



DOWNTOWN OFFICES ON THE SQUARE FOR LEASE

200

WEST SIDE SQUARE

200 WEST SIDE SQUARE
HUNTSVILLE, ALABAMA 35801

TRIAD
PROPERTIES



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 + more
- 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

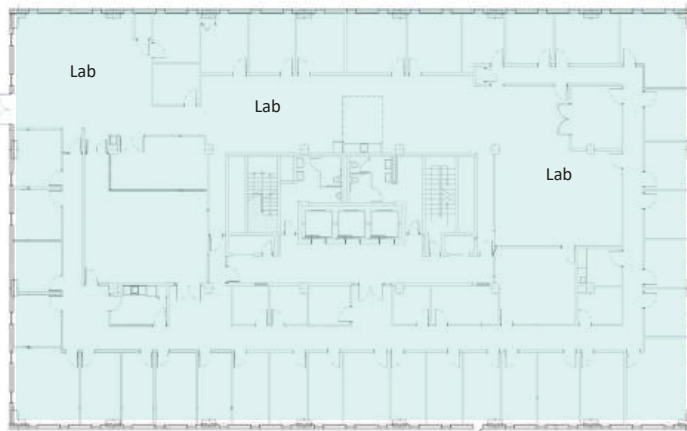
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MOVE IN READY SPACE

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



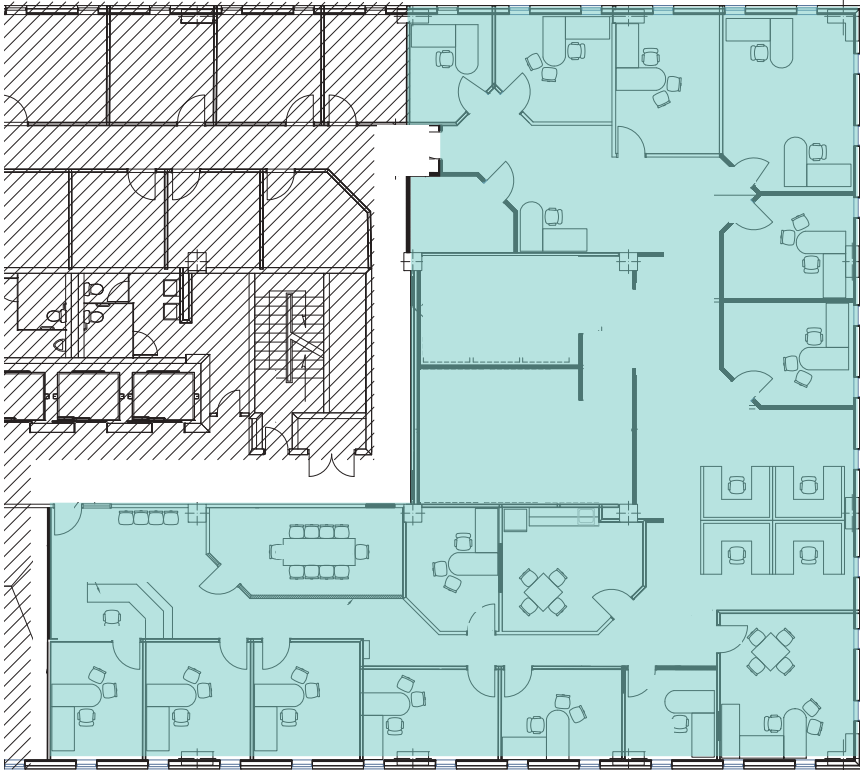
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MOVE IN READY SPACE

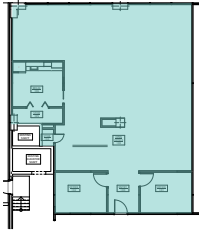
The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.

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

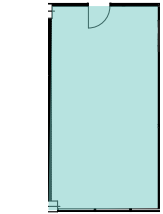


The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.



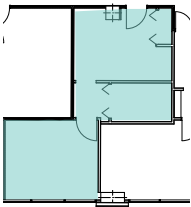
SUITE 53

- **2,255 SF**
- 2 private offices, a breakroom and big windows
- Modern showroom with open floor plan
- Can be fully furnished if desired
- Short term lease available
- Direct access to the street and parking garage



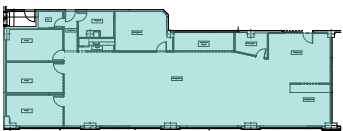
SUITE 54

- **1,269 SF**
- Rare opportunity for small office space that features floor to ceiling windows overlooking the fountains at Big Spring Park
- Open and spacious office area
- Elevator lobby exposure



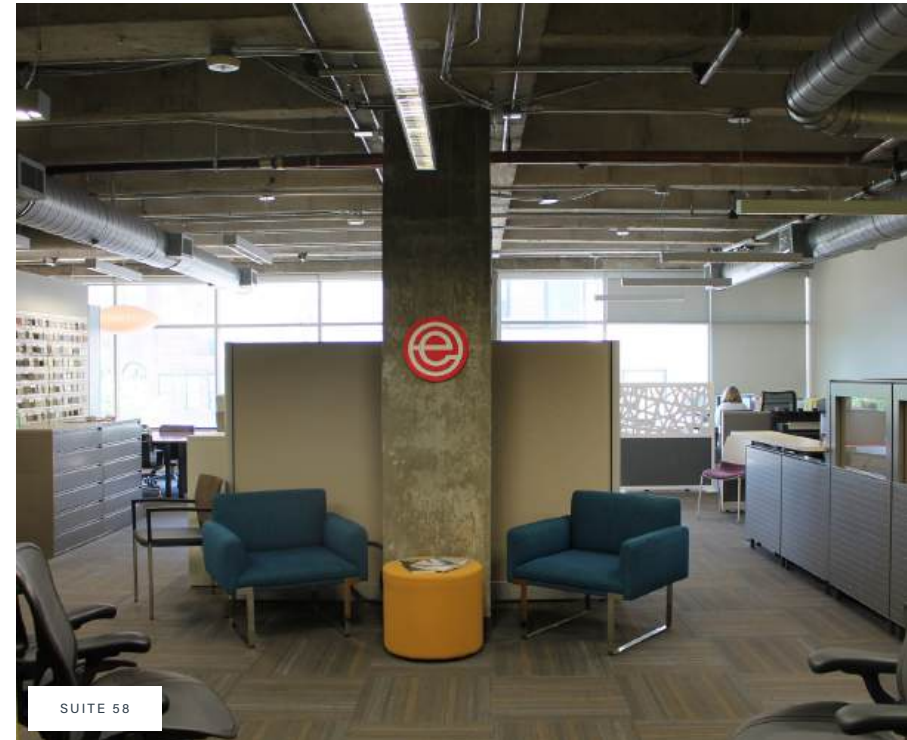
SUITE 58

- **507 SF**
- Rare opportunity for small office space that features floor to ceiling windows overlooking the fountains at Big Spring Park
- Open reception area, resource/flex room, and one private office
- Elevator lobby exposure



SUITE 205

- **3,666 SF**
- Unique architectural details including 14 ft exposed ceilings and floor to ceiling windows
- Ample open office space with 3 private offices, a conference room, coffee bar, storage room, and IT room
- Attractive storefront glass entry
- Incredible views of Big Spring Park and downtown



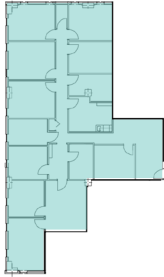
SUITE 58



SUITE 205



The move-in ready and recently updated spaces below are perfect for teams with immediate office needs.



SUITE 907

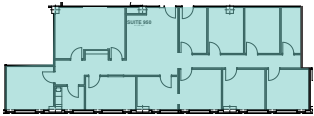
- **3,195 SF**
- Renovated space with 10 offices, a breakroom, a large conference room, a reception area, and multiple options for meeting/conference areas
- Breathtaking views of the Space and Rocket Center



SUITE 907

SUITE 950

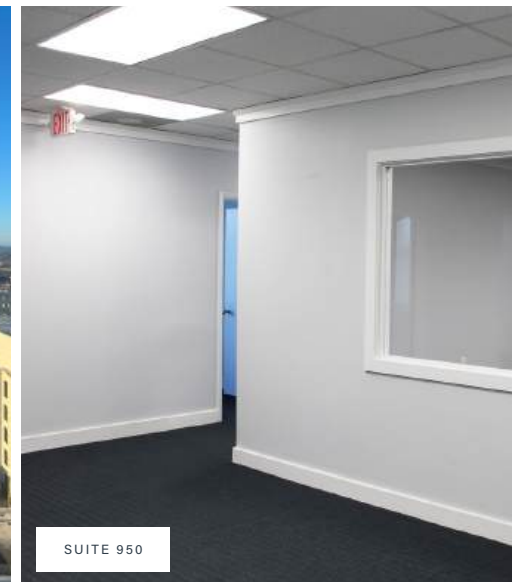
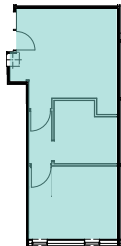
- **2,561 SF**
- Class A executive office features elevator lobby exposure, large conference with glass wall, executive office with private conference attached
- Break room, copier room and 7 offices with spectacular views of Big Spring Park, the mountains and the Space and Rocket Center



SUITE 975

SUITE 975

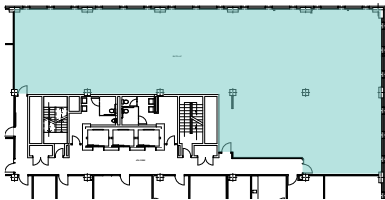
- **632 SF**
- Move in ready office space that has been recently renovated
- Breathtaking views of Downtown Huntsville



SUITE 950

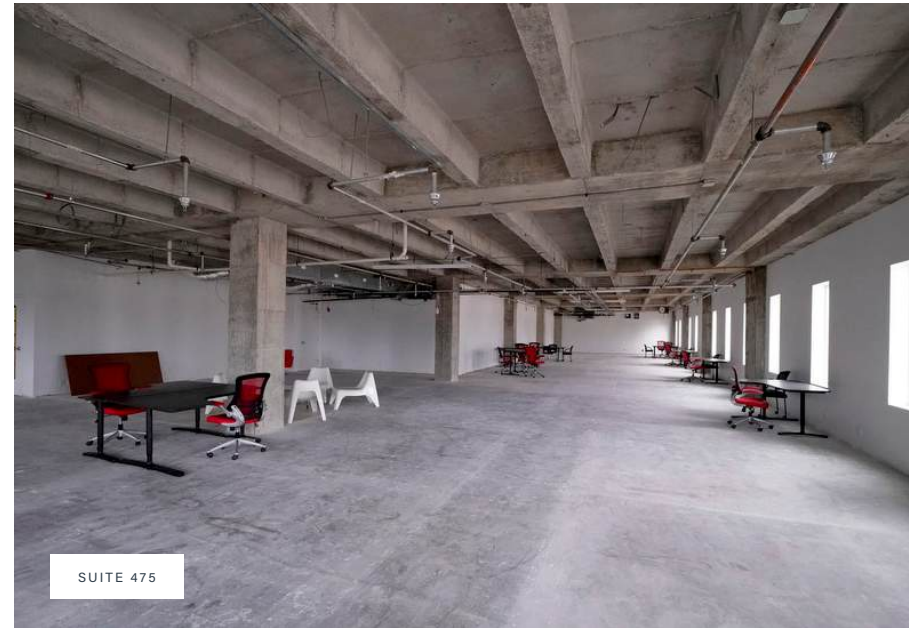
7 1ST GENERATION | SHELL SPACE

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.

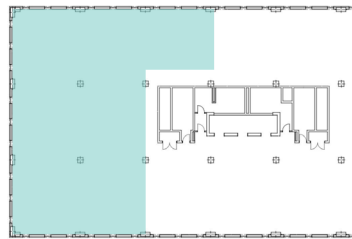


SUITE 475

- **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

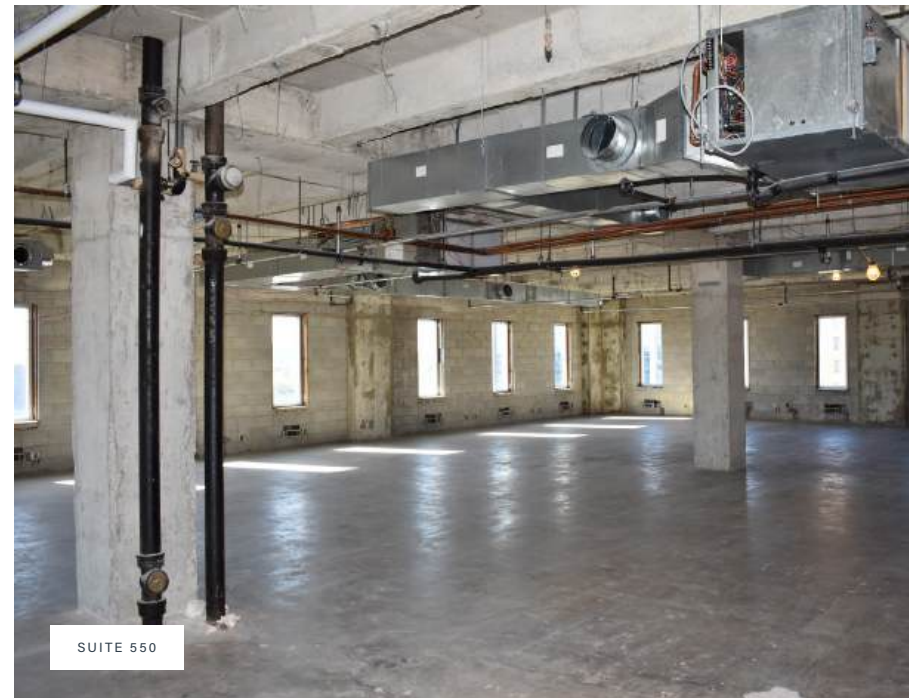


SUITE 475



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 Papa Gyro'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

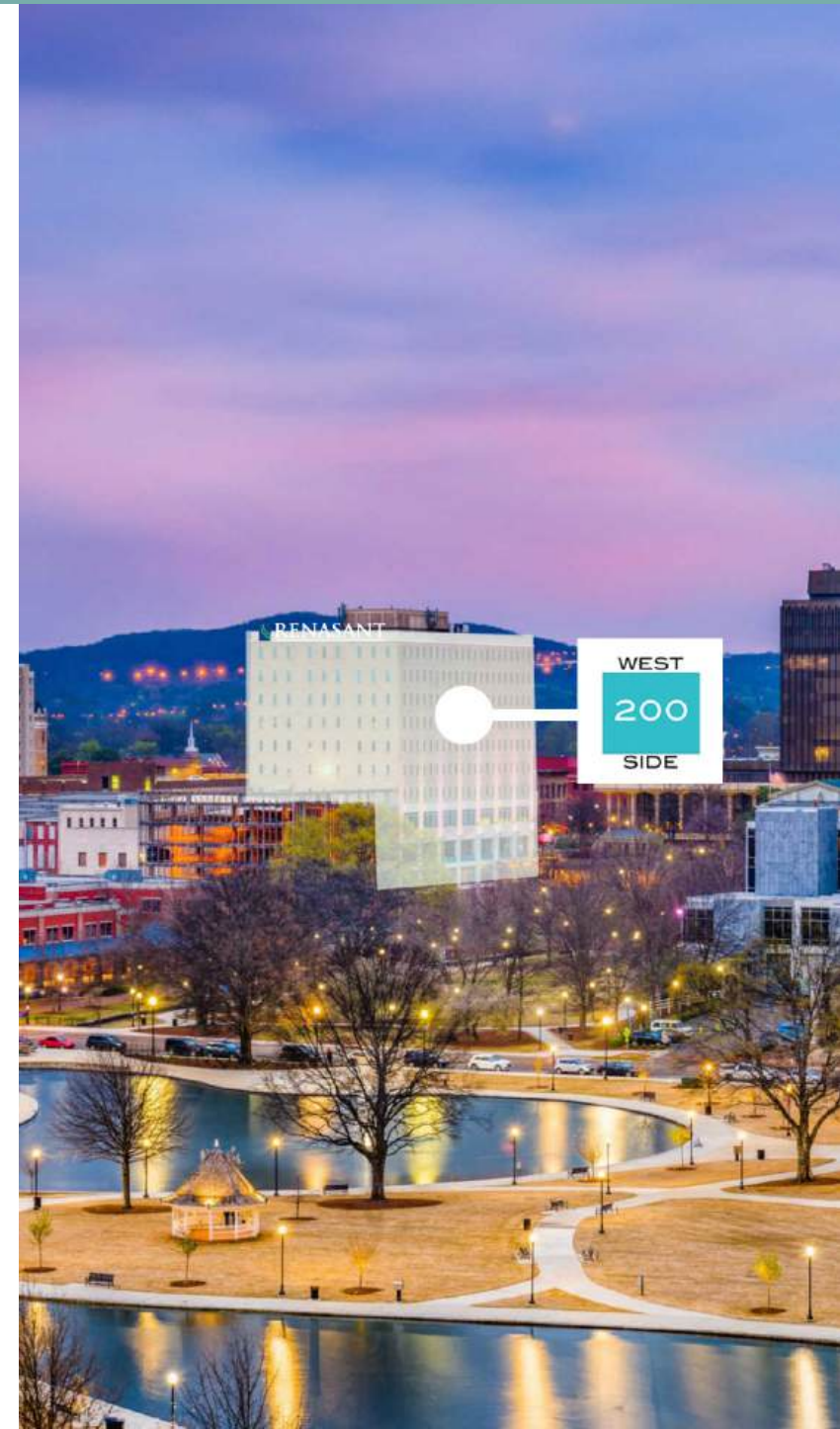
- Old Town Beer Exchange
- The Poppy
- Humphrey's Bar & Grill
- The Martin Bar & Bistro
- Greenbus Brewing
- Catacomb 435
- Stella's Elixir Lounge
- SiP
- Baker & Able

LEISURE

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

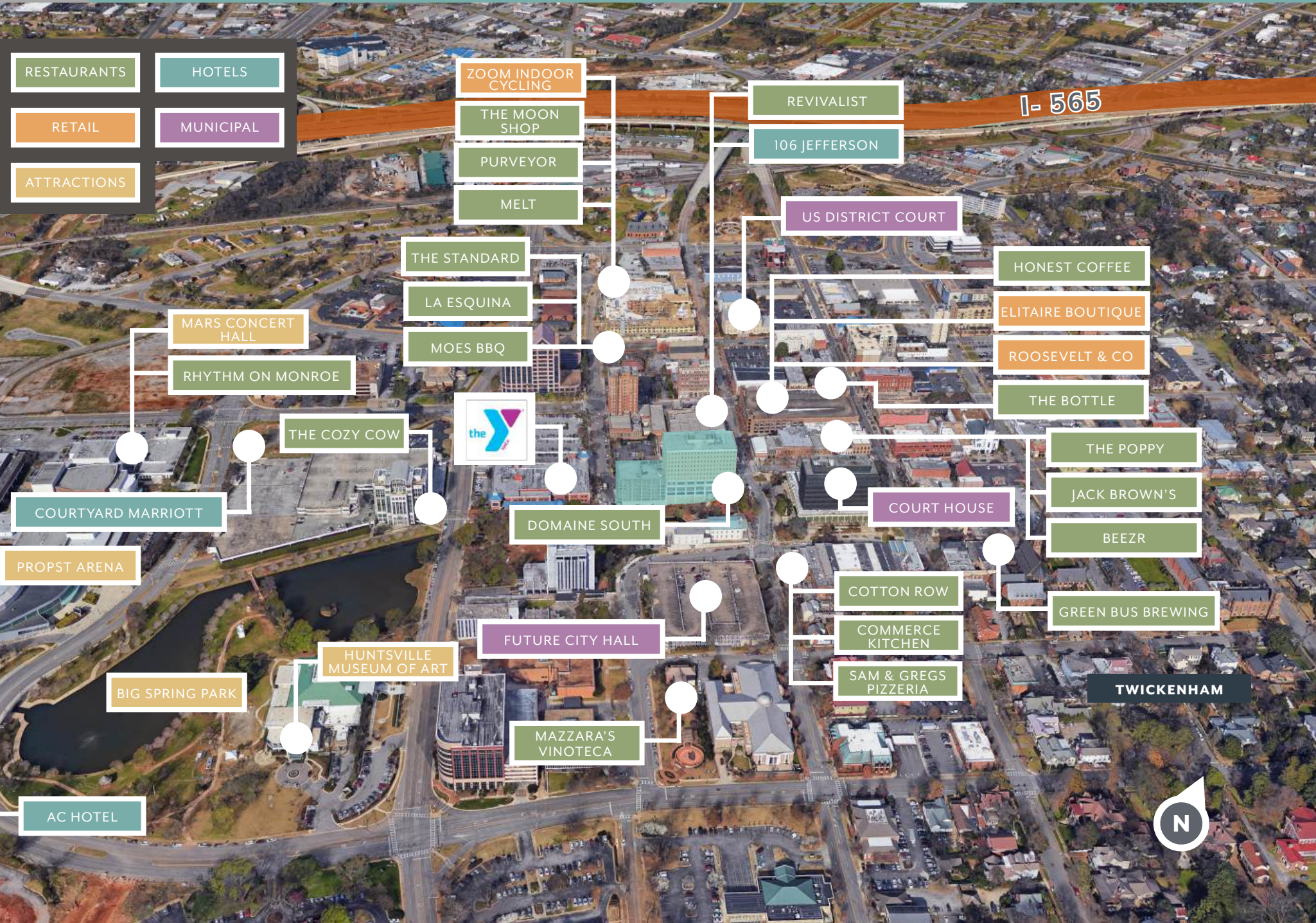
HOTELS

- 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

THE STANDARD

LA ESQUINA

MOES BBQ



DOMAINE SOUTH

FUTURE CITY HALL

MAZZARA'S VINOTECA

REVIVALIST

106 JEFFERSON

US DISTRICT COURT

COURT HOUSE

COTTON ROW

COMMERCE KITCHEN

SAM & GREGS PIZZERIA

HONEST COFFEE

ELITAIRE BOUTIQUE

ROOSEVELT & CO

THE BOTTLE

THE POPPY

JACK BROWN'S

BEEZR

GREEN BUS BREWING

MARS CONCERT HALL

RHYTHM ON MONROE

THE COZY COW

COURTYARD MARRIOTT

PROPST ARENA

BIG SPRING PARK

HUNTSVILLE MUSEUM OF ART

AC HOTEL

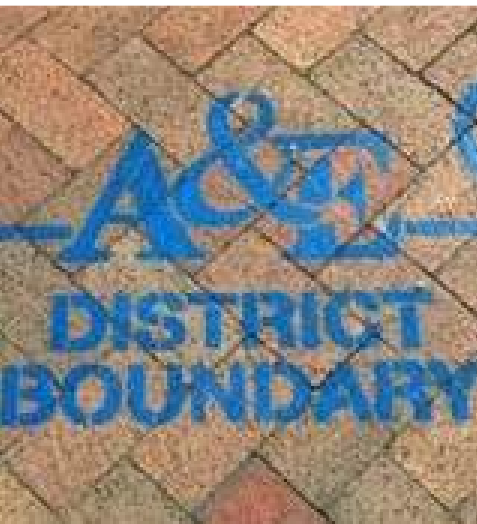
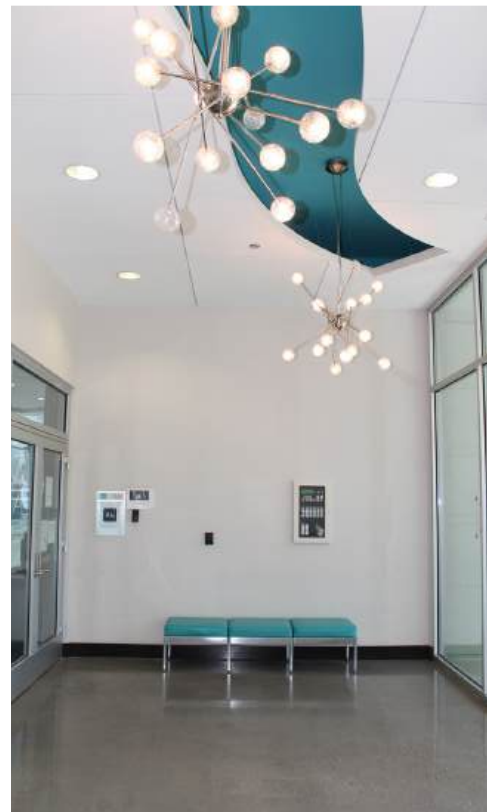
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TWICKENHAM





NEW HUNTSVILLE CITY HALL
BIRD'S-EYE VIEW





**FOR MORE INFORMATION,
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