

CUMMINGS

RESEARCH PARK

215 Wynn Drive Huntsville, AL 35805

140,000 SF (5 Story Building)





Introduction

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Nestled in the well-renowned Cummings Research Park, 215 Wynn Drive offers the opportunity to acquire a top-tier office property at the corner of Wynn Drive and Technology Drive in an advantageous Huntsville corridor. This five-story, 142,002-square-foot office boasts spacious floor plates accentuated by an attractive window-lined façade, allowing abundant natural lighting. Tenants have access to excellent on-site amenities, including large conference rooms, a reception area, a kitchen, 24/7 access, and ample parking. Cummings Research Park is notably the second-largest research park in the US. It houses various Fortune 500 companies and US space and defense agencies, among many other businesses. The Redstone Arsenal military base and Bridge Street Town Center's upscale dining and shopping are a short distance from the property.

Investors will benefit from Huntsville's bolstering office demand from the region's dominant industries, including government agencies, defense contractors, and major R&D firms. Huntsville's relatively low vacancy rate and stable government and defense-related tenant base have increasingly attracted institutional investments.

Situated in a thriving suburban community, 215 Wynn Drive sits on the edge of Downtown Huntsville with easy highway connectivity and surrounding amenity access. Within minutes, reach Research Park Boulevard NW, Highway 72, and Interstate 565, providing seamless connections in and around town. Huntsville International-Carl T. Jones Field Airport is less than a 20-minute drive away for convenient out-of-town travel. 215 Wynn Drive is surrounded by numerous residential communities and higher education establishments with access to a deep talent pool, supporting the incredible growth potential.

Executive Property

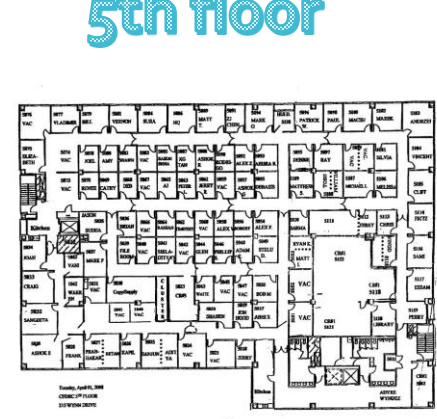
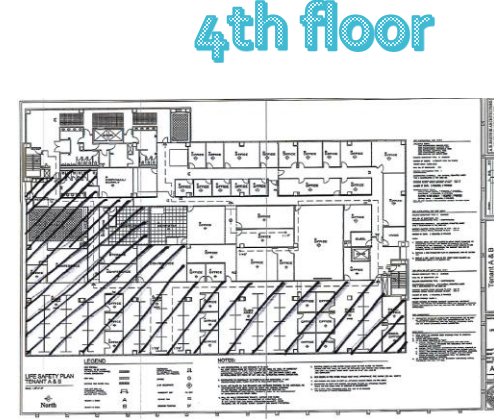
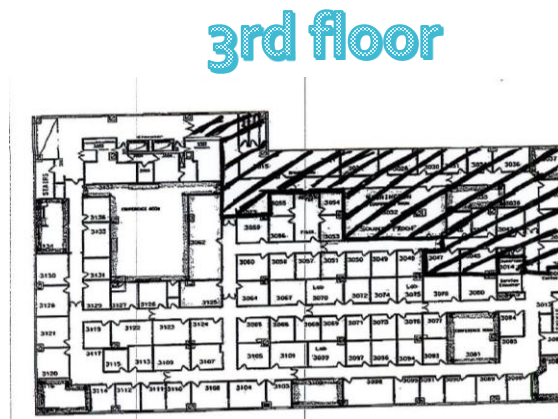
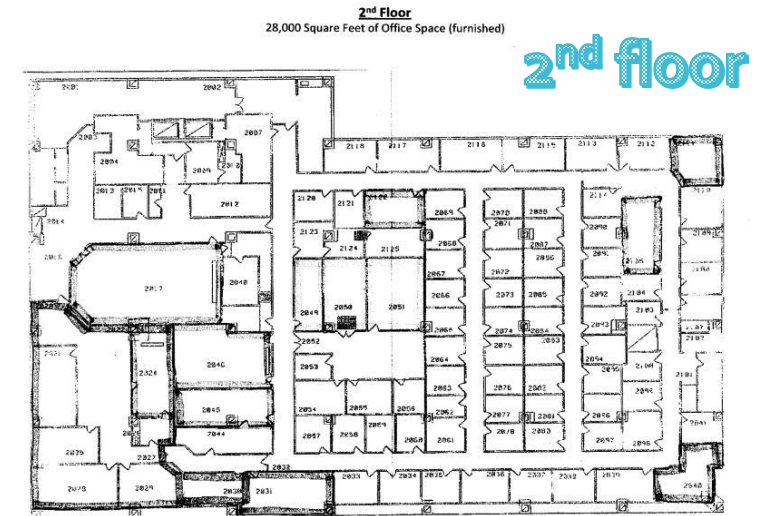




Cummings Research Park, the second-largest research park in the US, houses numerous thriving companies across biotech, NASA and more.

Available space

- ❖ 104,368 Square Foot
- ❖ \$16.50 per Square Foot
- ❖ High Traffic/ Optimal Location
- ❖ Class B Office/ Retail Building
- ❖ 5 Stories 28,000 SF per floor
- ❖ Over 900 Parking Spaces
- ❖ Controlled Access
- ❖ Conferencing Facility
- ❖ Kitchen
- ❖ DDA Compliant



215 Wynn Drive offers the opportunity to own a well-located office building with an attractive window-lined façade in Cummings Research Park.

Commercial and Other Developments

HIGHLIGHTS

A total of 694 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2022, a decrease of 2 percent from 2021's total of 708.

- The top census tract for non-residential building permits was 14.03 (Research Park West). 49 permits were issued in that area.
- Large projects that began or continued in 2022 included industrial projects (Toyota Motor Manufacturing, Blue Origin, Meta); renovations to Joe Davis Stadium; and the new Huntsville City Hall.

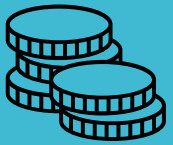
TABLE C-1 | NON-RESIDENTIAL BUILDING PERMITS, BY PROJECT TYPE (CITYWIDE)

Project Type <i>Examples</i>	Number of Permits
Commercial <i>Retail, Restaurants, Hotels</i>	188
Office <i>Commercial Office Buildings</i>	127
Industrial <i>Manufacturing, warehouses</i>	76
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	303
TOTAL	694

TABLE C-2 | TOP CENSUS TRACTS- NON-RESIDENTIAL BUILDING PERMITS, BY NUMBER OF PERMITS ISSUED

Census Tract (2020)	Tract Name	No. of Permits Issued	Notable Project(s)
14.03	Research Park West	49	Radiance Technologies, SAIC, HQ at Upland Park
212.03	Mooreville	44	Amazon, Buffalo Rock
14.04	Research Park East	42	MidCity
31	Downtown	41	Huntsville City Hall, VBC, Lumberyard
21	Lowe Mill	31	The Foundry, Pet Resort
TOTAL	CITYWIDE	694	

Huntsville



\$87,475
Average Household
Income



227,529
City Population



#1 Largest
City in
Alabama

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Great Location

Conveniently positioned near Interstate 565, the Redstone Arsenal military base, Bridge Street Town Center, and MidCity District.

Great Access

- ❖ 10 Miles to HSV International Airport
- ❖ 5 Mile to Downtown Huntsville
- ❖ 14 Miles to Polaris Plant
- ❖ 1.5 Miles to Space and Rocket Center
- ❖ 4.3 Miles to Redstone Arsenal Gate 9

