

FOR LEASE

HQ @ Upland Park

1300 Enterprise Way, Huntsville, AL



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Accelerating success.

Opportunity

HQ @ Upland Park continues to fill out as one of Huntsville's most active new office and retail addresses. With established tenants like Onward Coffee, Viet Crispwich, and Sonobello already open and thriving on the ground floor, HQ offers a rare mix of retail suites and a blank-canvas floor for an office tenant ready to build a space entirely their own.





Level 1 at HQ is built for foot traffic. An open-air breezeway, shared event lawn, and a growing lineup of dining and service tenants create a built-in customer base for the next business to join **Onward Coffee**, **Viet Crispwich**, and **Sonobello**. Two retail suites remain available — flexible, visible, and ready for a wide range of concepts.



- Various square footages available, several with outdoor seating
- Positioned along an open-air breezeway with access to the shared event lawn
- Ground floor retail and restaurant space
- Part of the 60-acre Upland Park community, which includes luxury multi-family and senior living properties of more than 800 units
- Plenty of on-site parking
- EV charging available
- Located adjacent to CRP
- Surrounded by area retailers such as IKEA, Target & Walmart
- Nearby MidCity District, Village of Providence and Bridge Street Town Centre





More Than a Building

HQ was designed around the idea that an office building could also be a neighborhood. Level 1 mingles restaurants, retail and services around a shared outdoor lawn, while walking paths connect this property to the greater Upland Park community — home to over 800 residential units within steps of HQ's front door.

Office Space (Level 3)

The last large office space at HQ is open for the taking. At $\pm 8,734$ SF, this vacant shell space on Level 3 gives an office tenant the opportunity to design a workspace from the ground up — abundant natural light pours in through the space's many windows, offering a bright, flexible base to build to suit.

- $\pm 8,734$ SF of vacant shell space available
- Full service leasing
- Abundant natural light throughout, with extensive window line
- Ideal for corporate headquarters, regional office, professional services firm, a technology or engineering company looking to be near Cummings Research Park, or any growing tenant that wants to design their own floor plan from scratch

All Available Suites

Level 1	$\pm 1,704$ SF
Level 1	$\pm 4,180$ SF <i>(Can be subdivided)</i>
Level 3	$\pm 8,734$ SF

Lease Rate

Contact agent

Demographics (2026)

	1-MI	3-MI	5-MI
Population	7,382	46,962	126,837
No. of Households	4,339	22,274	56,380
Average HH Income	\$88,788	\$101,496	\$101,456
Median HH Income	\$69,848	\$78,124	\$77,295
No. of Employees	8,699	62,800	131,374





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