



**FOR LEASE  
OR  
FOR SALE**  
OFFICE & FLEX  
SPACE

# 4901 UNIVERSITY SQ | 1505 THE BOARDWALK

Situated in the heart of Huntsville, 4901 University Square is an 85,000 SF building offering both office and flex space. Conveniently located just minutes from downtown and Cummings Research Park, and close to numerous dining options, this property provides a unique opportunity to lease or purchase. Flexible leasing options include the ability to combine suites for larger space needs.



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# PROPERTY HIGHLIGHTS

- 9,200 to 19,200 SF of flexible, contiguous office space
- Furnishings can be included if desired
- Fully sprinklered and conditioned building
- Ample on-site parking
- Prime location near popular dining, retail, and quick access to Highway 72



## ADDRESS

4901 University Square  
Huntsville, AL 35816



## AVAILABLE

For Lease or Sale



## TYPE OF PROPERTY

Office and Flex Space



## SQ FT AVAILABLE

Flex: 45,000 SF

Office: Suite 16 - 10,000 SF

*Can be combined  
with flex space*

Suite 18 - 9,200 SF

Suite 19 - 10,000 SF

*Suites 18 & 19 can be  
combined*



## PRICE

Call For Pricing

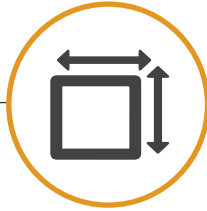


# INTERIOR PHOTOS



# OFFICE SPACES

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## SUITE 16

**10,000 SF AVAILABLE**

**6 offices**

Open work area  
Conference Room  
Reception area  
Restrooms  
Breakroom  
Loading dock

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## SUITE 18

**9,200 SF AVAILABLE**

**6 offices**

2 conference rooms  
Reception Area  
Restrooms  
Breakroom  
Can include office furnishings

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## SUITE 19

**10,000 SF AVAILABLE**

**13-15 offices**

3 conference rooms  
Reception Area  
Restrooms  
Breakroom  
Can include office furnishings

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**SUITES 18 & 19 CAN BE COMBINED**  
**SUITE 16 CAN BE COMBINED WITH FLEX SPACE**

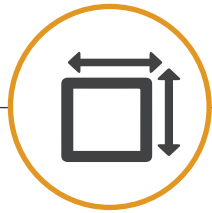
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**SCAN OR CLICK  
THE QR CODE  
FOR A VIDEO  
TOUR**



# FLEX SPACE



## FLEX SUITE APPROX 45,000 SF AVAILABLE

*\* CAN BE DEMISED*

- 5-10 offices
- Dedicated lobby area
- Conference rooms
- Work rooms
- Large break room with kitchenette
- Multiple exterior entry points

**Open floorplan warehouse space  
With drive up access & open back lot.**

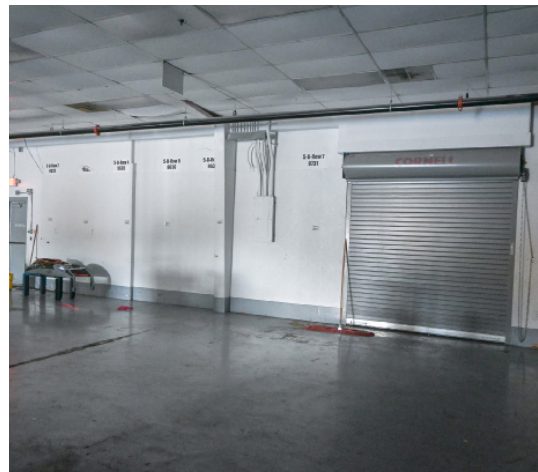
7 roll up doors

- 6 | 8x8
- 1 | 8x10 drive in

480v and 240v Single phase and three phase power

Fully conditioned & sprinklered

\*SUITE 16 CAN BE COMBINED WITH FLEX SPACE



# AREA MAP





# 4901 UNIVERSITY SQUARE 1505 THE BOARDWALK HUNTSVILLE, AL



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