



**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 approx. 85,000 SF building offering both office and flex space. Conveniently located just minutes from Downtown Huntsville 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

- Approximately 8,000 SF of office space 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 and I-565



ADDRESS

4901 University Square
Huntsville, AL 35816



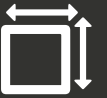
AVAILABLE

For Lease or Sale



TYPE OF PROPERTY

Office and Flex Space



SQ FT AVAILABLE

Flex: Approx. 45,000 SF

Office: Suite 16 approx. 8,000 SF
Can be combined with flex space



PRICE

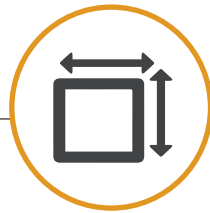
Call For Pricing



INTERIOR PHOTOS



OFFICE SPACES



SUITE 16

APPROX. 8,000 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

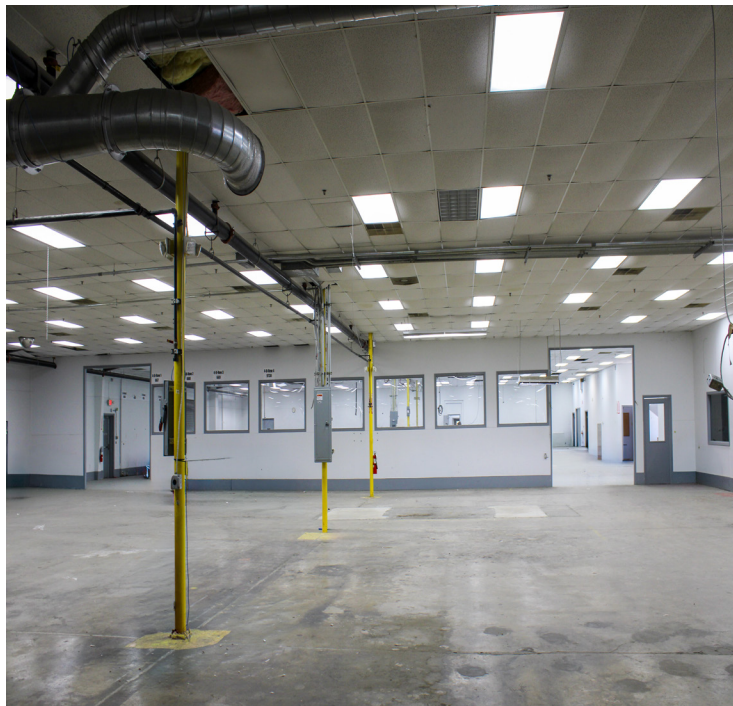
SUITE 16 CAN BE COMBINED WITH FLEX SPACE



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



FLEX SPACE PICTURES



AREA MAP



An aerial photograph of a school campus. A large, long, yellow building with a white roof is the central feature. To its left is a large parking lot filled with cars. To its right is a green field, possibly a sports field. The background shows more trees and some other buildings. The image is used as a background for a lined paper template.

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