

1200 JORDAN LANE, HUNTSVILLE, AL 35816

JORDAN CENTER



OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,150 - 1,420 SF
Lease Rate:	\$12.93 - 13.04 SF/yr (MG)
Lot Size:	1.5 Acres
Year Built:	1986
Building Size:	14,000 SF
Zoning:	LI
Traffic Count:	27,000

PROPERTY OVERVIEW

Discover Jordan Center, a great commercial property in Huntsville, AL. Boasting customizable office spaces, Jordan Center offers tenants the perfect blend of flexibility and convenience. With ample parking and high-speed internet infrastructure including Google Fiber, this property is designed with the needs of today's businesses in mind. Flexible lease terms and competitive pricing make Jordan Center an ideal choice for businesses of all sizes. Don't miss this opportunity to elevate your business in a prime location with top-notch amenities and services.

LOCATION OVERVIEW

Discover the dynamic surroundings of the Jordan Lane area in Huntsville, AL. Just minutes from a thriving commercial district, the location offers convenient access to a range of amenities, including shopping centers, restaurants, and green spaces such as the University of Alabama in Huntsville campus. Nearby landmarks like the U.S. Space and Rocket Center and Cummings Research Park provide a vibrant backdrop for business. With a growing tech industry and access to leading educational institutions, the area is an ideal setting for professional growth and innovation. These suites are small starter size offices to get set up and going. CAM charges are currently \$50 per month and added to the total cost.



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

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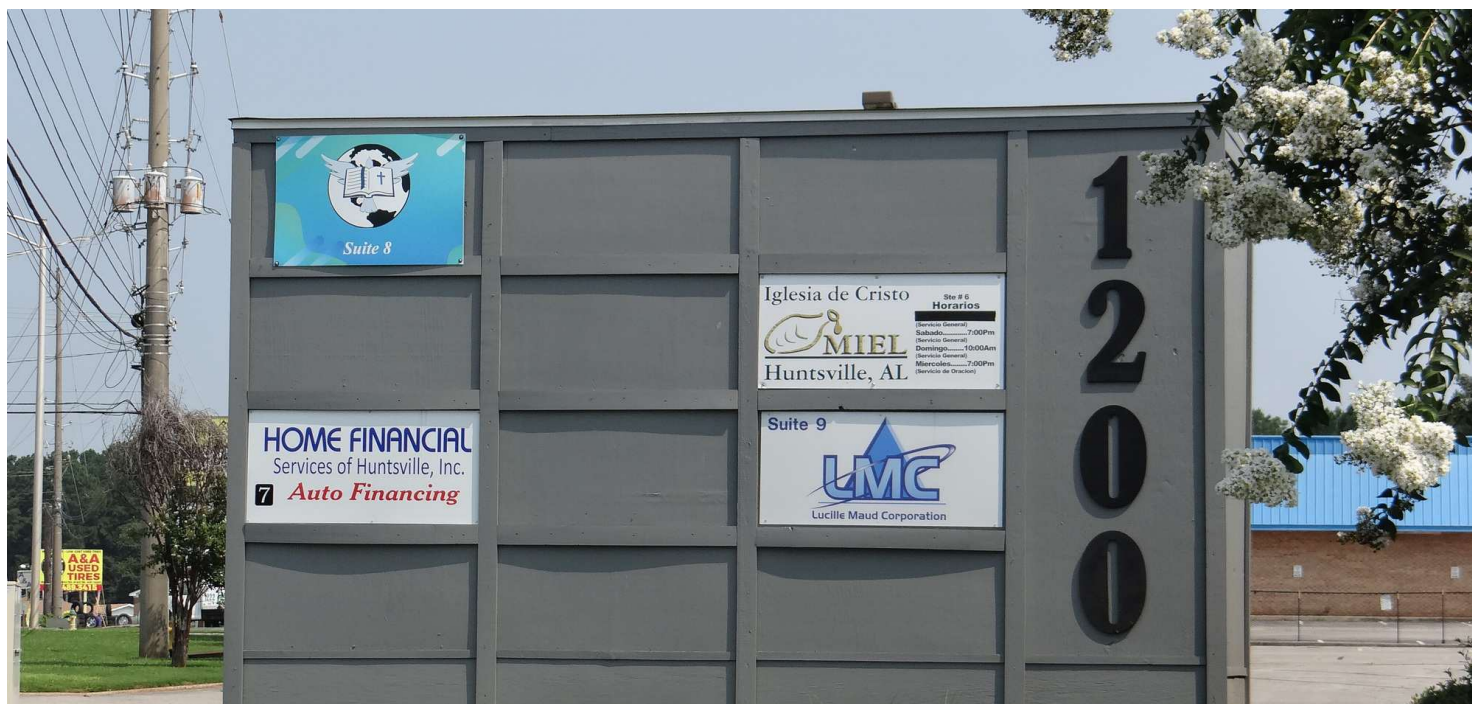
AVAILABLE SPACES

LEASE TYPE | MG

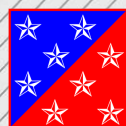
TOTAL SPACE | 1,150 - 1,420 SF

LEASE TERM | Negotiable

LEASE RATE | \$12.93 - \$13.04 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	1,420 SF	Modified Gross	\$12.93 SF/yr	Base rent is \$1530, and CAM is \$50 for a total of \$1580.
Suite 7	1,150 SF	Modified Gross	\$13.04 SF/yr	Base rent is \$1250 and CAM is \$50 for a total of \$1300.
Suite 9	1,165 SF	Modified Gross	\$12.98 SF/yr	This space has several offices, reception area and restroom. Base rent is \$1260 plus CAM \$50 for a total of \$1310.



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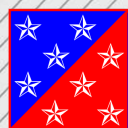
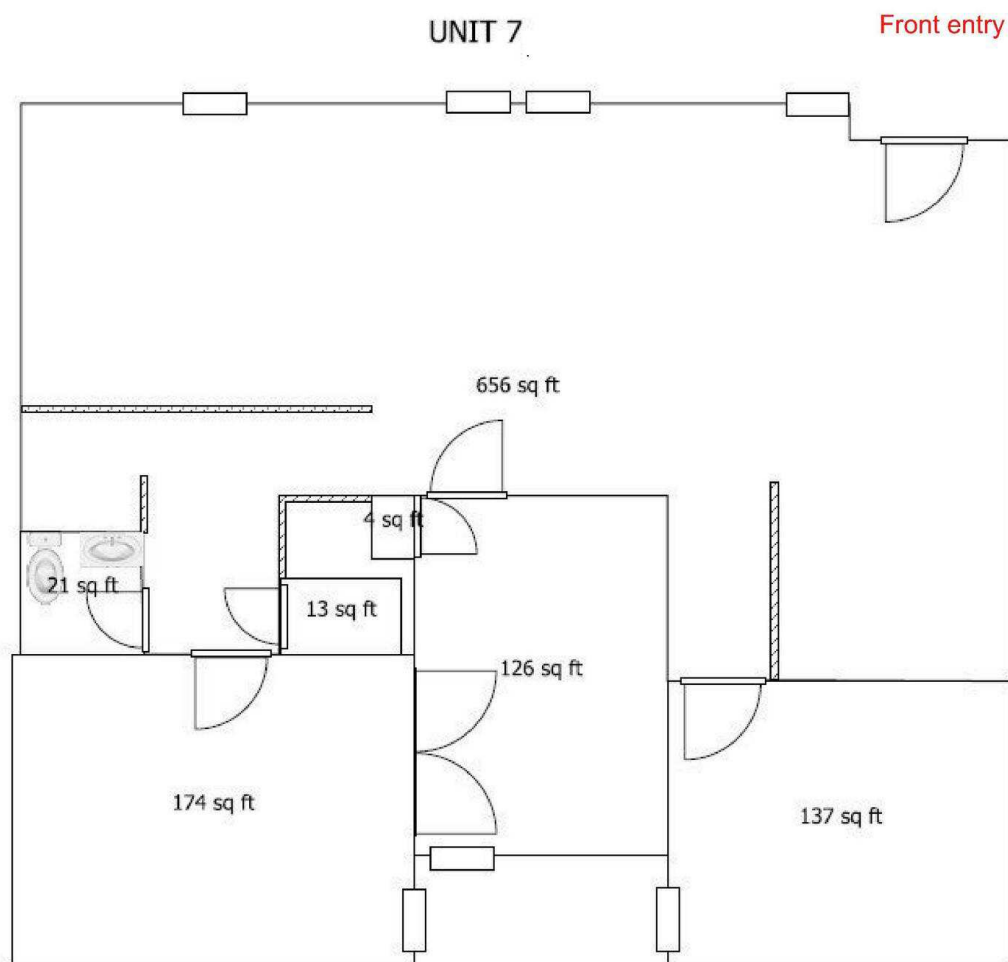
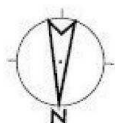
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FLOOR PLAN SUITE 7



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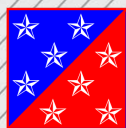
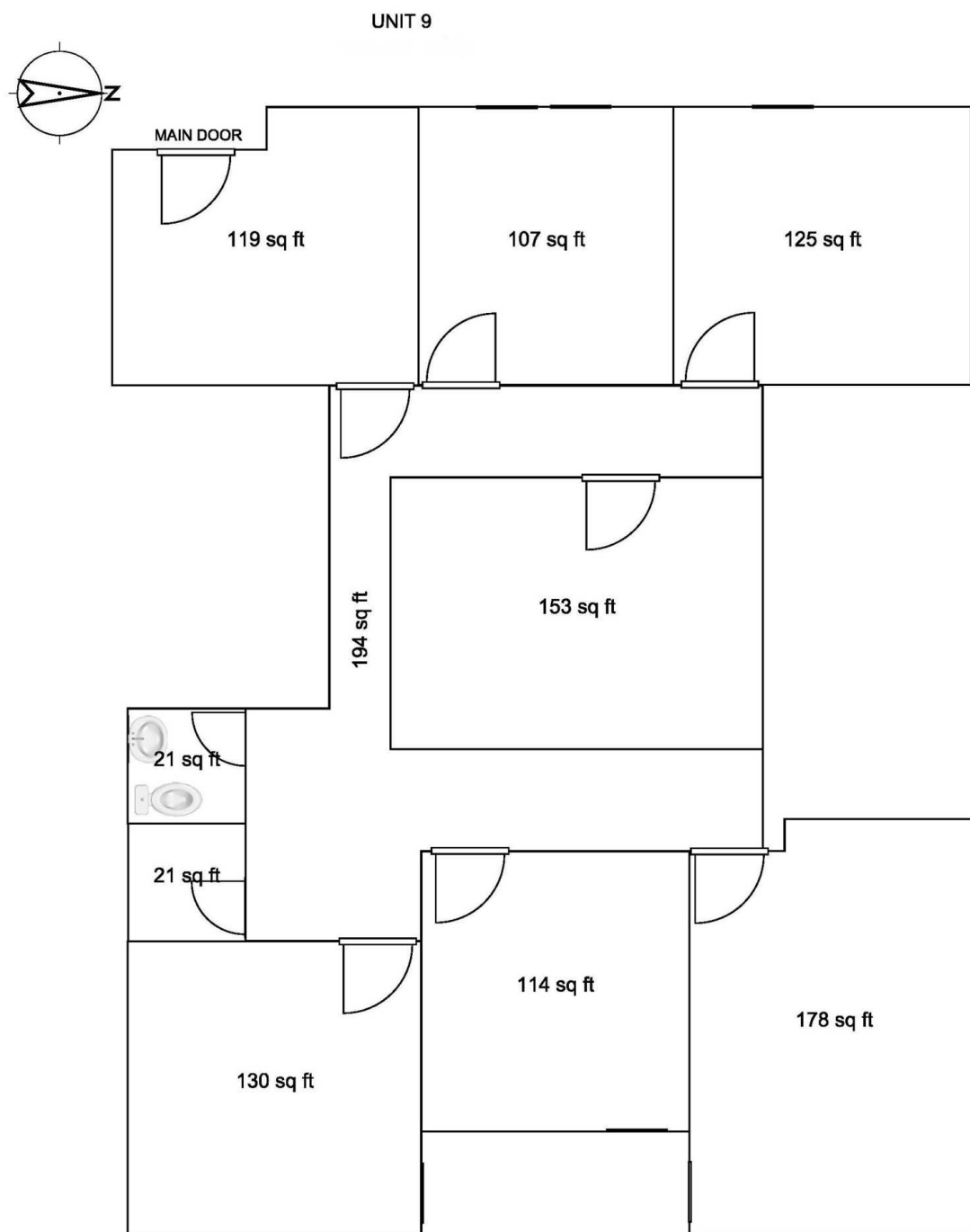
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OFFICE BUILDING FOR LEASE

FLOOR PLAN SUITE 9



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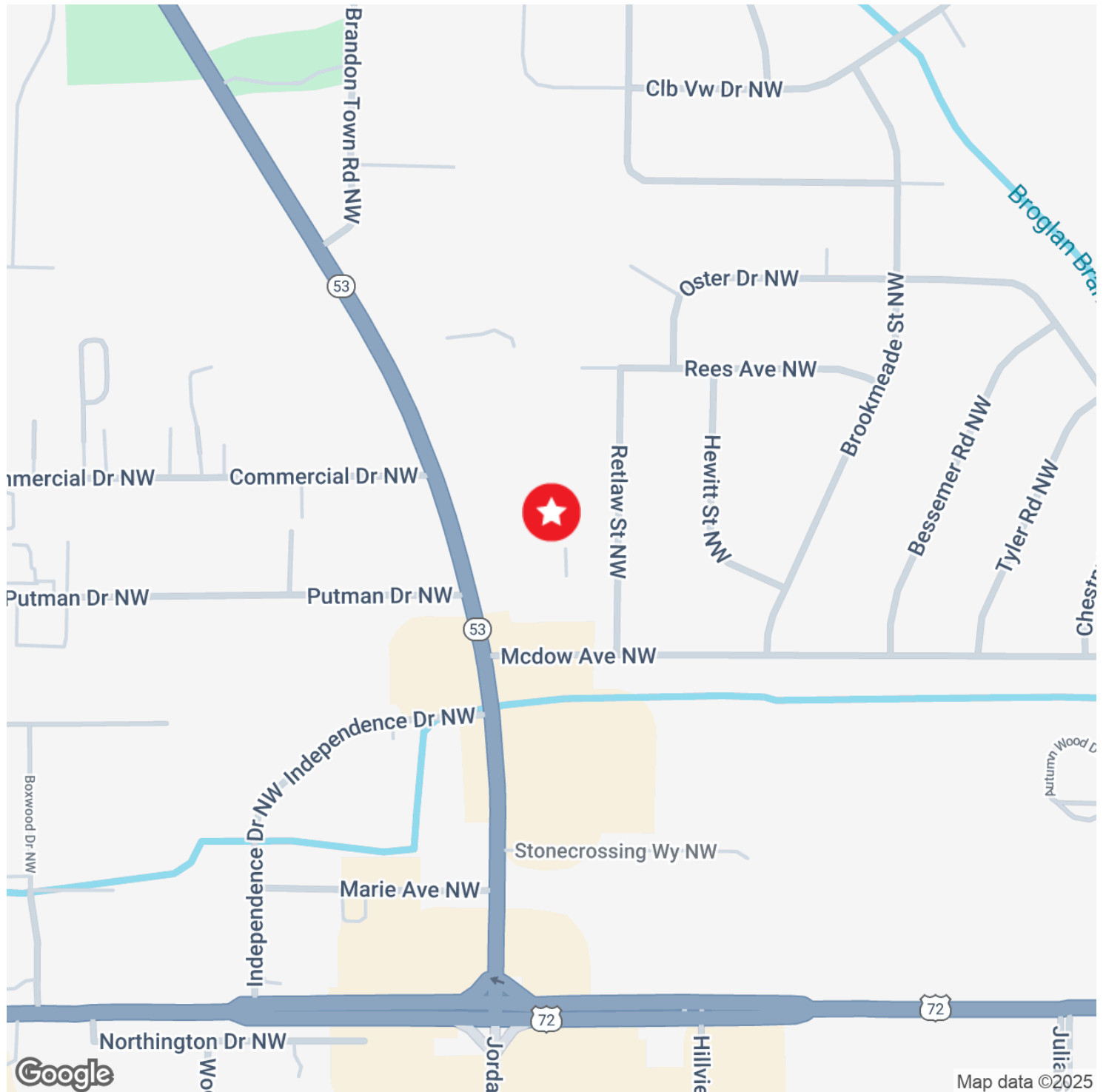
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LOCATION MAPS



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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
Madison Chamber of Commerce
Huntsville/Madison County Chamber of Commerce

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



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