

the RANGE



THE BEACH COMPANY
Est. 1945



“The Range” is a new modern office development located on Governors Drive in Westside Huntsville. This Class-A commercial space includes three floors and approximately 49,000 square feet of office space that is near numerous restaurants, entertainment venues, shopping, apartments, and residential neighborhoods.

ADDRESS

3810 Governors Dr. SW,
Huntsville, AL 35805

ABOUT THE RANGE

STORIES: 3
TOTAL SF: 49,000



"The Range" is anchored by Merit Bank, a full-service bank headquartered in Huntsville, offering commercial, consumer and private banking services along with treasury management, electronic banking and agricultural and home mortgage lending.



LOCATED IN HUBZONE & OPPORTUNITY ZONE



PHOTOS



BRIDGEWORTH



AL VISION CENTER



BRIDGEWORTH



AL VISION CENTER



BRIDGEWORTH



AL VISION CENTER

PHOTOS - BRIDGEWORTH & AL VISION CENTER SPACES



CLOSE TO EVERYTHING

- Offers a short commute to all of Huntsville’s major areas including Downtown Huntsville, Redstone Arsenal, Cummings Research Park, Huntsville Hospital Medical District, and others.
- Adjacent to the high-profile Stovehouse development, home to numerous local restaurants, outdoor food garden, wine bar, live music/events, fitness studios, coffee shop, outdoor games, and other leisure activities.
- Only a 5-minute walk to Campus 805, a site with multiple breweries, restaurants, a coffee shop, and entertainment concepts.
- “The Range” is next to “The Foundry”, a planned mixed-use development that will include restaurant/retail space, 342 multifamily units, inclusive of 14 rentable townhomes.
- Downtown Huntsville has more than 1,000 hotel rooms, offering plenty of nearby options for business travelers.

HIGHLY ACCESSIBLE

- Situated with direct access to Interstate 565 exit ramp via Governors Drive.
- Project is highly visible on Governors Drive (28,679 vehicles per day) and I-565 (96,756 vehicles per day).
- Signage availability facing Governors Drive and I-565.
- Will have multiple points of access to enter the site.
- Plenty of on-site parking, including cross-parking with The Foundry.

BEAUTIFUL COURTYARD

- Site includes a beautiful high-end courtyard for leisure.
- Courtyard has ample seating with public wifi.
- Connected to future cafe/restaurant space.

BUILT FOR COMFORT

- Conveniently walkable campus with pedestrian walkways and open green space with outdoor seating.
- The Range connects to Stovehouse via wide, landscaped sidewalks that are well-lit at night.
- Property is within the future extensions of the Westside Huntsville entertainment district.

TECHNOLOGY DRIVEN

- Gigabyte Internet will be available throughout the campus and amenity areas.

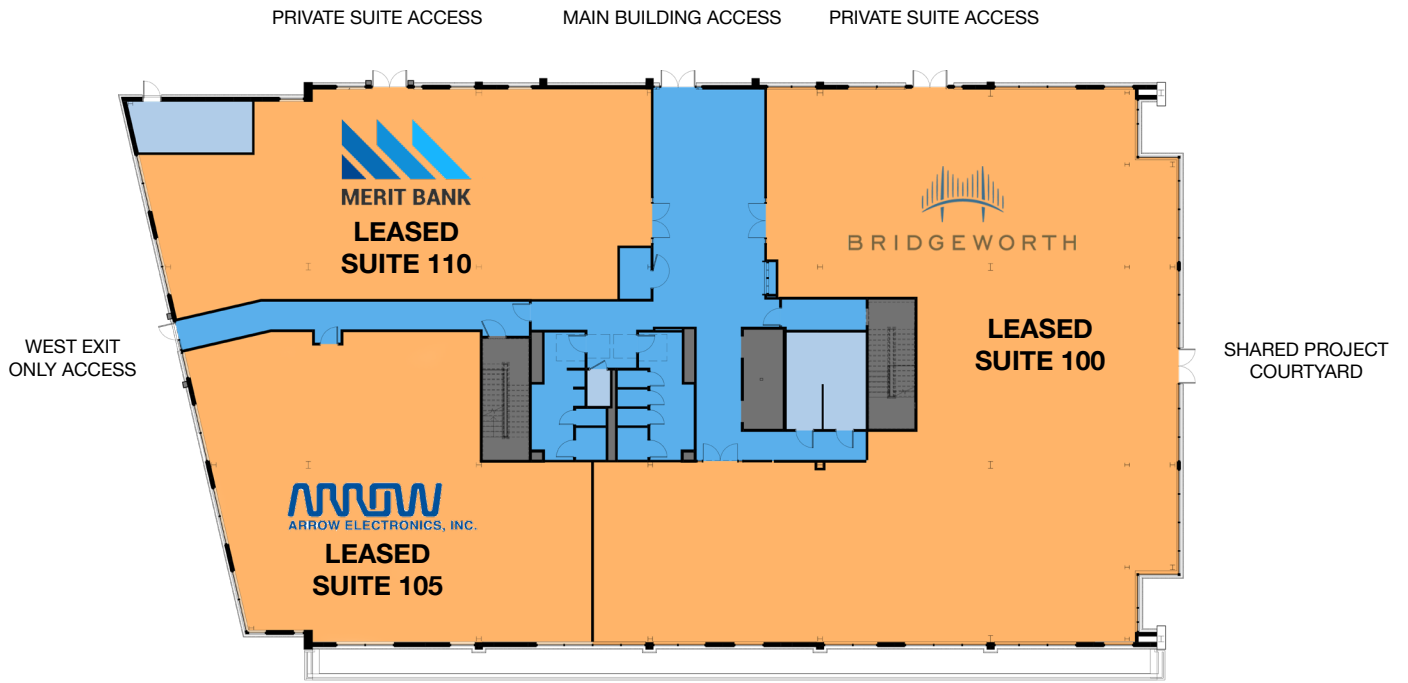
UNMATCHED DESIGN

- Modern steel and glass structure will maximize natural light to create open interiors.
- Ceiling heights will be 10ft clear minimum.



SITE PLAN & THE FOUNDRY RENDERINGS

14TH STREET



GOVERNORS DRIVE

FIRST FLOOR



**LEASED
SUITE 201**

**AVAILABLE
SUITE 200
10,315 SF**

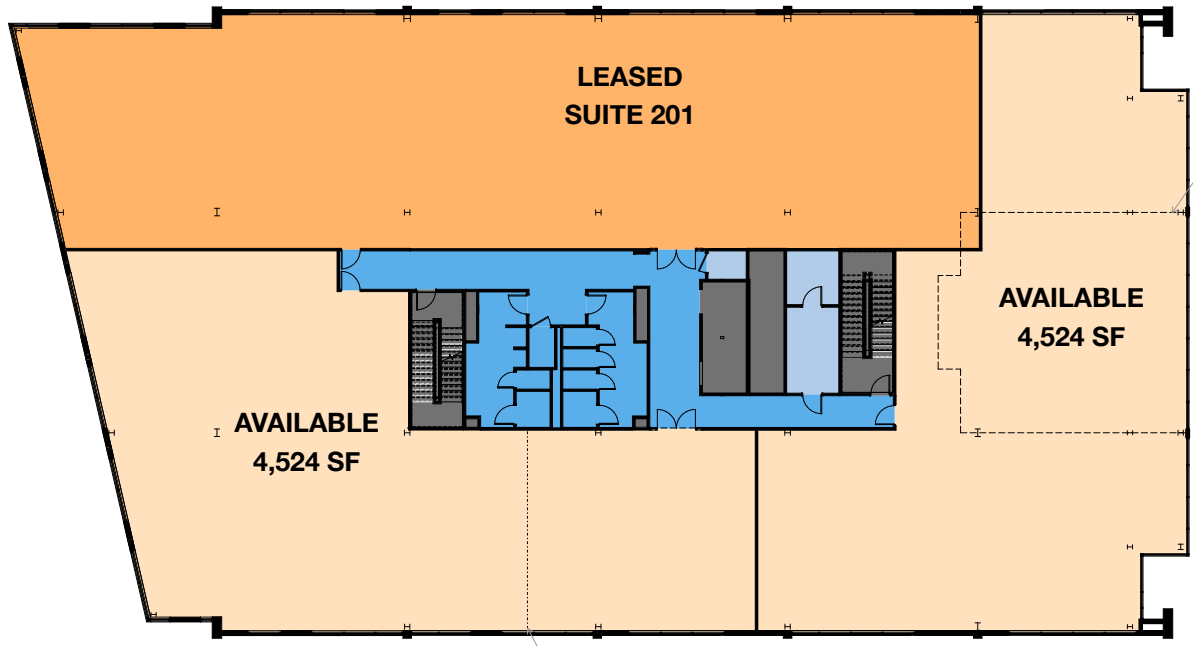
14TH STREET

***FLOORS ARE DIVISIBLE;
EXAMPLES SHOWN ON
FOLLOWING PAGE**

GOVERNORS DRIVE

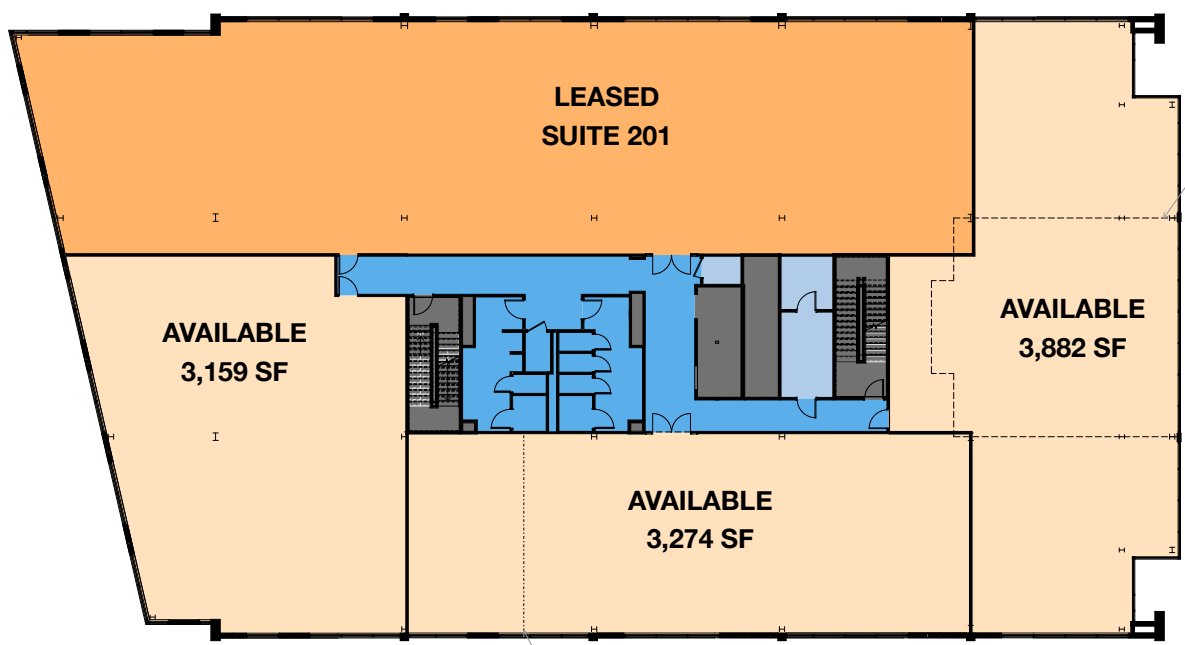
SECOND FLOOR - Up To 10,315 SF

14TH STREET



SPACE WITH DASHED LINE INDICATES AREA IN WHICH NO FLOOR PENETRATIONS ARE PERMITTED.

SPACE EAST OF DASHED LINE INDICATES AREA IN WHICH ALL PLUMBING WORK IS RESTRICTED.



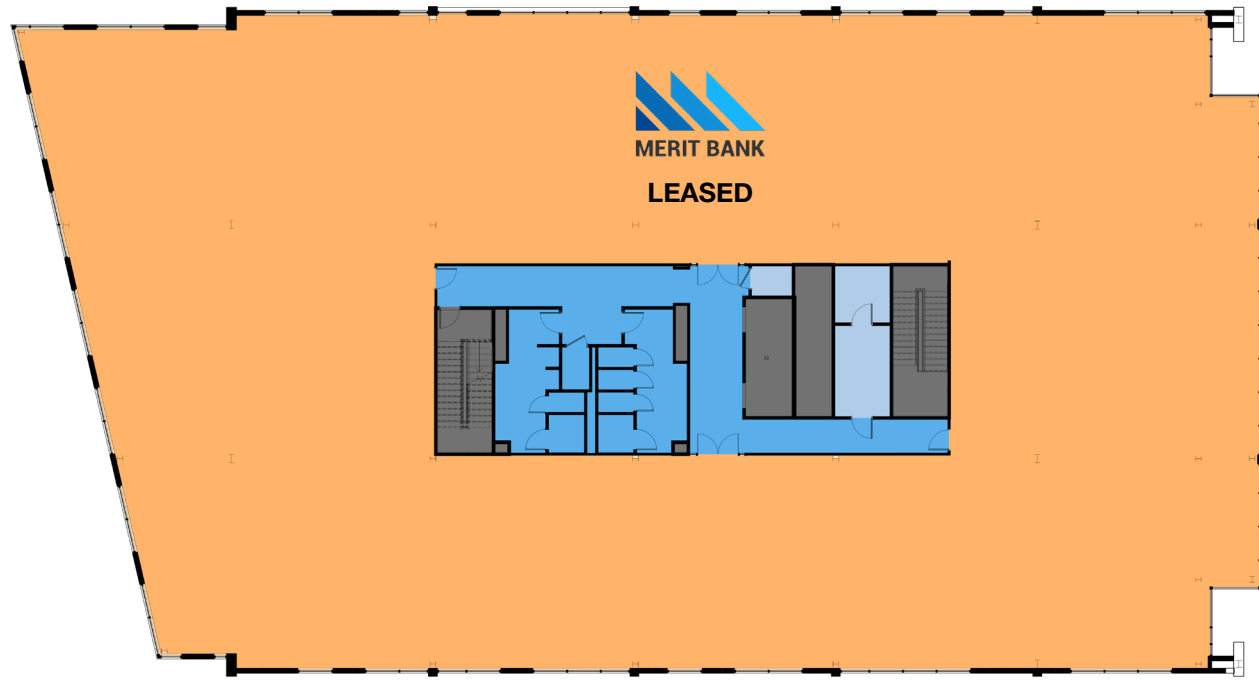
SPACE WITHIN DASHED LINE INDICATES AREA IN WHICH NO FLOOR PENETRATIONS ARE PERMITTED.

SPACE EAST OF DASHED LINE INDICATES AREA IN WHICH ALL PLUMBING WORK IS RESTRICTED.

GOVERNORS DRIVE

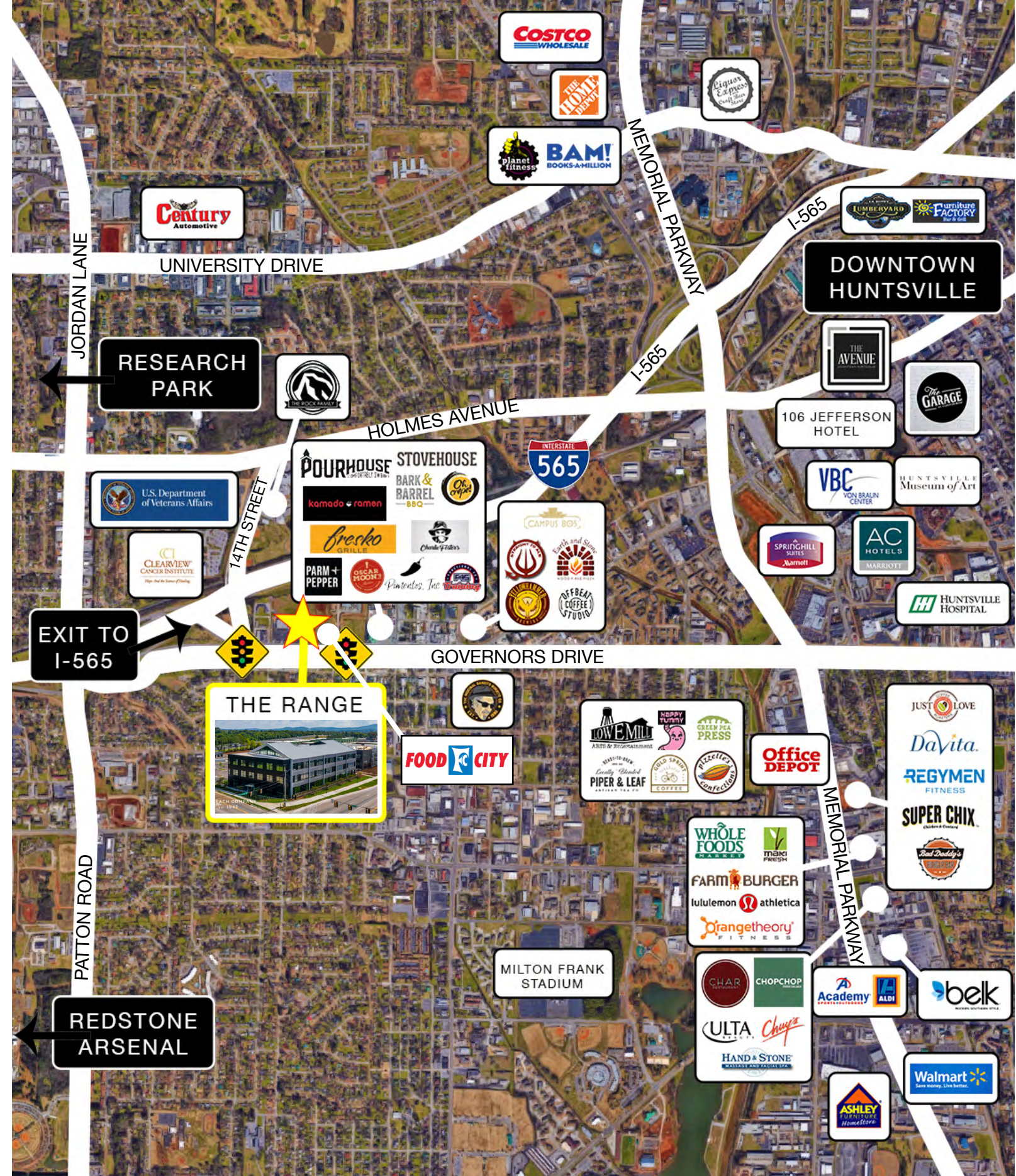
SECOND FLOOR OPTIONS

14TH STREET



GOVERNORS DRIVE

THIRD FLOOR - Fully Leased



EXIT TO I-565

THE RANGE

REDSTONE ARSENAL

MILTON FRANK STADIUM

DOWNTOWN HUNTSVILLE

JORDAN LANE

UNIVERSITY DRIVE

MEMORIAL PARKWAY

HOLMES AVENUE

INTERSTATE 565

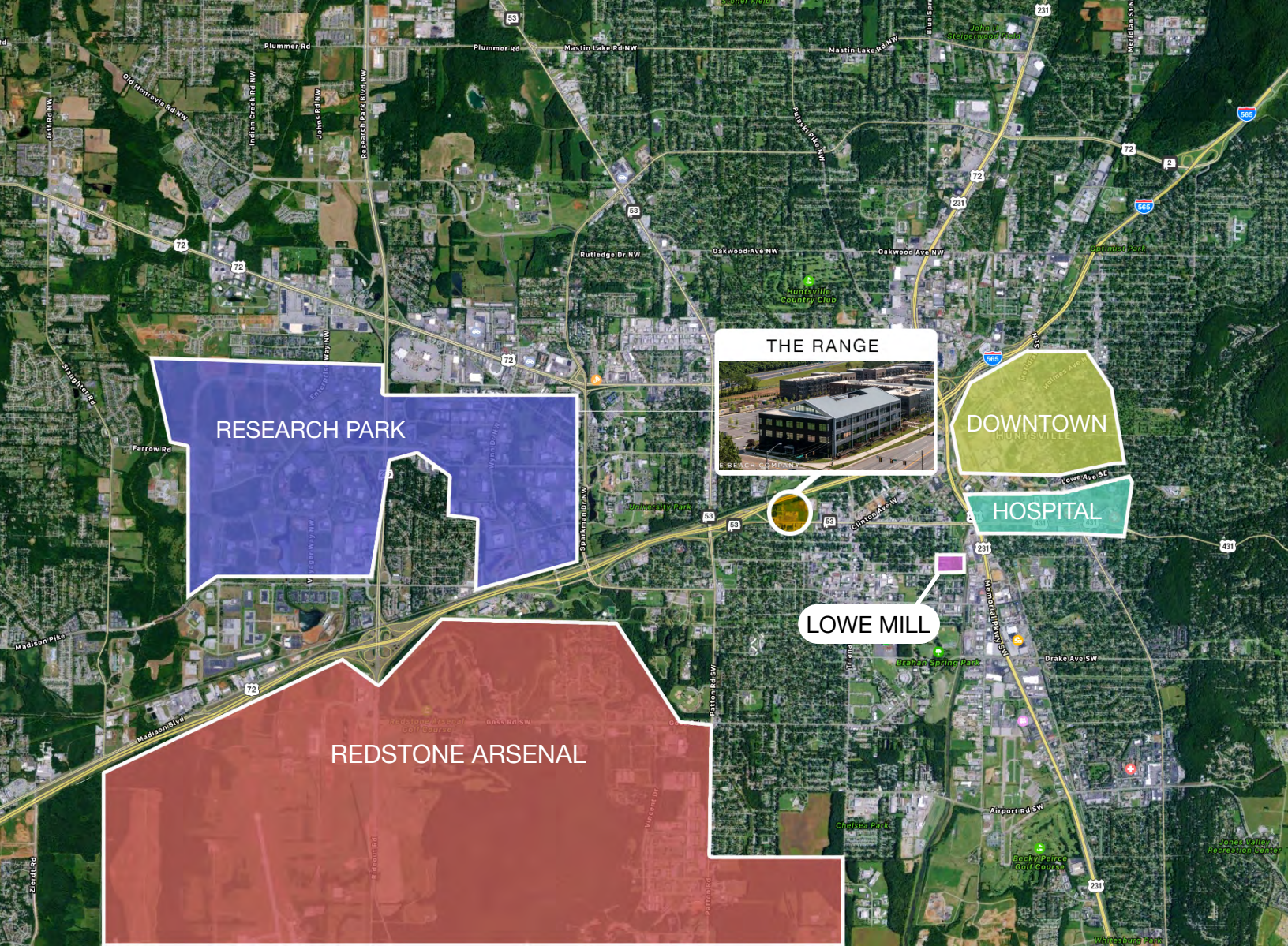
14TH STREET

GOVERNORS DRIVE

PATTON ROAD

MEMORIAL PARKWAY

AREA MAP



QUICK TRAVEL TO ALL MAJOR HUNTSVILLE AREAS

DRIVING TRAVEL TIMES

DOWNTOWN HUNTSVILLE	4 min (1.3 miles)
HUNTSVILLE HOSPITAL	5 min (1.9 miles)
LOWE MILL	3 min (1.1 miles)
RESEARCH PARK	5 min (4.5 miles)
REDSTONE ARSENAL	4 min (2.1 miles)

WALKING TRAVEL TIMES

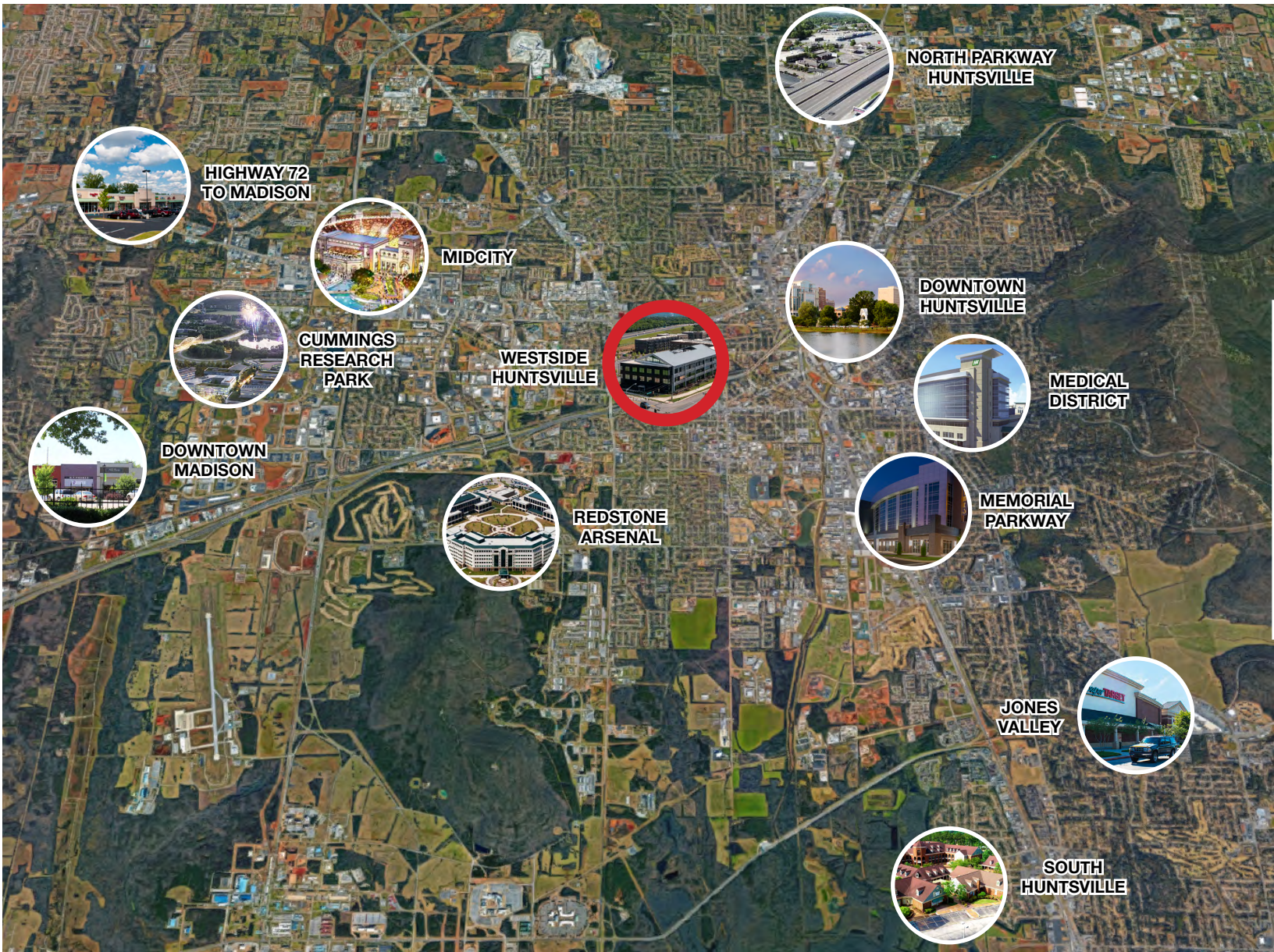
THE FOUNDRY	1 min
STOVEHOUSE	2 min
CAMPUS 805	5 min



CLOSE TO EVERYTHING

WHY HUNTSVILLE?

"Huntsville strikes a perfect balance when it comes to offering big city amenities and maintaining its small-town vibe. There's access to award-winning restaurants, museums, beautiful parks, and much more. But, you always feel as if you are surrounded by a close-knit community. Talented local artists, innovators, entrepreneurs, and visionaries continue to make the city an exciting place to live by working closely together and sharing their passions. It's a delicate balance to keep, but Huntsville does it well." - Liveability.com



U.S. Census population estimates indicate Huntsville will be the largest city in Alabama by 2025.



One of the Top 30 fastest growing major metros in the country and maintains a low unemployment rate of 4% as of 2019.



Madison County's 3.4 million tourists pumped a record-breaking \$1.4 billion into the local economy in 2018.



"The Range" is next to "The Foundry", a planned mixed-use development that will include restaurant/retail space, 342 multifamily units, inclusive of 14 rentable townhomes.



The largest privately owned arts facility in the United States. Houses 148 working studios and over 200 artists!



The South's premiere brewery and entertainment venue that features craft breweries, restaurants, catering, bars, and retail.



Huntsville's largest, work, play, eat, and events complex. Houses the city's first urban food garden.



WESTSIDE HUNTSVILLE

Westside is home to several high-profile mixed-use developments, the largest privately owned arts facility in the United States, unique cuisine, breweries, and endless entertainment. This area is frequented by foodies, art lovers, music buffs, and anyone looking for a relaxing good time.

ABOUT HUNTSVILLE



HUNTSVILLE, AL
#1 BEST PLACE TO LIVE 2022-2023



\$1.6 BILLION PLANT
4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO
2GB PER SECOND



OVER \$1.5 BILLION
DATA CENTER



\$50 MILLION
EXPANSION
4,000 NEW JOBS



LARGEST CITY IN ALABAMA

In 2021, Huntsville overtook Birmingham as the largest city in Alabama with an estimated population of 215,006.

HOME TO MAJOR BUSINESSES

Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

HIGHLY EDUCATED POPULATION

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more

HIGH-PERFORMING RESTAURANTS

Several well-known restaurants have their top-performing locations

ALWAYS INNOVATING

#1 Tech Employment
Growth in U.S. - 309%.



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

WANT MORE INFORMATION?

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Real Estate Development Experts Headquartered in Charleston, SC

Founded in 1945 by J.C. Long, The Beach Company is well known for real estate development in South Carolina. With a history of establishing landmark properties and communities, we evaluate each development opportunity for its potential to improve the quality of life for our neighbors and contribute to the long-term economic vitality of the region. The Beach Company's diverse real estate interests include residential and resort properties, office buildings, shopping centers, industrial parks and land across the Southeast. With progressive vision, influenced by a deep reverence for tradition, The Beach Company's mission is to create enduring value in every endeavor for generations to come.

www.thebeachcompany.com