



**FOR LEASE
OR
FOR SALE**
OFFICE & FLEX
SPACE

4901 UNIVERSITY SQ | 1505 THE BOARDWALK

Situated in the heart of Huntsville, 4901 University Square is an 85,000 SF building offering both office and flex space. Conveniently located just minutes from downtown and Cummings Research Park, and close to numerous dining options, this property provides a unique opportunity to lease or purchase. Flexible leasing options include the ability to combine suites for larger space needs.



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PROPERTY HIGHLIGHTS

- 10,000 sf office spaces and 45,000 sf of divisible flex space.
- Furnishings can be included if desired
- Fully sprinklered and conditioned building
- Ample on-site parking
- Prime location near popular dining, retail, and quick access to Highway 72



ADDRESS

4901 University Square
Huntsville, AL 35816



AVAILABLE

For Lease or Sale



TYPE OF PROPERTY

Office and Flex Space



SQ FT AVAILABLE

Flex: 45,000 SF

Office: Suite 16 - 10,000 SF

*Can be combined
with flex space*



PRICE

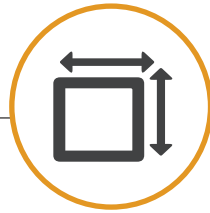
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INTERIOR PHOTOS



OFFICE SPACES



SUITE 16

10,000 SF AVAILABLE

6 offices

Open work area
Conference Room
Reception area
Restrooms
Breakroom
Loading dock

FLEX SUITE

APPROX 45,000 SF AVAILABLE

** CAN BE DEMISED*

5-10 offices
Dedicated lobby area
Conference rooms
Work rooms
Large break room with kitchenette
Multiple exterior entry points

**Open floorplan warehouse space
With drive up access & open back lot.**

7 roll up doors
- 6 | 8x8
- 1 | 8x10 drive in
480v and 240v Single phase and three phase power

Fully conditioned & sprinklered

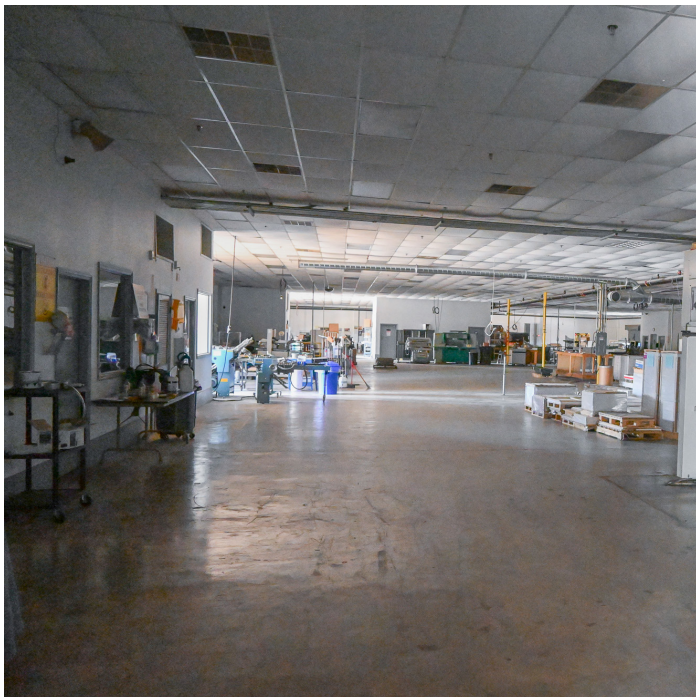
SUITE 16 CAN BE COMBINED WITH FLEX SPACE



**SCAN OR CLICK
THE QR CODE
FOR A VIDEO
TOUR**



FLEX SPACE PICTURES



4901 UNIVERSITY SQUARE 1505 THE BOARDWALK HUNTSVILLE, AL



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