

# REDSTONE GATEWAY

where the future works



redstonegateway.com  
huntsville, al

Acres of green grass. Walking paths that overlook pristine lake waters and amenities that make life easier. At Redstone Gateway, that's what awaits the people who work here. It's a welcoming environment that keeps people positive. Productive. Inspired. And when those people happen to be a community of the world's brightest minds, they're ready to innovate. To create. To collaborate with other brilliant minds inside Redstone Arsenal and out. Developing tomorrow's breakthroughs today, in Huntsville's new epicenter of innovation.

Welcome to Redstone Gateway.

# REDSTONE GATEWAY





# THE STATS

- **Building Uses:** Class A office, flex/R&D, data center, retail, hotel
- **Site Size:** 468 acres
- **Development Capacity:** 4.6M SF\*

*\*including 200,000 SF of retail, restaurants and hotels, and 1.2M SF of secured space behind the gate*







- EXISTING: 2,535,000 SF
- UNDER DEVELOPMENT: 150,100 SF
- FUTURE: 3,200,000 SF

*Excludes hotel, daycare and 41,600+ SF of retail space*



# MASTER PLAN



# UNMATCHED ACCESS TO REDSTONE ARSENAL



## **Closest to the Commands on Redstone Arsenal**

Immediate access to Gate 9 via Rideout Road, with space available outside and behind the gate



## **High Visibility**

Customer awareness from those accessing Redstone (20,000+ cars per day) on Rideout Road



## **Connect to Redstone Arsenal's Secure Network**

Direct connection to Redstone's hard-wired IT/communications network for sanctioned functions and contracts







# WHERE THE FUTURE WORKS

Redstone Gateway is more than an office park. It's a community, where the brightest minds come together to create the future.



## Modern Workspace

Attract and retain talent, improve operational efficiency



## Walkable

Pedestrian-friendly environment



## Energy Efficient Facilities

Targeted LEED certified buildings reduce operating costs



## Anti-Terrorism/Force Protection

Sites that meet ATFP requirements both behind and outside the gate



# EMPLOYEE-FRIENDLY AMENITIES



Rocket City Tavern | Fiero Mexican Grill | Rocket City Market | Yulista Café  
DASH Food Delivery Hub



Redstone Gateway Conference & Dining Center



TownePlace Suites by Marriott | Fairfield Inn and Suites



Ardent Daycare & Preschool



Fitness Center



Beignets & Brew



Huntsville Hospital  
Medical Clinic







**+ REDSTONE GATEWAY OFFERS A VARIETY OF  
EMPLOYEE-FRIENDLY AMENITIES, INCLUDING  
RESTAURANTS, COFFEE SHOP, DAY CARE,  
HOTELS, FITNESS CENTER + MORE.**

# THE REDSTONE GATEWAY TEAM

Redstone Gateway is a joint venture development between COPT Defense Properties (COPT Defense) and Jim Wilson & Associates, LLC (JWA). COPT Defense is the managing partner of the joint venture, responsible for development, leasing and management of the office complex at Redstone Gateway. JWA is leasing the retail amenities of the project. The land is owned by the U.S. Government and is under a long-term master lease to the partners through the Enhanced Use Lease (EUL) program. COPT Defense and JWA are working closely with Team Redstone to create a business complex with office space and enhanced amenities, advancing the mission of Redstone Arsenal.

## **SUPPORT THE COMMANDS + MISSIONS ON REDSTONE ARSENAL**

A portion of lease funds are applied to real property (infrastructure) improvements on Redstone, which directly benefit all on the installation.





**COPT Defense Properties** (COPT Defense) (NYSE: CDP) is a real estate investment trust (REIT) focused on owning, operating, and developing mission critical facilities that support key U.S. Government defense installations and defense contractors. An S&P 400 Company, our shares are listed on the New York Stock Exchange under the ticker symbol CDP.

**Jim Wilson & Associates, LLC**, is a real estate service and management company headquartered in Montgomery, AL. With over three decades of experience, JWA has developed Class A office buildings, condominiums, hotels, mixed-use facilities, master planned residential communities and business parks, and over 22M SF of shopping space.

334 264 2500 | [jwamalls.com](http://jwamalls.com)

**Redstone Arsenal** was established by the U.S. Army in 1941. Today, more than 50 international, federal, and Department of Defense organizations, with over 41,000 employees from across the Tennessee Valley region, gather on this federal installation to support the Team Redstone mission.

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