



OFFICE BUILDING FOR LEASE

OFFICE SPACE AVAILABLE IN SOUTH HUNTSVILLE

1428 Weatherly Road, Huntsville, AL 35803



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

1428 WEATHERLY ROAD, HUNTSVILLE, AL 35803

OFFICE SPACE AVAILABLE IN SOUTH HUNTSVILLE



OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Available SF: | 510 - 650 SF |
| Lease Rate: | \$650.00 - 895.00 per month (MG) |
| Lot Size: | 0.85 Acres |
| Year Built: | 1999 |
| Building Size: | 15,479 SF |
| Zoning: | C1 |
| Market: | South Huntsville |

PROPERTY OVERVIEW

Nice size offices with utilities and maintenance included in the cost. Janitorial and Internet/phones are tenant expenses.

LOCATION OVERVIEW

Explore the vibrant South Huntsville market surrounding the available office space. Located in a thriving commercial district, the area offers convenient access to Redstone Arsenal, boasting a strong presence in defense and aerospace industries. Nearby amenities include the shopping and dining at Hays Farm. Nature enthusiasts can appreciate the proximity to the scenic trails and picnic areas of Green Mountain, offering a picturesque backdrop for outdoor activities. Experience the ideal blend of business and leisure in this dynamic locale, where the property's strategic positioning enhances its appeal for prospective office tenants.



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

1428 WEATHERLY ROAD, HUNTSVILLE, AL 35803

OFFICE SPACE AVAILABLE IN SOUTH HUNTSVILLE



OFFICE BUILDING FOR LEASE

AVAILABLE SPACES



LEASE TYPE MG | TOTAL SPACE 510 - 650 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$650.00 - \$895.00 PER MONTH

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|----------------|-----------------|---|
| Suite 200 | Available | 625 SF | Modified Gross | \$895 per month | This upstairs suite has a reception area, 2 offices and restroom. Currently is partially furnished. Price includes furniture. |
| Suite 201 | Available | 510 SF | Modified Gross | \$650 per month | This space is open space and a restroom. |
| Suite 204 | Available | 650 SF | Modified Gross | \$825 per month | This upstairs suite is a large open space, a storage area and restroom. Lots of windows and open space. |



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

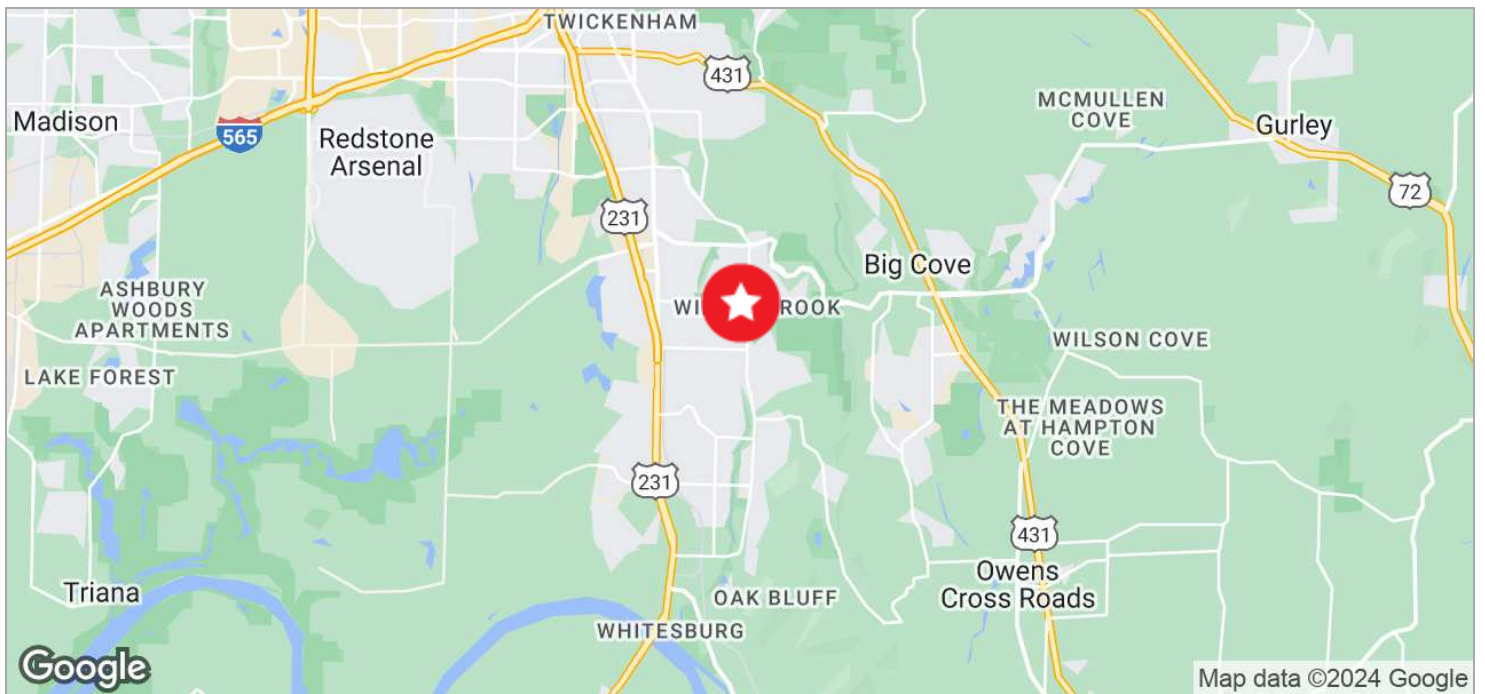
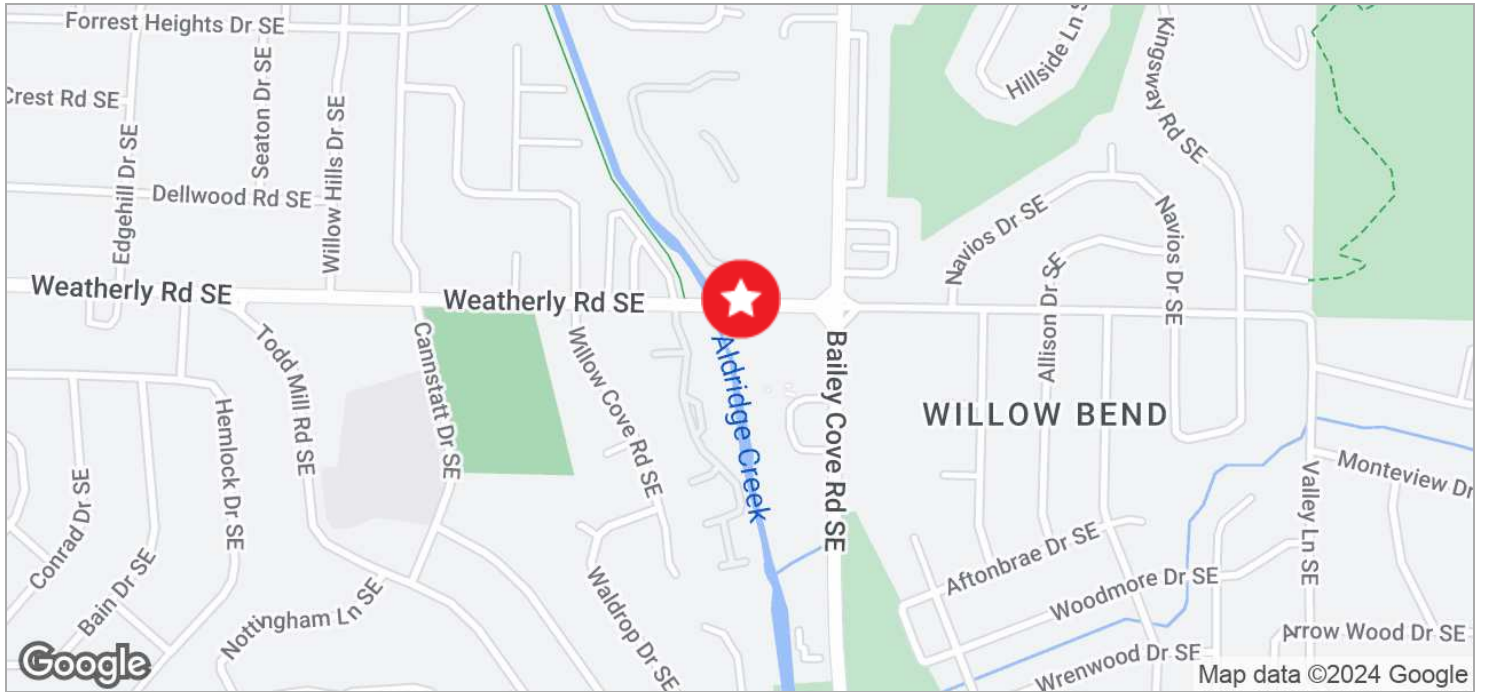
1428 WEATHERLY ROAD, HUNTSVILLE, AL 35803

OFFICE SPACE AVAILABLE IN SOUTH HUNTSVILLE



OFFICE BUILDING FOR LEASE

LOCATION MAPS



PRESENTED BY:
TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

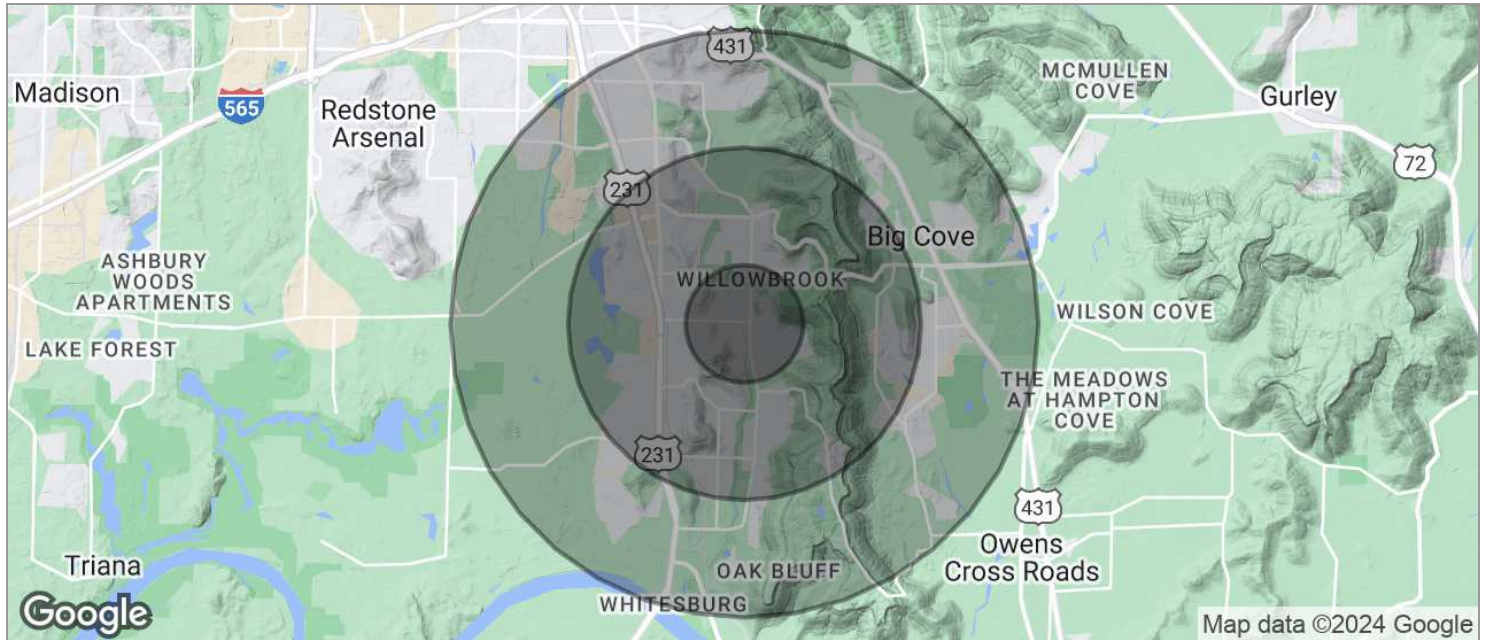
1428 WEATHERLY ROAD, HUNTSVILLE, AL 35803

OFFICE SPACE AVAILABLE IN SOUTH HUNTSVILLE



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 6,283 | 37,439 | 70,413 |
| MEDIAN AGE | 47.6 | 45.4 | 43.5 |
| MEDIAN AGE (MALE) | 44.7 | 43.4 | 41.9 |
| MEDIAN AGE (FEMALE) | 49.1 | 46.7 | 44.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL HOUSEHOLDS | 2,585 | 15,970 | 29,761 |
| # OF PERSONS PER HH | 2.4 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$93,439 | \$90,902 | \$90,224 |
| AVERAGE HOUSE VALUE | \$218,530 | \$226,515 | \$235,206 |

* Demographic data derived from 2020 ACS - US Census



PRESENTED BY:
TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

1428 WEATHERLY ROAD, HUNTSVILLE, AL 35803

OFFICE SPACE AVAILABLE IN SOUTH HUNTSVILLE



OFFICE BUILDING FOR LEASE

ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 18-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter
Enable Madison County - Past President of the Board of Directors
Better Business Bureau of North Alabama Board of Directors
Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution
National Society United States Daughters of 1812

Dean Commercial Real Estate



PRESENTED BY:

TERRI DEAN, CCIM

256.975.4716

terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.