



**OFFICE BUILDING FOR LEASE**

# **BUILD-TO-SUIT PROFESSIONAL OFFICE SPACE**

120 W. Dublin Drive, Madison, AL 35758



**DEAN**  
Commercial Real Estate

2101 Clinton Avenue Suite 501  
Huntsville, AL 35805  
[deancre.com](http://deancre.com)

120 W. DUBLIN DRIVE, MADISON, AL 35758

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EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Available SF:** 1,300 – 3,330 SF

**Lease Rate:** \$18.00 SF/yr (NN)

**Year Built:** 2005

**Building Size:** 15,000 SF

**Zoning:** B3

**Market:** Madison

**Submarket:** Huntsville MSA

## PROPERTY OVERVIEW

This professional office condo is a first generation space ready for build-out and owner will build-to-suit. There is an elevator to the second floor and there is plenty of natural light from the many windows. Spaces can be done separately or together. Price includes CAM charges but utilities are the responsibility of tenant.

## LOCATION OVERVIEW

This condo is centrally located in Madison just off Wall Triana and Hwy 20. It has easy access to I-565 and is only minutes to the Madison Hospital. Currently, over 1000 businesses call Madison home, enjoying a low cost of business with educated professionals and a hardworking labor force. Thanks to having a highly-educated workforce and growing companies demanding quality employees, over 58% of all households in the City of Madison have an income greater than \$75,000, with a city-wide average of \$107,330.



PRESENTED BY:

**TERRI DEAN, CCIM**

256.975.4716

[terri@deancre.com](mailto: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.

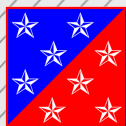
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ADDITIONAL PHOTOS



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AVAILABLE SPACES

**Lease Rate:** \$18.00 SF/YR (NN)

**Total Space** 1,300 - 3,330 SF

**Lease Type:** NN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 201	Medical	\$18.00 SF/YR	Modified Net	1,300 - 3,330 SF	Negotiable	Space can be leased with 201 B.
Suite 201	Medical	\$18.00 SF/YR	Modified Net	2,000 - 3,330 SF	Negotiable	Space can be leased with 201 A.



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LOCATION MAPS



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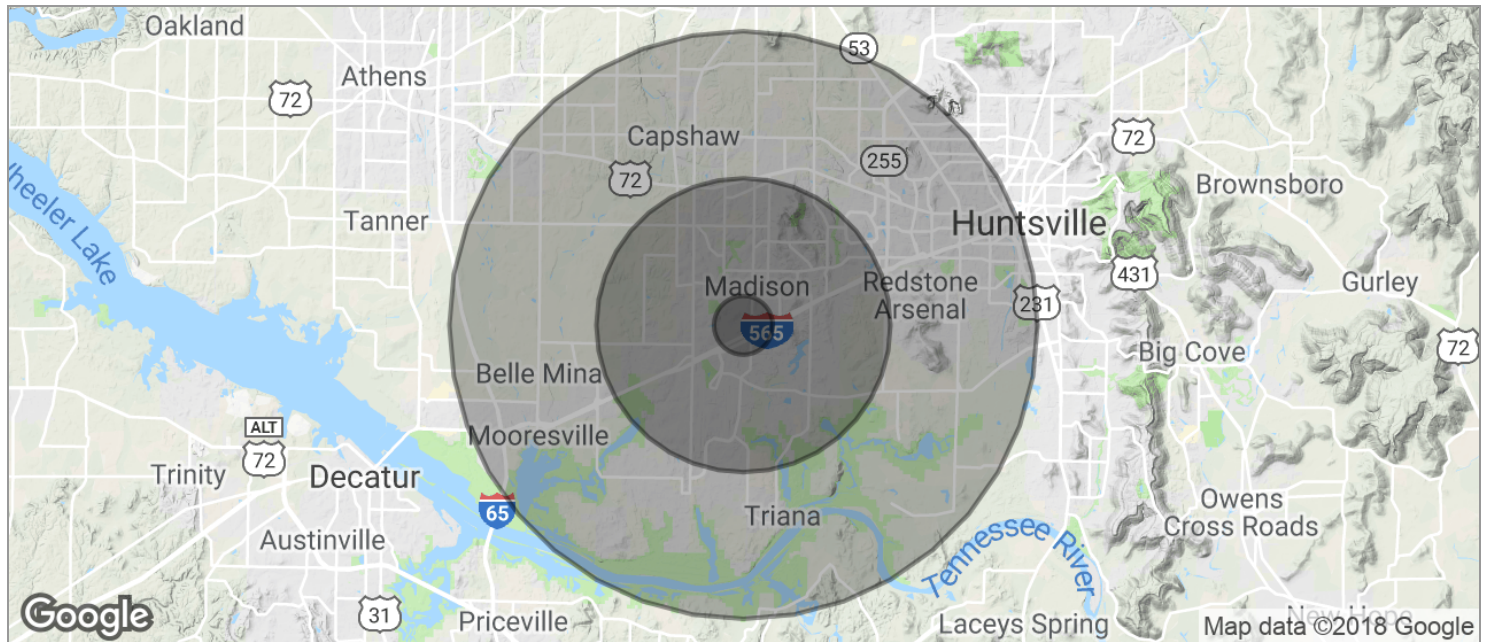
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,556	50,261	140,618
MEDIAN AGE	33.0	36.1	34.7
MEDIAN AGE (MALE)	32.3	35.1	34.2
MEDIAN AGE (FEMALE)	33.4	36.6	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,170	19,249	54,546
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$65,397	\$94,205	\$78,968
AVERAGE HOUSE VALUE	\$204,798	\$257,864	\$236,303

\* Demographic data derived from 2010 US Census



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BIOGRAPHY 1

## TERRI DEAN, CCIM

Broker/Owner



2101 Clinton Avenue Suite 501  
Huntsville, AL 35805

T 256.975.4716  
terri@deancre.com  
AL #68080  
TN #331161

### 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 12 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 opening 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.

Terri is actively involved in the Alabama CCIM Chapter as the Chair of Scholarships. She is also involved in the Huntsville/Madison County Chamber of Commerce.

### Memberships & Affiliations

Alabama CCIM Chapter  
Huntsville/Madison County Chamber of Commerce  
International Council of Shopping Centers

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

### Education

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.



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