



**MADISON
MEDICAL I**

FIRST CLASS MEDICAL OFFICE SPACE FOR LEASE

1041 BALCH ROAD
HUNTSVILLE, ALABAMA



PROPERTY OVERVIEW

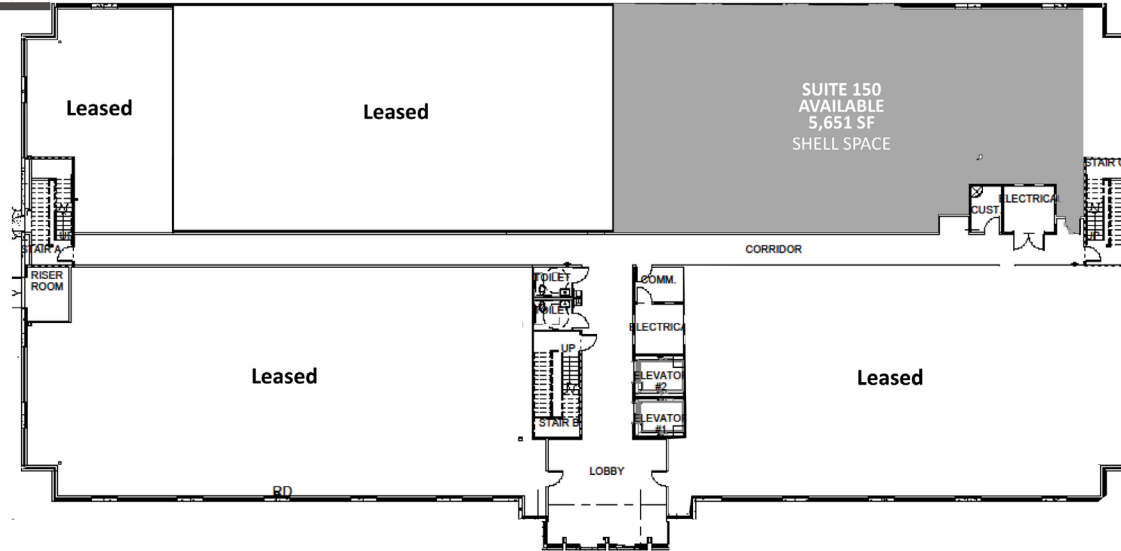
Triad Properties Corporation is pleased to present the opportunity to lease medical office space at Madison Medical I a Class “A”, three (3) story medical office building located in Huntsville, AL. The building is conveniently located adjacent from Madison Hospital in the Highway 72 retail corridor, making a perfect opportunity for any medical business. There are a variety of suites available for lease on the first and third floor. The location is proximate to Madison Hospital (0.4 miles), I-565 (6.5 miles), Huntsville International Airport (10.3 miles) and many other hotels, restaurants, entertainment and shopping options.

PROPERTY DETAILS

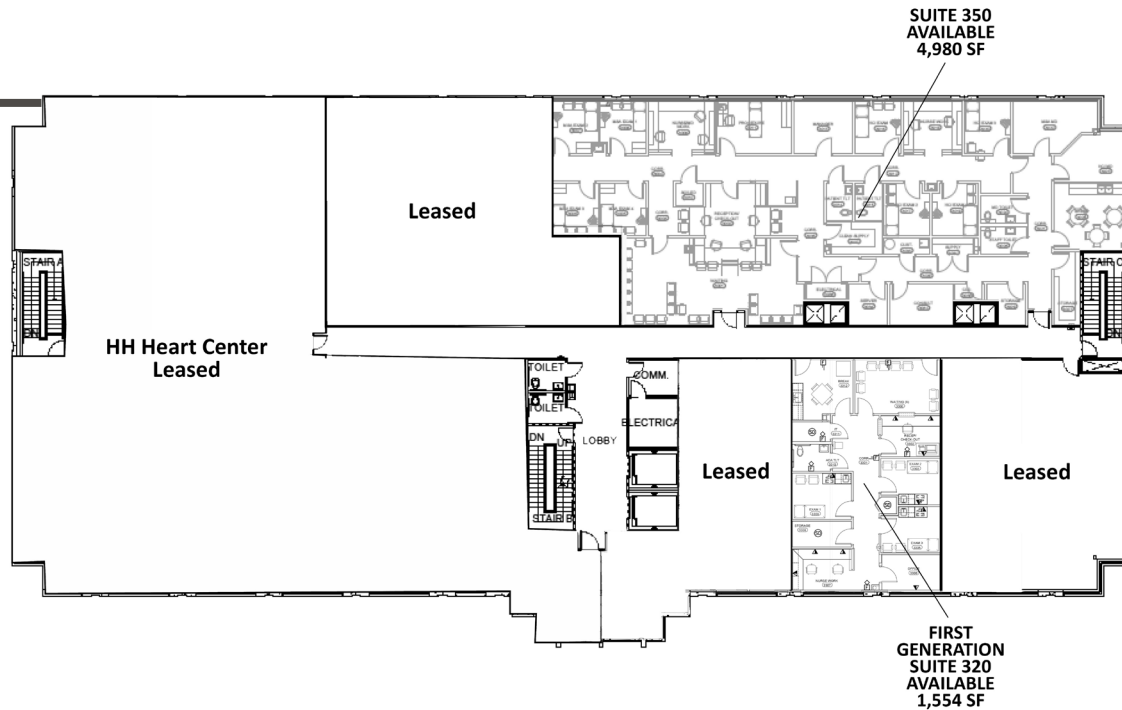
- Class A Medical Office Building
- 3-Story, 60,000 SF
- Prominent visibility
- Professional Property Management
- 4 parking spaces per 1,000 SF
- 1,550-5,352 Contiguous SF
- Shell Space TI allowance: \$110 per SF based on lease terms
- NNN rental rate: \$27-29 per SF based on lease terms
- Estimated operating expenses: \$9.00 per SF



FIRST FLOOR
SUITE 150



THIRD FLOOR
SUITE 320
SUITE 350



“The medical office buildings on Madison Hospital’s campus have been 100% occupied for quite some time. The new Madison Medical I building will offer our expanding physician community an excellent opportunity to locate their primary or satellite practice on the hospital’s campus and to treat their patients at Madison Hospital’s state-of-art facility.”

**- Mary Lynne Wright,
President of Madison Hospital**



Madison Medical I is conveniently located adjacent to Madison Hospital in the Highway 72 retail corridor. Staffed by more than 400 people, Madison Hospital is a 60 bed hospital that offers a 24/7 ER, an intensive care unit, 5 state-of-the-art surgical operating rooms, with related pre-op, recovery and inpatient beds. Currently, 350 surgeries a month are performed at Madison Hospital.

Averaging more than 65 births/month, the OBGYN center consists of labor, delivery, recovery, postpartum rooms, and a large well baby nursery. The Madison Hospital campus includes a Breast Center, which sees more than 500 patients/month, a Vein Center, a Wellness Center, a 64 Slice CT scanner & other imaging services, and lab services.



Getting healthy & staying that way is on almost everyone’s mind. Madison Medical I occupants will be within walking distant of the 25,000 SF Madison Hospital Wellness Center. The Wellness Center includes a 75-foot heated swimming pool (for water exercise, aerobics, & lap swimming), a whirlpool, steam room & dry sauna. It also features group exercise, a large selection of cardiovascular machines & strength equipment, a free weight area, and a variety of classes for every fitness level.

LOCATION

Conveniently located in the Highway 72 retail corridor. Madison Medical I offers immediate access to an extensive amenity base which features a myriad of opportunities to make your day more convenient and efficient. There are a significant number of places to eat, buy groceries & medications, fill-up your car, and even have your oil changed in 15 minutes or less. In addition, there are many places that have created the perfect place to wind down at the end of your day.



**FOR MORE INFORMATION,
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