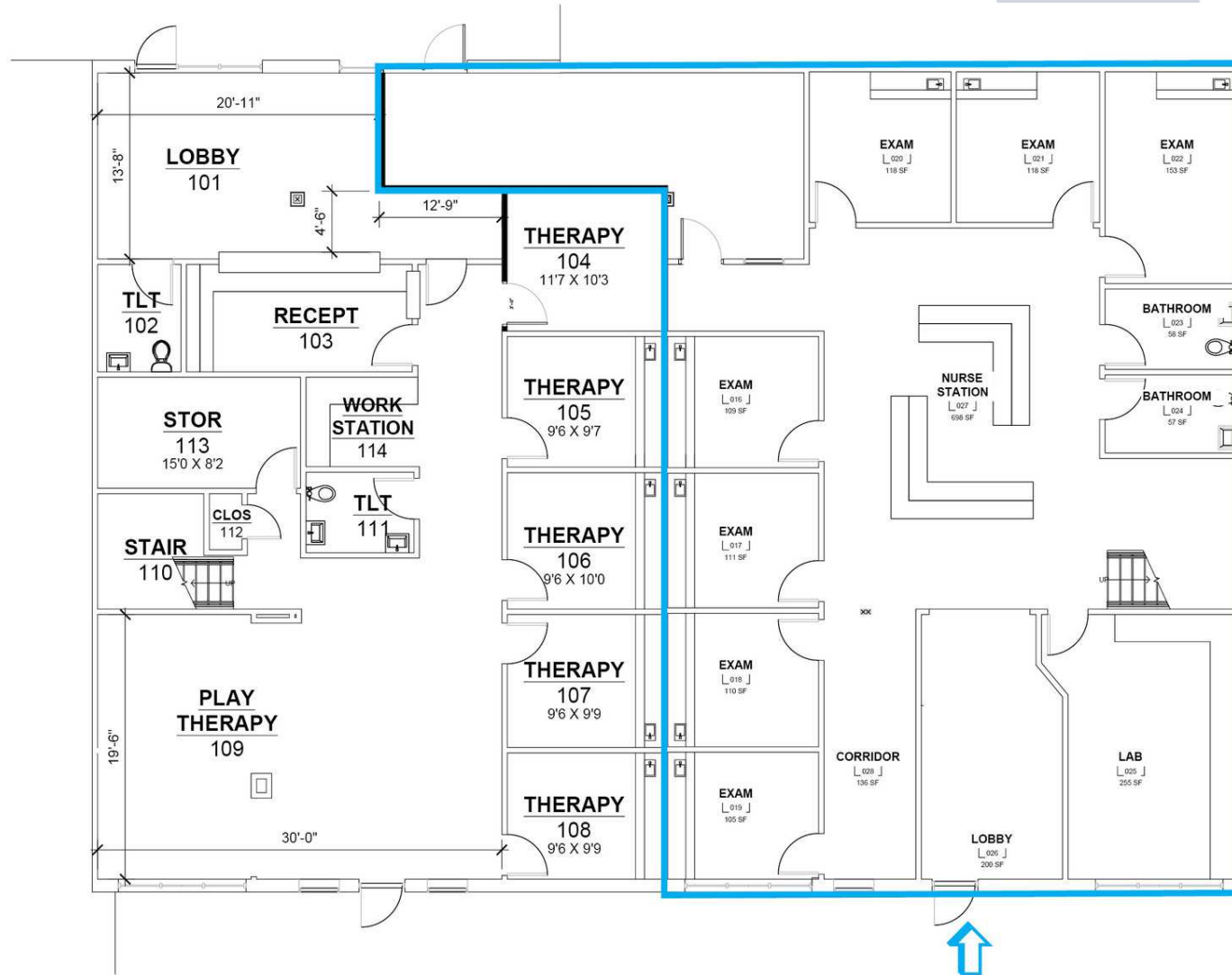


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1ST FLOOR PLAN

3,914 SF AVAILABLE

Suite 200 - 2,338 useable s.f.

SCALE: 1/8"=1'-0"

SUITE 400 - FIRST FLOOR

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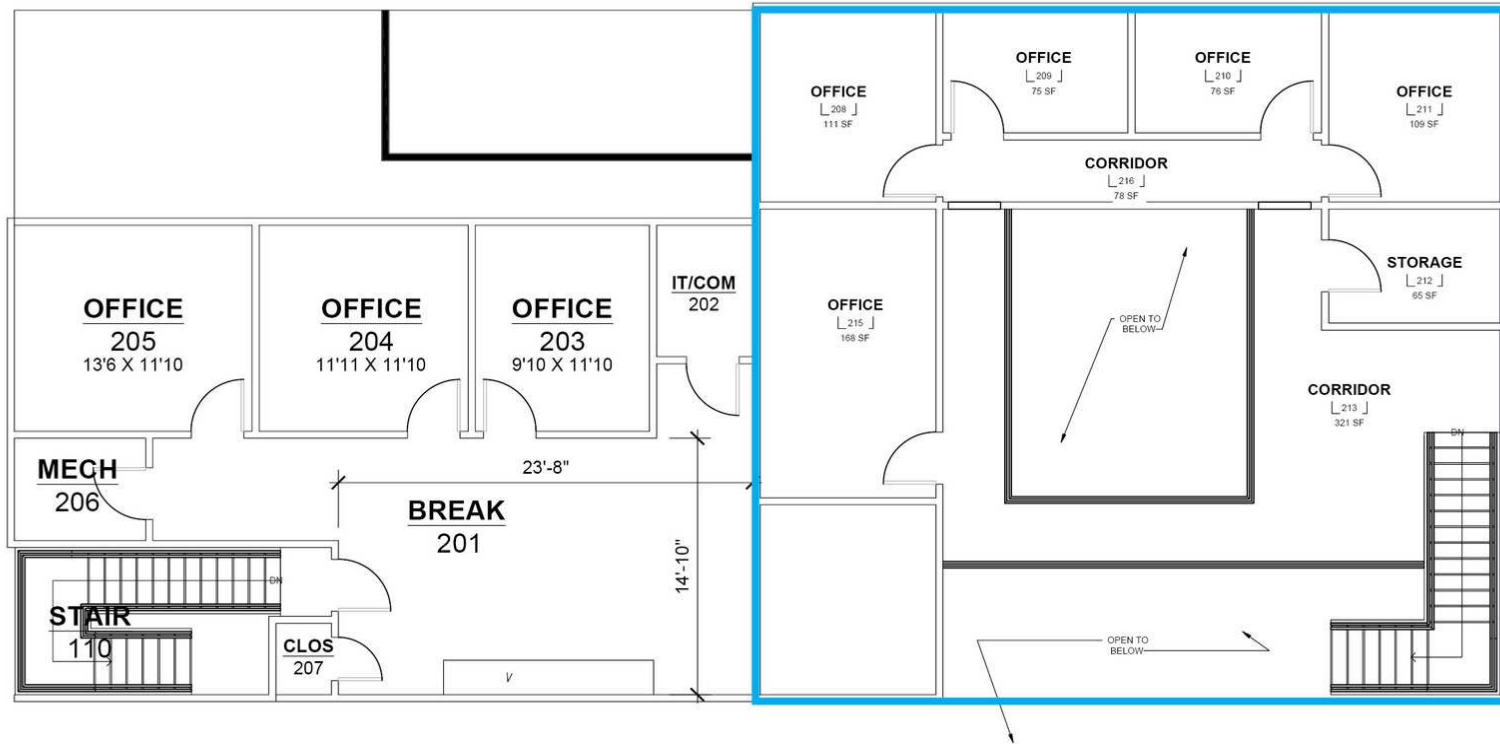


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SUITE 400 - SECOND FLOOR

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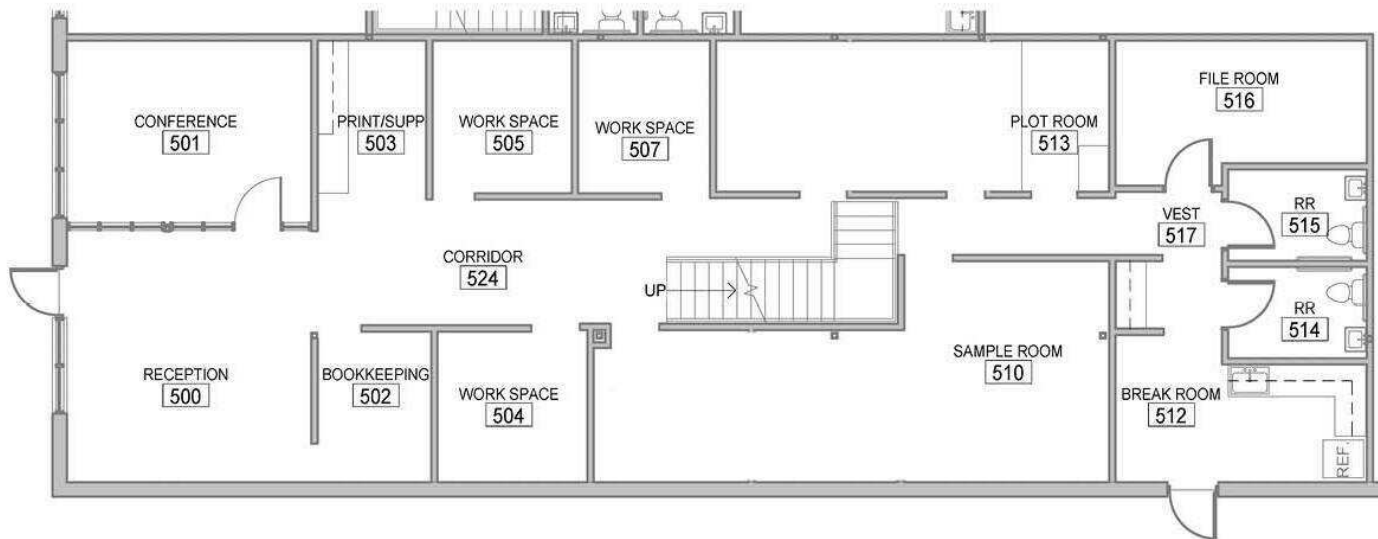


8331 Madison Blvd

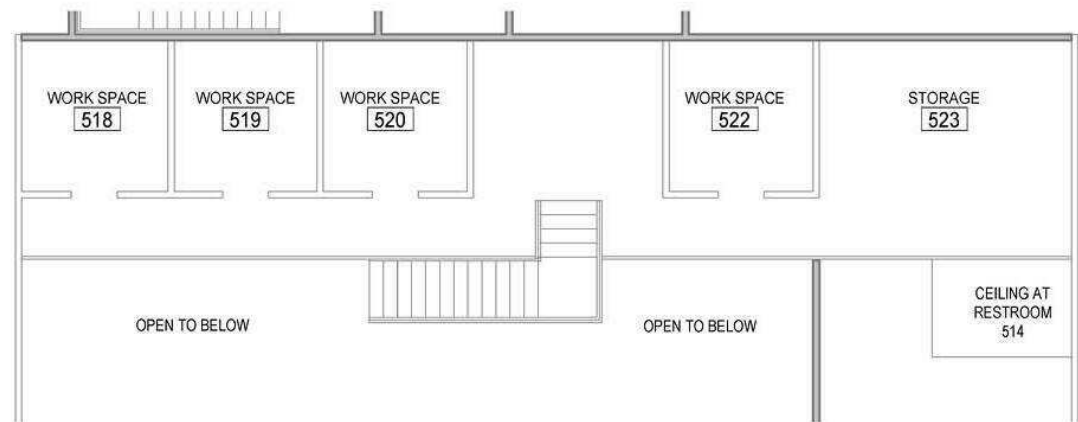
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Office Building



1 PLAN 1/8" = 1'-0"
SUITE 500_GROUND LEVEL
A1.15



2 PLAN 1/8" = 1'-0"
SUITE 500_SECOND LEVEL
A1.15

SUITE 500 - FIRST & SECOND FLOOR

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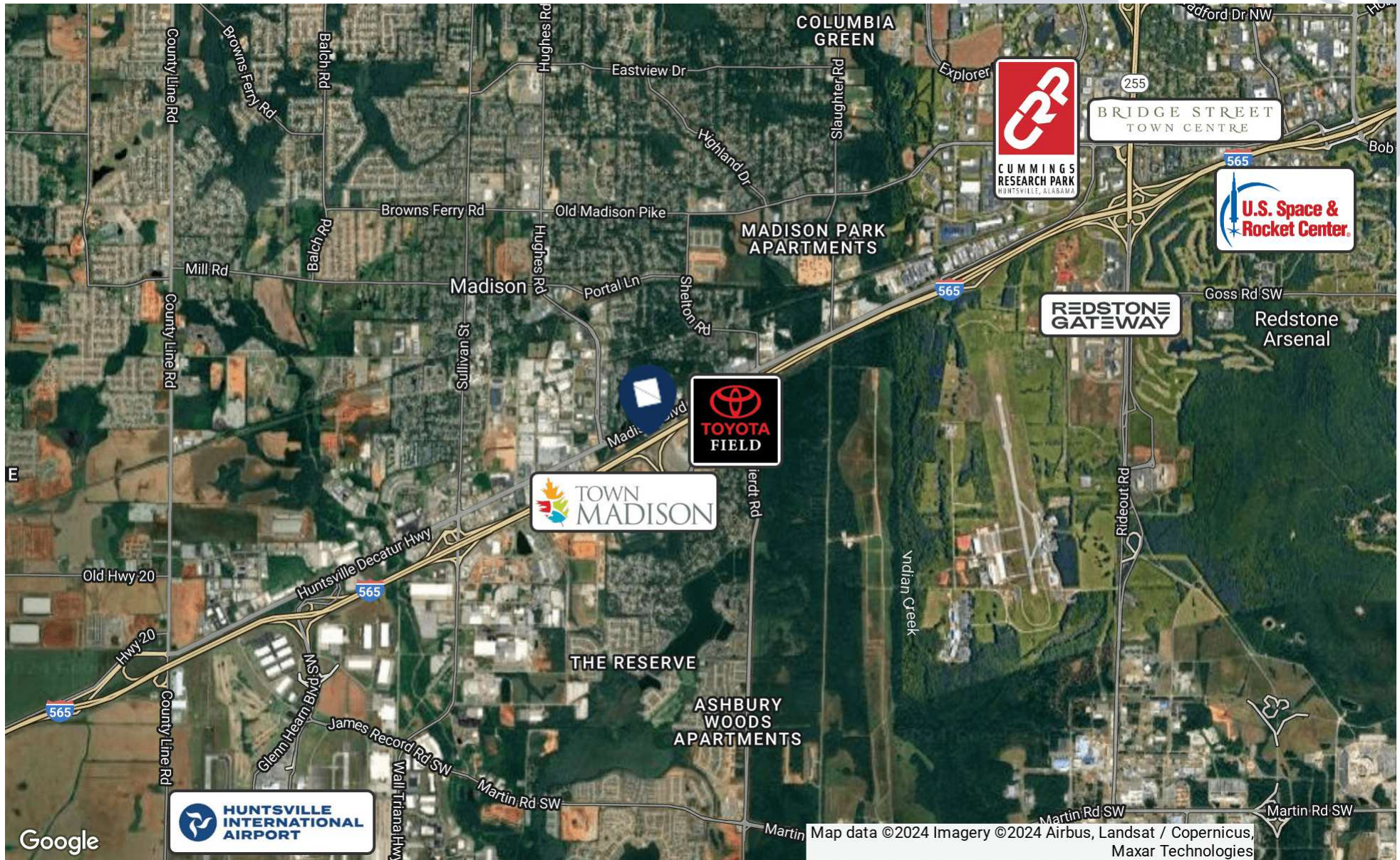


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