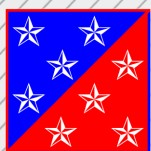




OFFICE BUILDING FOR LEASE

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 - 4,468 SF

Lease Rate: \$575 - 2,391 per month (MG)

Lot Size: 0.85 Acres

Year Built: 1999

Building Size: 15,479 SF

Zoning: C1

Market: South Huntsville

PROPERTY OVERVIEW

There is first floor space available. Nice size offices, some with new flooring, and possibility of picking paint color. Utilities and maintenance are included in the cost. Janitorial and Internet/phones are tenant expenses.

LOCATION OVERVIEW

This office complex is conveniently located in South Huntsville minutes from the Parkway and across from the Walmart on Bailey Cove. Brookside Office Complex is close to shopping, retail and other business.



PRESENTED BY:

TERRI DEAN, CCIM

256.975.4716

terri@deancre.com

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OFFICE BUILDING FOR LEASE

AVAILABLE SPACES

Lease Rate: \$575 - 2,391 PER MONTH (MG)

Total Space 510 - 4,468 SF

Lease Type: MG

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	Office Building	\$662 PER MONTH	Modified Gross	590 SF	24+	Reception area, office and restroom.
Suite 103	Office Building	\$720 PER MONTH	Modified Gross	640 SF	24+	Reception area, office and restroom.
Suite 111	Office Building	\$2,391 PER MONTH	Modified Gross	2,322 - 4,468 SF	24+	Several offices, restroom, break room and reception area.
Suite 112	Office Building	\$2,228 PER MONTH	Modified Gross	2,146 - 4,468 SF	24+	This larger suite has a reception area, 5 offices, conference room, kitchen, storage room and restroom. Can also be leased with 111.
Suite 202/203	Office Building	\$1,719 PER MONTH	Modified Gross	1,650 SF	24+	This large upstairs suite has reception area, 4 offices, 2 restrooms, break room and conference room.



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AVAILABLE SPACES

Lease Rate: \$575 - 2,391 PER MONTH (MG) Total Space 510 - 4,468 SF
Lease Type: MG Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 201	Office Building	\$575 PER MONTH	Modified Gross	510 SF	Negotiable	



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LOCATION MAPS



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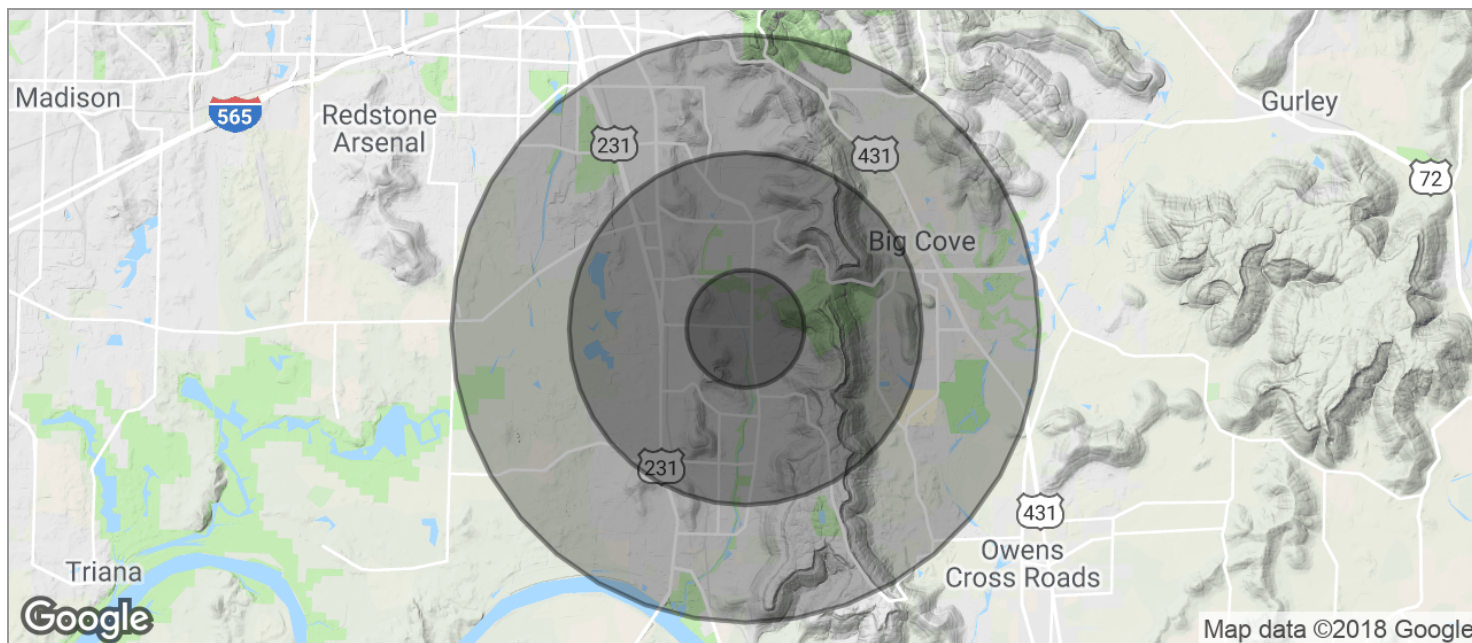
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DEMOGRAPHICS MAP



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 2010 US Census



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OFFICE BUILDING FOR LEASE

BIOGRAPHY 1

TERRI DEAN, CCIM

Broker/Owner



2101 Clinton Avenue Suite 501
Huntsville, AL 35805

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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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