

# Work in the Heart of MidCity

945 Mid City Drive NW | Huntsville, Alabama 35806



## Anthem House

**Exceptional Class A Office Space**

**~37,000**  
SQUARE FEET AVAILABLE

**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

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# The Office Opportunity

## A New Kind of Workplace in Huntsville

Anthem House offers a rare opportunity to establish a corporate presence in the heart of MidCity - one of Huntsville's most dynamic mixed-use destinations.

Anthem House is a six and seven-story development with 330 hospitality forward units in the heart of Huntsville's iconic MidCity District, featuring luxury micro unit residences operated a hotel-like experience. The project includes structured parking, ground-floor curated retail, second-floor co-working space, a cozy lounge on the fifth floor, and amenities on the ground floor.

Approximately 37,000 square feet of Class A office space is available on the second floor, offering a flexible environment that can accommodate a range of workplace requirements. The expansive floorplate provides opportunities for open work areas, private offices, conference and collaboration spaces, employee amenities and client-facing environments - all within a single, highly connected workplace.

Conceptual test-fit plans demonstrate multiple ways the space can be configured and divided, allowing companies to envision a workplace tailored to their size, culture and operational needs.

An attached parking structure provides convenient access to the second-floor office space, while prominent building and Main Street branding opportunities provide added visibility for larger tenants. But the defining advantage of Anthem House extends well beyond the office itself.

Located within MidCity, employees are surrounded by restaurants, coffee shops, retail, entertainment, fitness, parks, walking trails and year-round events. The result is an office environment that combines Class A office space with the energy and amenities of a true mixed-use district.

Anthem House is not simply a place to work. It is a workplace designed around how companies want to work today.



# Property Highlights

## More Than Just a Place to Work



**Flexible**  
FLOOR PLANS



**P**  
**Parking**  
CONNECTED



**Walkable**  
OPTIONS FOR  
DINING



**Adjacent**  
GREEN SPACE

**~37,000**  
SQUARE FEET  
**Available**

Discover an office experience that works as hard as you do, while giving your team a true place to thrive. At Anthem House, located in the heart of Huntsville's vibrant MidCity District, we offer premium Class A office spaces ranging from 9,000 to 35,000 square feet. This isn't just a place to set up desks; it's a dynamic community designed to help professionals connect, collaborate, and recharge. By positioning your business here, you gain access to an unbeatable mix of top-tier business amenities and a welcoming environment that keeps your team inspired every single day.

**Property Address** 945 Mid City Drive, Huntsville, AL 35806

**Total Office Area** ~35,000 Square Feet on Second Floor

**Office Areas**

|          |            |
|----------|------------|
| Office A | ~13,841 SF |
| Office B | ~12,464 SF |
| Office C | ~9,055 SF  |

**Divisions** The above offices can be combined or further subdivided

**Servicing** Fully serviced leasing

**Parking** Paved on-site parking structure, attached to Anthem House; direct access to second-floor offices from parking area

**Shell Space** All office areas are currently in shell condition, ready to be fully customized; large windows and open designs provide plenty of natural light, contributing to a healthier, more energetic workspace; open ceiling design.

**Signage** Branding opportunities for larger tenant(s)

**Location** The center of MidCity District, across the street from the Salt Factory Pub, Blue Oak BBQ and Metronome Apartments at MidCity.

# The Office Opportunity

A New Kind of Workplace in Huntsville



**Branding Opportunities**  
FOR LARGE  
TENANTS



**Ground Floor Entrance**  
TO OFFICE  
LOBBY



**Large Windows**  
FOR NATURAL  
LIGHT



# Beyond the Office

Everything Your Employees Need. Just Outside the Door



## Entertainment



## Food & Beverage



\*Coming Soon

# Beyond the Office

Everything Your Employees Need. Just Outside the Door



## Retail/Service



## Hospitality/Residential



# Designed Around the Way You Work



## One Floor. Multiple Possibilities

The ~37,000 SF second-floor office opportunity at Anthem House provides the flexibility to create a workplace around the specific needs of your organization.

Conceptual test-fit plans illustrate potential configurations for a variety of tenant requirements, from individual suites to larger headquarters and full-floor occupancies.

The expansive floorplate can accommodate private offices, open work environments, conference and training rooms, collaborative spaces, employee lounges, cafes and other workplace amenities.

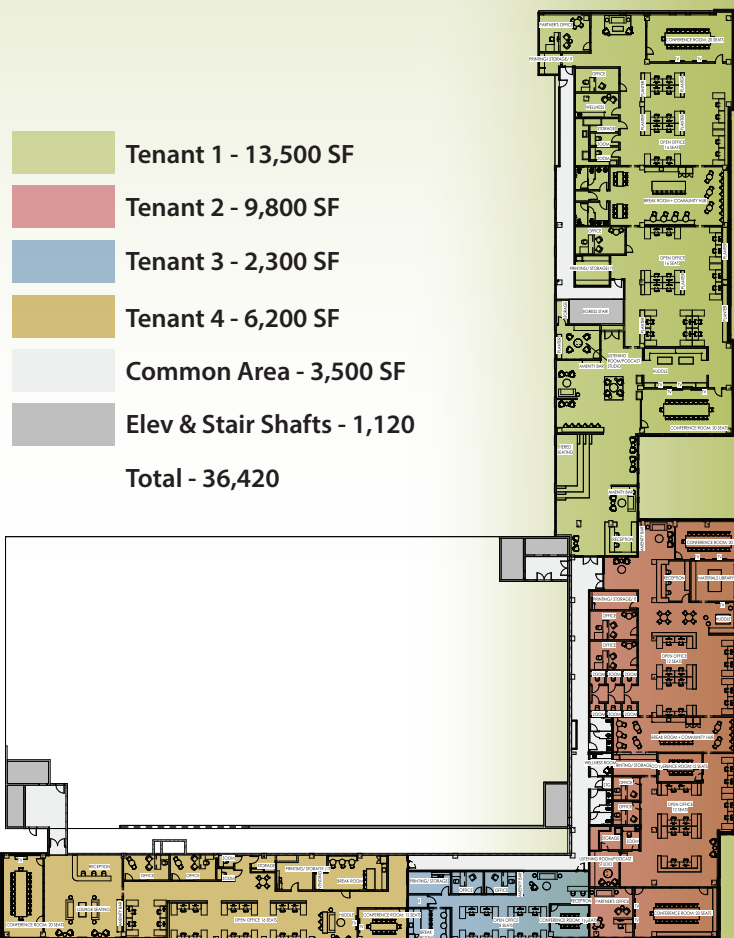
Whether creating a regional headquarters, technology workplace, professional office or collaborative corporate environment, Anthem House provides the flexibility to create a space that reflects your company's culture and how your employees work.



# Designed Around the Way You Work



## Conceptual Floor Plans



Test Fit Option 1

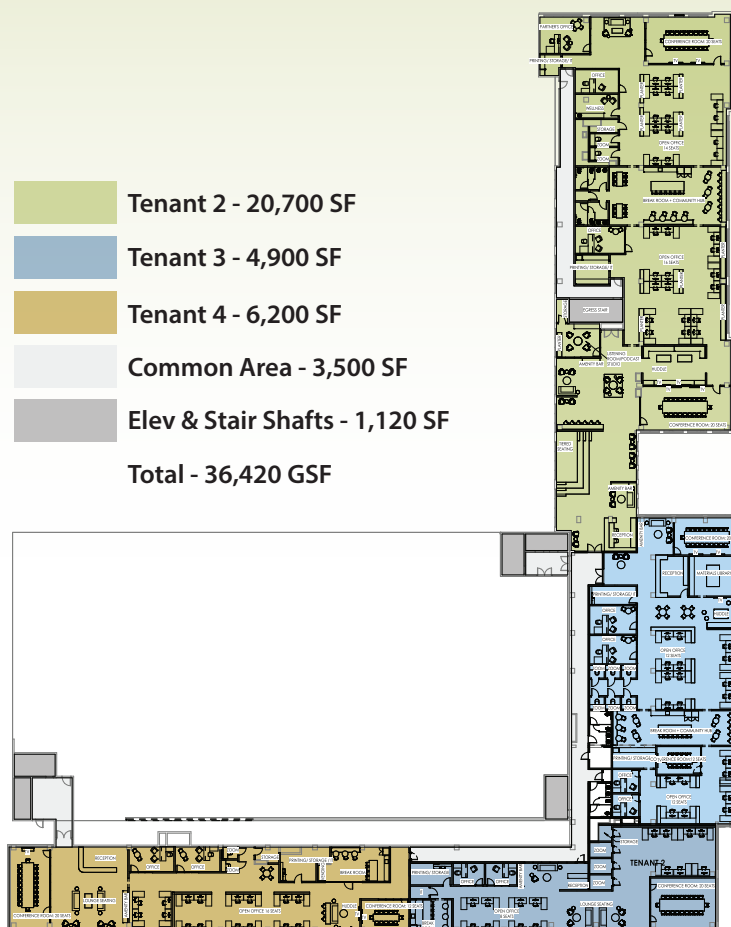


Conceptual Rendering

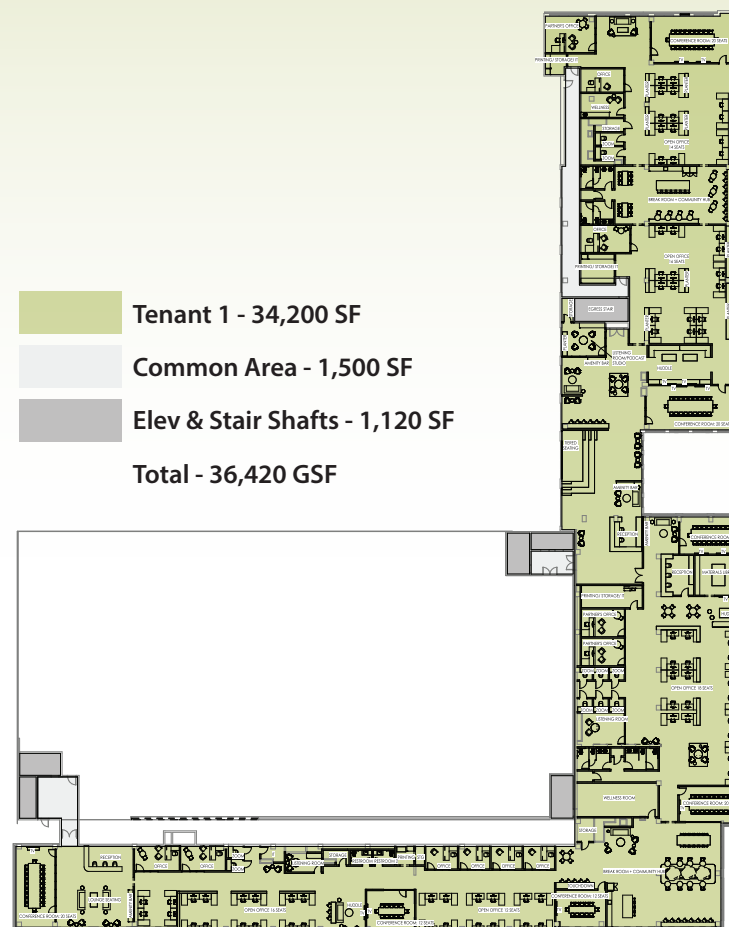


# Designed Around the Way You Work

## Conceptual Floor Plans



Test Fit Option 2



Test Fit Option 3

# The Anthem House Advantage- Conceptual



## Designed to Stand Apart

For companies competing for talent in Huntsville's technology, aerospace, defense, engineering and professional services sectors, Anthem House combines business connectivity with a workplace environment designed to stand apart.



Conceptual Second Floor Lobby



Conceptual Main Floor Lobby

# Why MidCity Works for Business

## Attract and Retain Talent

Today's employees increasingly value what surrounds their workplace. MidCity gives employers a recruiting advantage by combining a professional office environment with dining, recreation, entertainment and outdoor spaces.



### Build Company Culture

Take a meeting outside the office. Walk to lunch as a team. Gather after work. Attend a concert or MidCity event. The district creates opportunities for employees to connect beyond their desks.



### Entertain Clients

Restaurants, entertainment and gathering places provide convenient options for client lunches, dinners and events - all within the MidCity environment.



### Step Outside

Parks, green spaces and walking trails provide employees with opportunities to get outside during the workday.



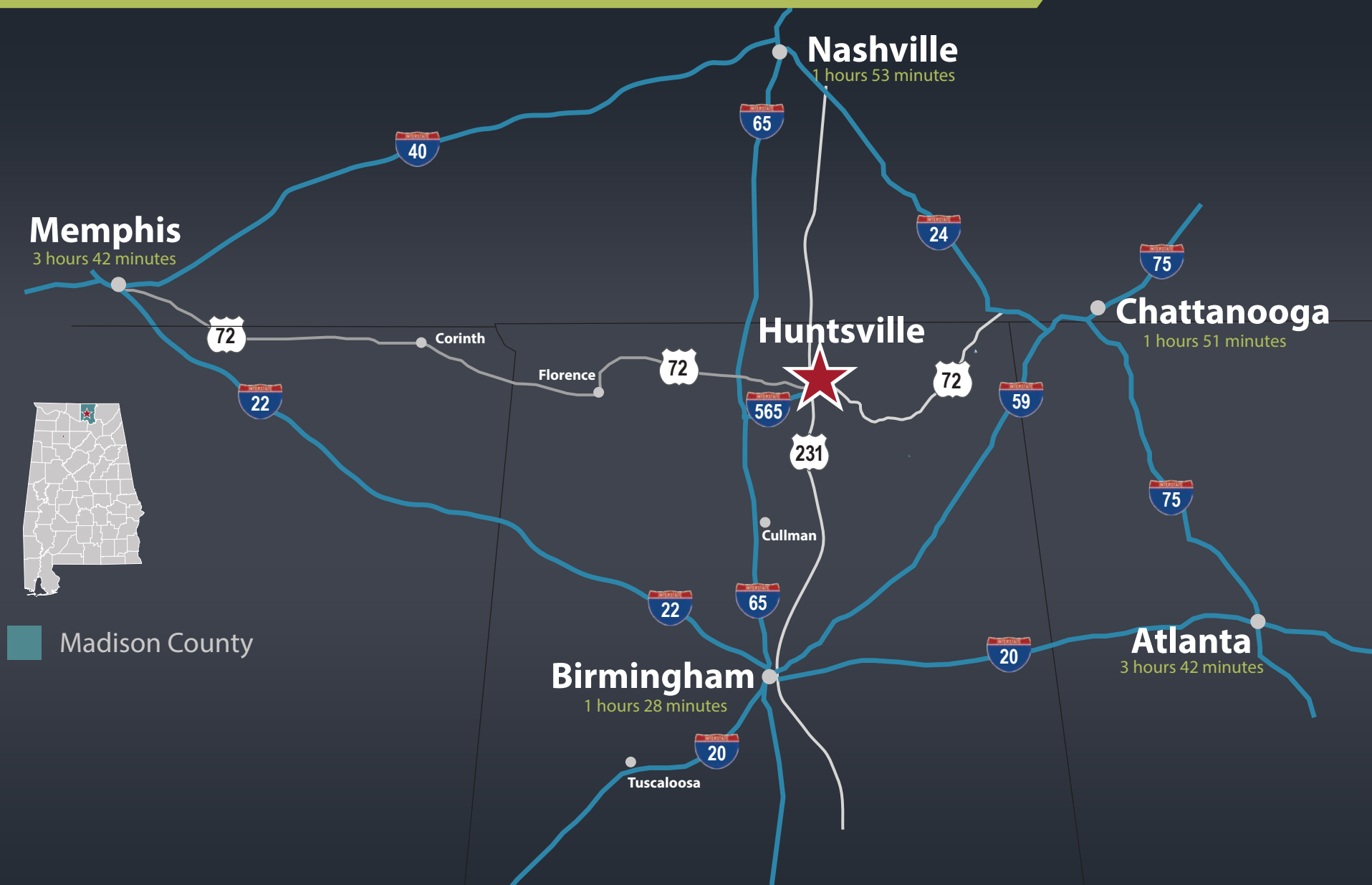
### Stay Connected

MidCity's location provides convenient access to Cummings Research Park, UAH, Redstone Arsenal, 1-565, Research Park Boulevard and Huntsville's major employment centers.



# Regional Connectivity

At the Heart of the Region's Business and Innovation Centers



# Location & Connectivity

## At the Heart of Huntsville's Business and Innovation Economy



Anthem House is strategically positioned within the University Drive and Research Park corridor, placing businesses near many of Huntsville's most important employment, technology, research and defense destinations.

The location provides convenient connectivity to Cummings Research Park, the University of Alabama in Huntsville, Redstone Arsenal, I-565 and Research Park Boulevard, while offering access to the extensive amenities of MidCity immediately outside the building.

### Drive Times

### Miles

|                                      |       |
|--------------------------------------|-------|
| Downtown Huntsville/VBC              | 8.3   |
| Cummings Research Park               | 2.7   |
| Redstone Arsenal/NASA                | 7.1   |
| Huntsville International Airport     | 11.4  |
| Huntsville Hospital                  | 6.0   |
| Interstate 65                        | 18.9B |
| Bridge Street Town Center            | 3.1   |
| Toyota Field/Town Madison            | 7.1   |
| Village of Providence                | 2.3   |
| University of Alabama Huntsville     | 2.4   |
| Oakwood University                   | 2.3   |
| U.S. Space & Rocket Center           | 3.3   |
| Joe Davis Stadium/Wicks Family Field | 6.6   |
| Campus 805                           | 4.7   |
| Stovehouse                           | 4.5   |

# Nearby Amenities



Connected to Huntsville's Business and Innovation Economy



# About the Huntsville MSA

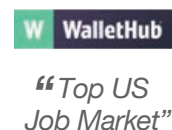
## Recognized for Affordability, Quality of Life and Economic Opportunity

The Huntsville Metropolitan Statistical Area (MSA), encompassing Madison and Limestone Counties, is one of the fastest-growing and most dynamic economies in the Southeast. Driven by a highly educated workforce and anchored by Redstone Arsenal, NASA's Marshall Space Flight Center, Cummings Research Park, and a robust defense and technology sector, the region has evolved into a national center for innovation, engineering, and advanced manufacturing. Consistent population growth, strong in-migration, and ongoing corporate investment continue to fuel demand across the residential, office, industrial, and retail sectors. (Axios)

### Major Employers



### Accolades & Recognition



CRP

Home to Cummings Research Park, one of the largest research parks in the United States.



Approximately 45,500 employees work on Redstone Arsenal. NASA, the US Army, the Missile Defense Agency, Space Command and the FBI are among the 73 Tenant Agencies.

  
**556,444**  
Metro Population

  
42% of adults (age 25+) Hold a Bachelors Degree or Higher

**3.3%**  
Low Unemployment Rate

**18**  
Average Daily New Residents Since 2026

  
Affordability Rate of 90.4% - Below the National Average

  
The Largest and Fastest Growing City in the State



# Put Your Business at the Center of it All



**Work in the Heart of MidCity. Connect to Huntsville's Innovation Economy.**

**Give Your Employees More than an Office**

## Anthem House

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To watch a video of Anthem House, scan the QR Code on your mobile device.



For more details and to see an interactive 3D tour of the space, visit [www.chasecommercial.com](http://www.chasecommercial.com) or scan the QR Code on your mobile device.



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