



OFFICE BUILDING FOR LEASE

HUNTSVILLE OFFICE SPACE

2611 Artie Street, Huntsville, AL 35805



DEAN
Commercial Real Estate

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

2611 ARTIE STREET, HUNTSVILLE, AL 35805

HUNTSVILLE OFFICE SPACE



OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,000 – 2,275 SF

Lease Rate: \$12.00 SF/yr (MG)

Lot Size: 0.54 Acres

Year Built: 1977

Building Size: 6,300 SF

Zoning: HI

Market: Mid Huntsville

PROPERTY OVERVIEW

There are 2 spaces that can be leased separately or together. There is plenty of surface parking and easy access from Winner Ave. or Artie St.

LOCATION OVERVIEW

This office building is conveniently located just off Bob Wallace Avenue and the Parkway. It is situated on a corner lot with easy access from either street. This property is located in an Opportunity Zone and a Qualified HUB Zone!

In 2019, U.S. News & World Report named Huntsville the #1 Best Affordable Place to Live and #11 Best Place to Live in the country. Forbes has named Huntsville one of the Top 20 Leading Metros for Business and Kiplinger's Personal Finance has named Huntsville one of the country's Top 10 Cities for Raising Families. In 2018, WalletHub named Huntsville among the Top 25 Most Educated Cities in America.



PRESENTED BY:

TERRI DEAN, CCIM

256.975.4716

terri@deancre.com

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,000 – 2,275 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	1,000 – 2,275 SF	Modified Gross	\$12.00 SF/yr	This suite has a waiting room, 2 small offices, a large office/conference room, 2 restrooms and a kitchenette.
1250 Winner Avenue	Available	1,275 – 2,275 SF	Modified Gross	\$12.00 SF/yr	This suite has a waiting area, reception area, 4 offices, break room/kitchen and 2 restrooms.



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ADDITIONAL PHOTOS



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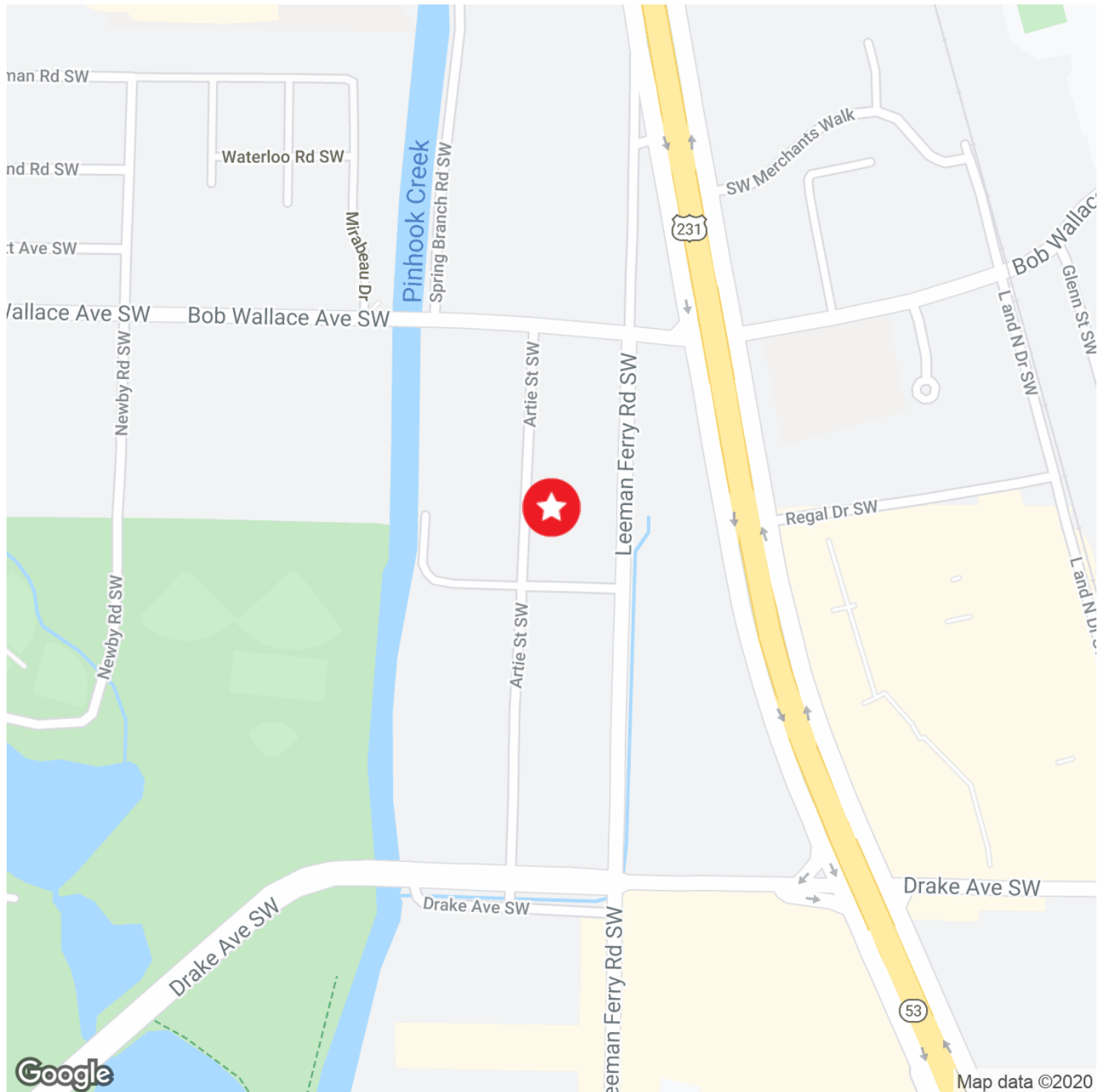
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LOCATION MAPS



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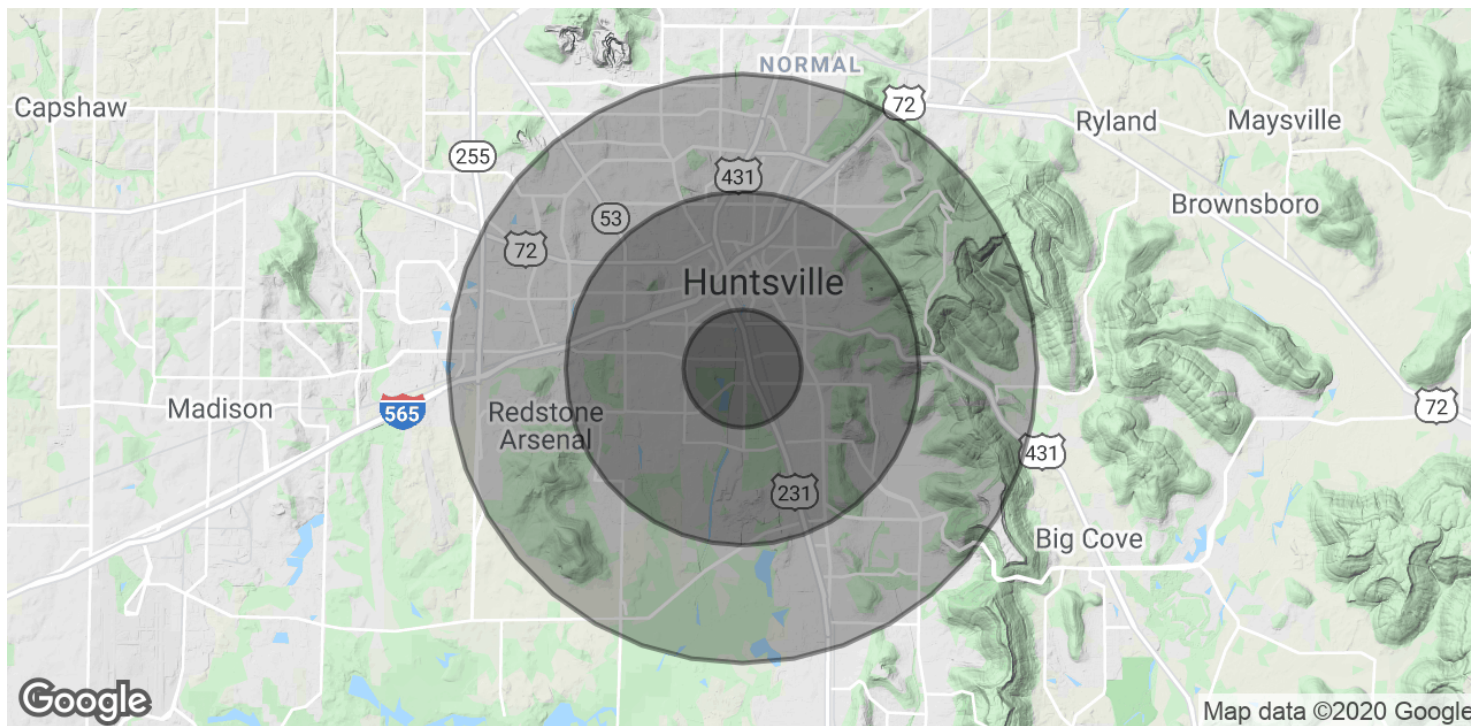
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,041	62,442	120,004
Average age	35.4	36.7	37.4
Average age (Male)	34.7	34.9	35.7
Average age (Female)	35.6	37.6	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,117	26,811	50,928
# of persons per HH	2.3	2.3	2.4
Average HH income	\$46,686	\$55,718	\$59,805
Average house value	\$150,148	\$255,255	\$237,150

* Demographic data derived from 2010 US Census



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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 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 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.

Terri is actively involved on the board of the Women's Business Council. She is also involved in the Huntsville/Madison County Chamber of Commerce.

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.

MEMBERSHIPS

Alabama CCIM Chapter
Huntsville/Madison County Chamber of Commerce
International Council of Shopping Centers
Women's Business Council

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



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