

FOR LEASE

NEW CONSTRUCTION | OFFICE & RETAIL

FULL FLOOR AVAILABLE

HQ

@

Upland
Park



hghuntsville.com

Colliers



PROPERTY HIGHLIGHTS

- + HQ: a contemporary mixed-use project located adjacent to Cummings Research Park West on Enterprise Way. The 5.65-acre property consists of ±116,851 square feet of modern office, retail and restaurant space. HQ is part of the 60-acre master-planned community, Upland Park, which includes two luxury apartment developments, The Collins and The Kelvin, and a first-class senior living facility, Vitality Living.
- + HQ will include a mixture of retail and restaurant space on Level One, with Class A office offerings on Levels Two, Three and Four.
- + The exterior of HQ consists of brick with unique window detailing, metal panels and large glass windows across the building to maximize daylight. The interior includes sealed concrete floors, round concrete columns, sleek drywall details and wood trim in the gathering areas, tile restrooms with quartz countertops, and unique lighting accents throughout.



upland PARK



189 Units



301 Units



334 Units



97,363 SF Office
19,488 SF Retail

WHY HQ?

The Place to Be

- + “Next door” to Cummings Research Park, home to a mix of many Fortune 500 and Inc. 5000 Companies, and within a block of University Drive, the heart of Huntsville’s retail, entertainment, hospitality and restaurant corridor
- + Minutes to Redstone Arsenal’s Gate 9 and I-565
- + Within walking distance of over 10 restaurants, including:
 - Phil Sandovals Cantina
 - Chop Chop
 - Five Guys
 - Cheddars
 - Jason’s Deli
 - Shaggy’s
 - Nothing But Noodles
 - Panda Express
 - Subway and more
- + Surrounded by popular retail and entertainment locations, including:
 - MidCity District
 - Bridge Street Town Centre
 - Village of Providence
 - U.S. Space & Rocket Center
- + Convenient to area colleges, such as:
 - University of Alabama in Huntsville
 - Calhoun Community College
 - Oakwood University
 - Faulkner University

Easy In and Out

- + Plenty of on-site parking available
- + One mile to Research Park Boulevard
- + Four miles to I-565
- + Five miles to Gate 9 at Redstone Arsenal
- + Ten miles to Huntsville International Airport
- + Easy accessibility to and from Cummings Research Park

More Than Just a Building

- + A ground floor that embraces the neighborhood setting by mingling an outdoor activity and leisure courtyard with space for first floor restaurants, eateries, boutique shops, and wellness studios
- + Walking paths available throughout the Upland Park community

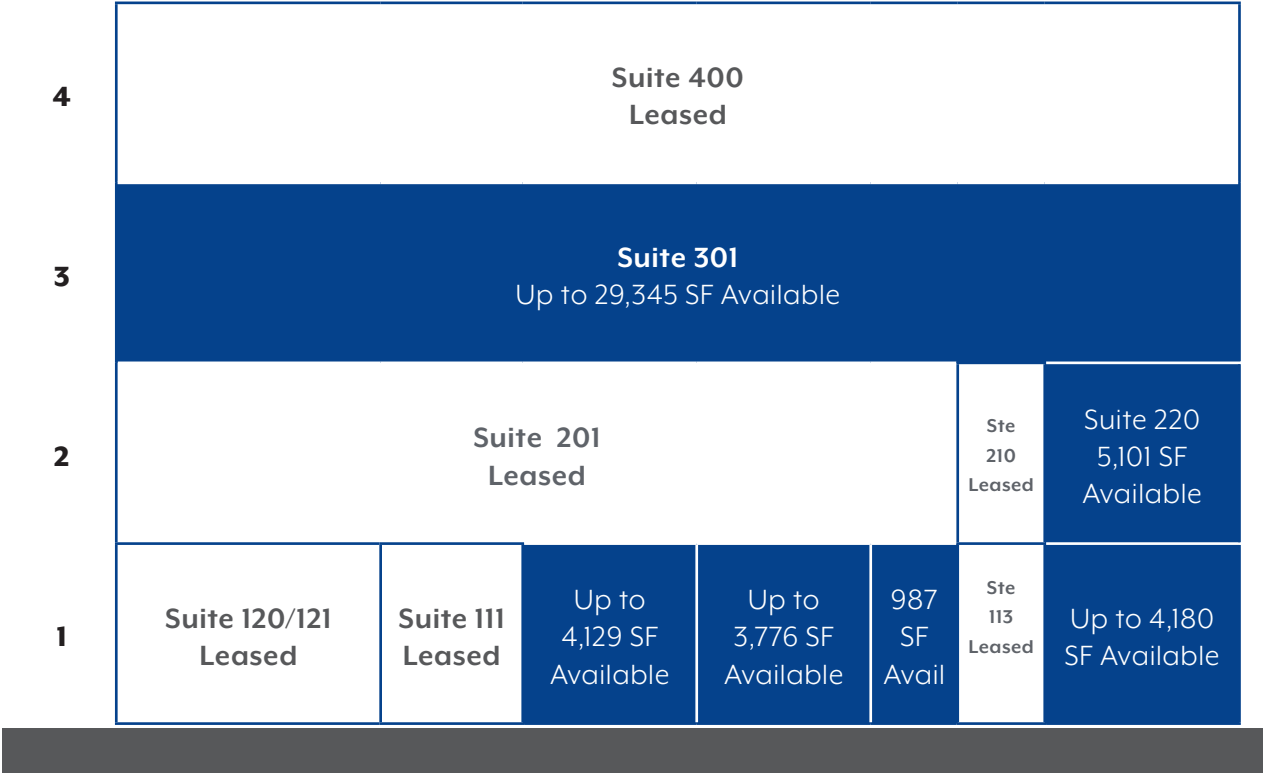
Thoughtful Design

- + Non-traditional floor plan designs with an open-air breezeway on Level One
- + Sealed concrete floors, round concrete columns, sleek drywall details throughout the lobbies and corridors
- + Minimum 10’ clear ceiling heights
- + Brick and metal panel exteriors with unique window detailing that provides abundant natural light

LOCATION MAP



STACKING PLAN



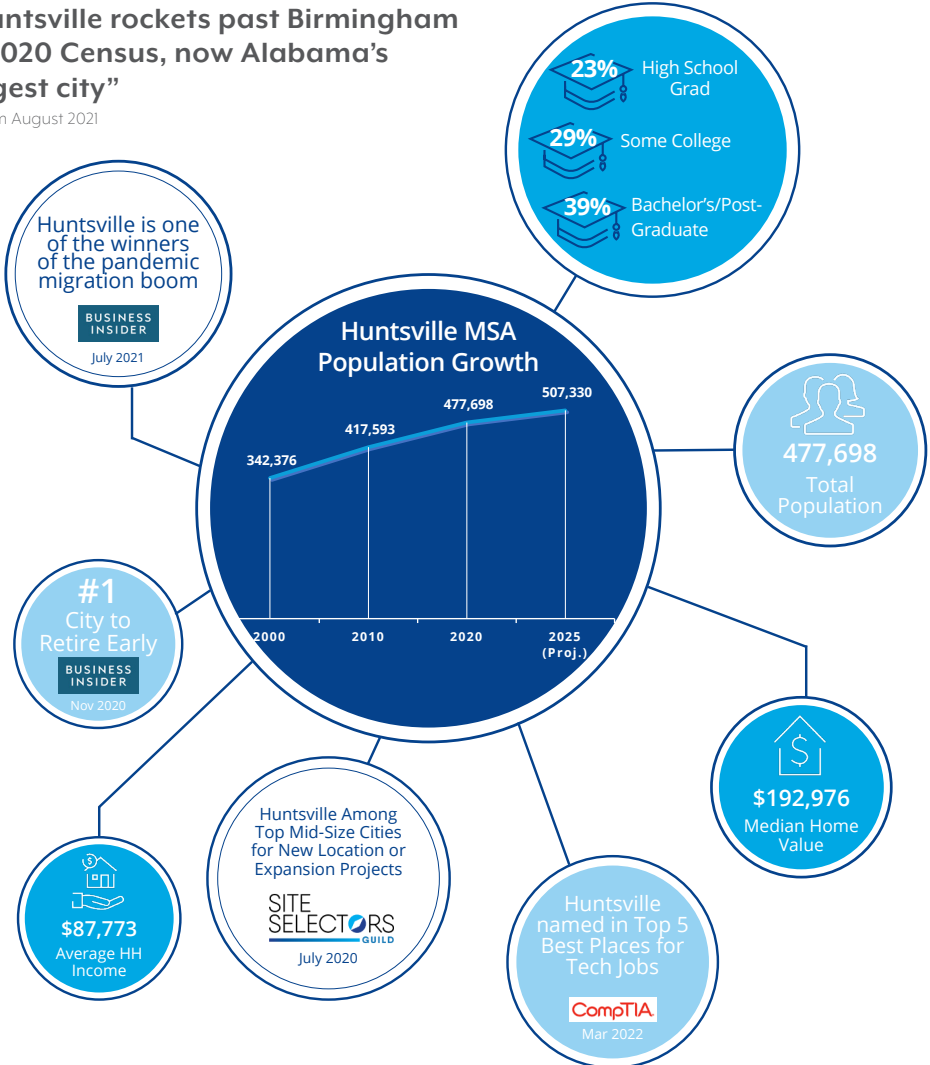


DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	5,211	42,180	119,466
No. of Households	2,957	19,455	51,545
Average HH Income	\$77,805	\$94,563	\$93,847
Median HH Income	\$54,389	\$64,867	\$63,970
No. of Employees	10,169	44,903	110,023

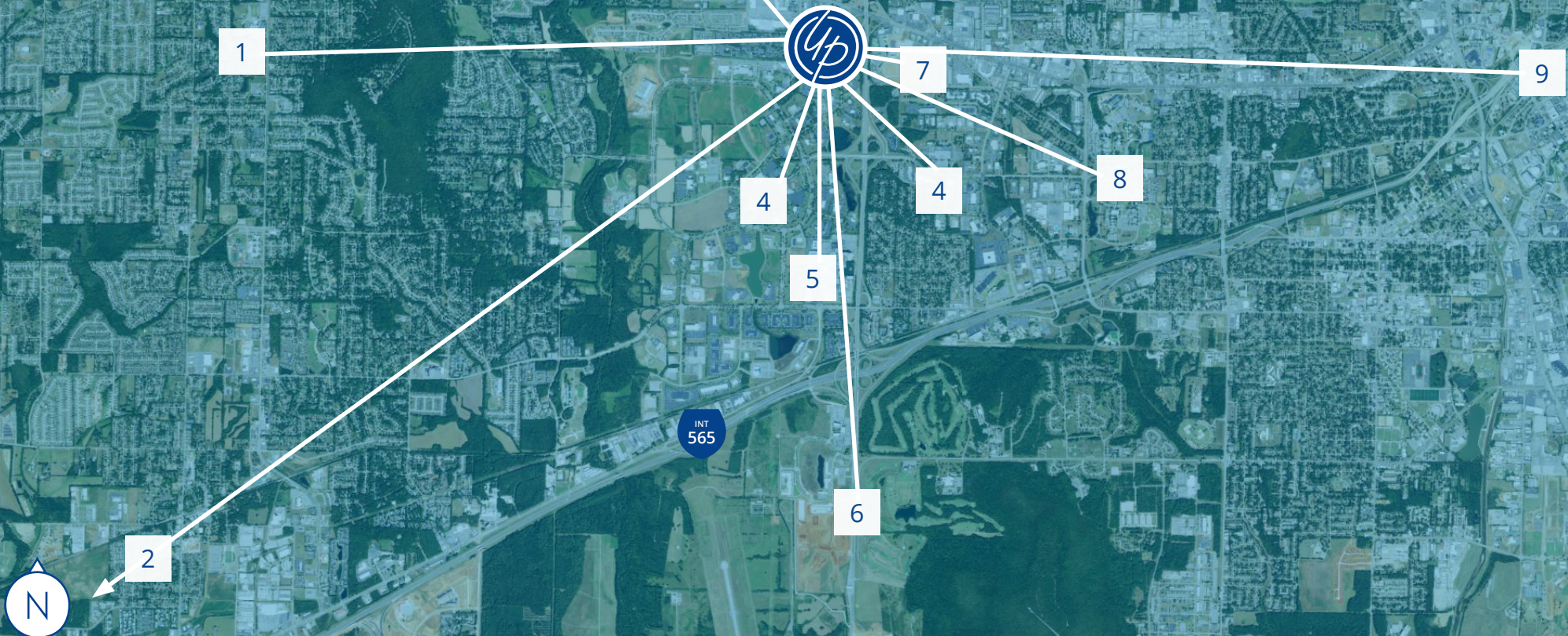
“Huntsville rockets past Birmingham in 2020 Census, now Alabama’s largest city”

AL.com August 2021



UPLAND PARK

	DISTANCE	DRIVE TIME
1 Madison	5 mi	13 mins
2 Huntsville Int'l Airport	10.9 mi	15 mins
3 Village of Providence	1.7 mi	5 mins
4 Cummings Research Park	0.5 mi	2 mins
5 Bridge Street Town Centre	3.2 mi	10 mins
6 Redstone Arsenal	4 mi	7 mins
7 MidCity District	1 mi	5 mins
8 UAH	2.5 mi	8 mins
9 Downtown	8 mi	12 mins



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