

OFFICE AVAILABLE IN CRP EAST

UP TO 35,070 SF OFFICE/FLEX SPACE

GrahamCompany.com



FOR LEASE | 4906 Research Drive, Huntsville, AL 35806

FOR LEASE

4906 Research Drive FOR LEASE

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Huntsville, AL 35806

BUILDING SIZE 39,000 SF

AVAILABLE 11,500 to 35,070 SF

LEASE RATE: \$16.00 PSF

MODIFIED GROSS

PROPERTY HIGHLIGHTS

- Located in CRP East
- Secured flex facility
- Possible SCIF areas
- Two loading docks with roll-up doors
- Less than 2 miles from MidCity
- Convenient access to Hwy 72 and Research Park Boulevard



PROPERTY DESCRIPTION

This secured flex facility offers a mix of both office and lab space, with possible SCIF areas. The office portion includes private offices, open work space, large conference rooms, multiple pods for collaboration areas, a training classroom, and breakroom. The facility also offers a loading area.

LOCATION DESCRIPTION

4906 Research Drive offers a prime location within Cummings Research Park, the second largest research park in the United States, and home to numerous technology and innovation-driven companies. The University of Alabama in Huntsville is nearby, fostering collaborative opportunities within the academic community. For after-work activities, Bridge Street Town Centre and MidCity offers a myriad of dining, shopping, and entertainment options. This dynamic area provides a perfect blend of business and leisure, making it an ideal choice for office tenants seeking a stimulating work environment.



Information deemed reliable; not guaranteed.

BART SMITH, CCIM, SIOR

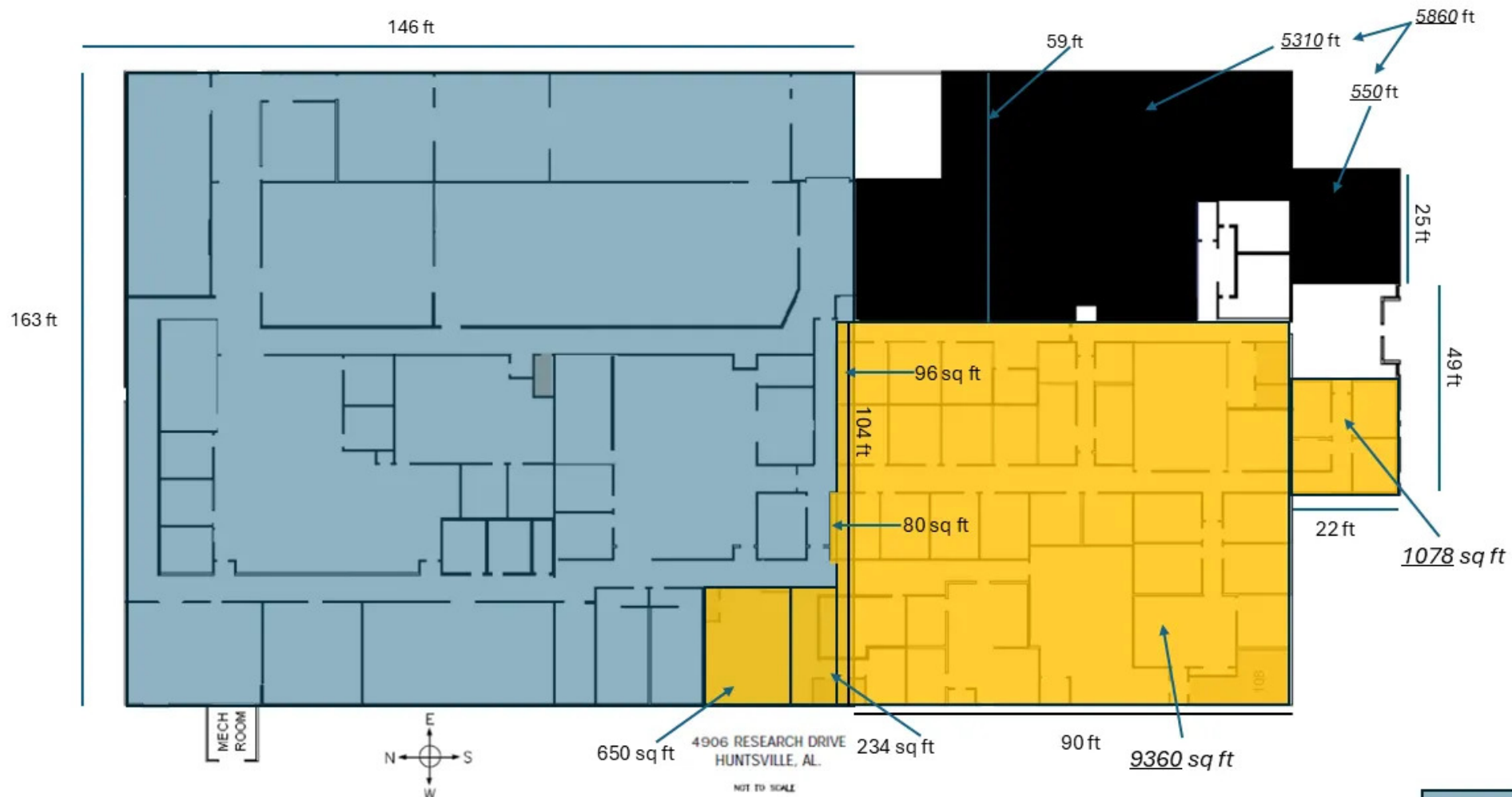
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Zone 1	22708 sq ft
Zone 2	11498 sq ft
KBM	5860 sq ft

