

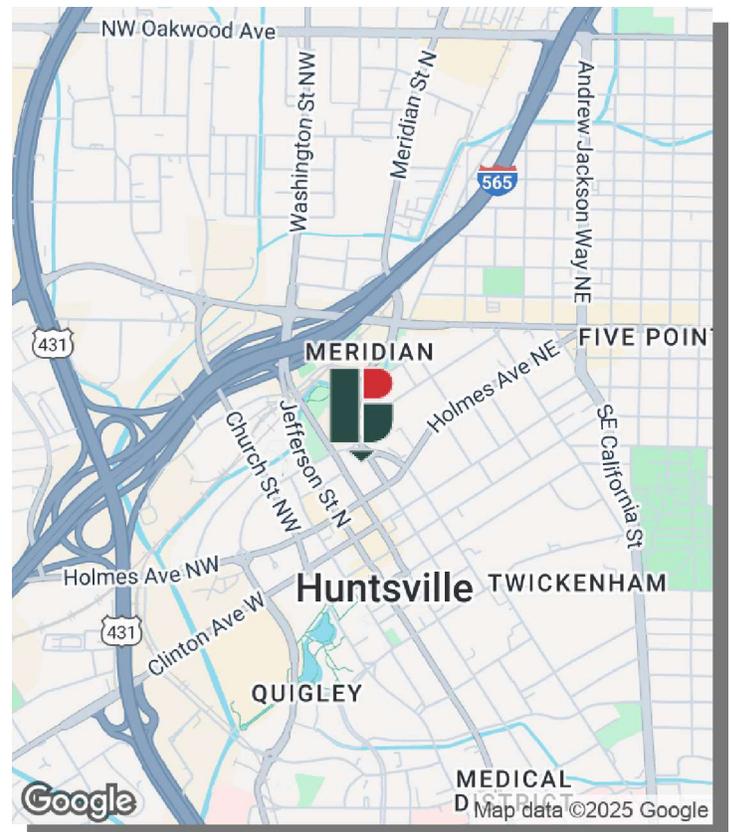


## 101 MONROE STREET

HUNTSVILLE, AL 35801

### PROPERTY FEATURES

- Available: 16,000 SF
- Central location in downtown Huntsville with easy access to/from Memorial Parkway and I-565
- 14'-18' ceilings
- Two 8' x 10' load docks
- Attached to approximately 15,551 SF of occupied office space (Warren Averett)
- 3,132 SF of office space available for lease
- Unique warehouse opportunity in vibrant downtown



LEASE RATE:  
\$8.00/SF (Modified Gross)

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