THE Range

3810 GOVERNORS DR. SW HUNTSVILLE, AL 35805

OFFICE SUITE

FOR LEASE



LAST REMAINING SUITE

MODERN OFFICE DEVELOPMENT IN THE HEART OF THE STOVEHOUSE DISTRICT

Located on Governors Drive, this Class-A building offers 49,000 square feet across three floors. Features include a spacious lobby, an open-air courtyard with community Wi-Fi, and convenient access to restaurants, bars, grocery stores, and live entertainment, all within walking distance.

- CONVENIENT COMMUTE
- LUXURIOUS AMENITIES
- VIBRANT COMMUNITY
- PROMINENT SIGNAGE
- NEW DEVELOPMENTS
- VISIBILITY & ACCESS
- FREE PARKING

CRUNKLETON
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PROPERTY HIGHLIGHTS

ADDRESS
3810 Governors Dr. SW
Huntsville, AL 35805

PROPERTY NAME
The Range

SQ FT AVAILABLE
2,273 SF

TYPE OF PROPERTY
Office

PARKING
FREE Parking

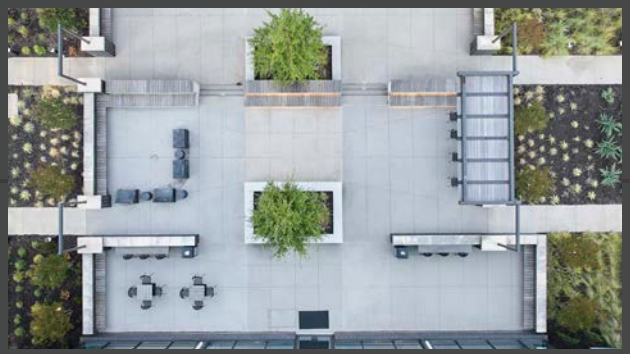
PRICE
Call For Pricing

- Enjoy a short drive from Downtown Huntsville, Redstone Arsenal, Cummings Research Park, Huntsville Hospital Medical District, and other key areas.
- Located next to the popular Stovehouse development, offering a variety of local restaurants, an outdoor food garden, a wine bar, live music/events, fitness studios, a coffee shop, outdoor games, grocery store, and more.
- Neighboring "The Foundry," a mixed-use development featuring restaurant/retail spaces, 342 multifamily units, including 14 rentable townhomes.
- Direct access to the I-565 exit ramp via Governors Drive, with high visibility on Governors Drive (30,400 vehicles/day) and I-565 (97,756 vehicles/day).
- Benefit from available signage facing busy traffic roadways; Governors Drive and I-565.
- Enjoy a beautifully designed highend courtyard perfect for leisure with ample seating and wifi.



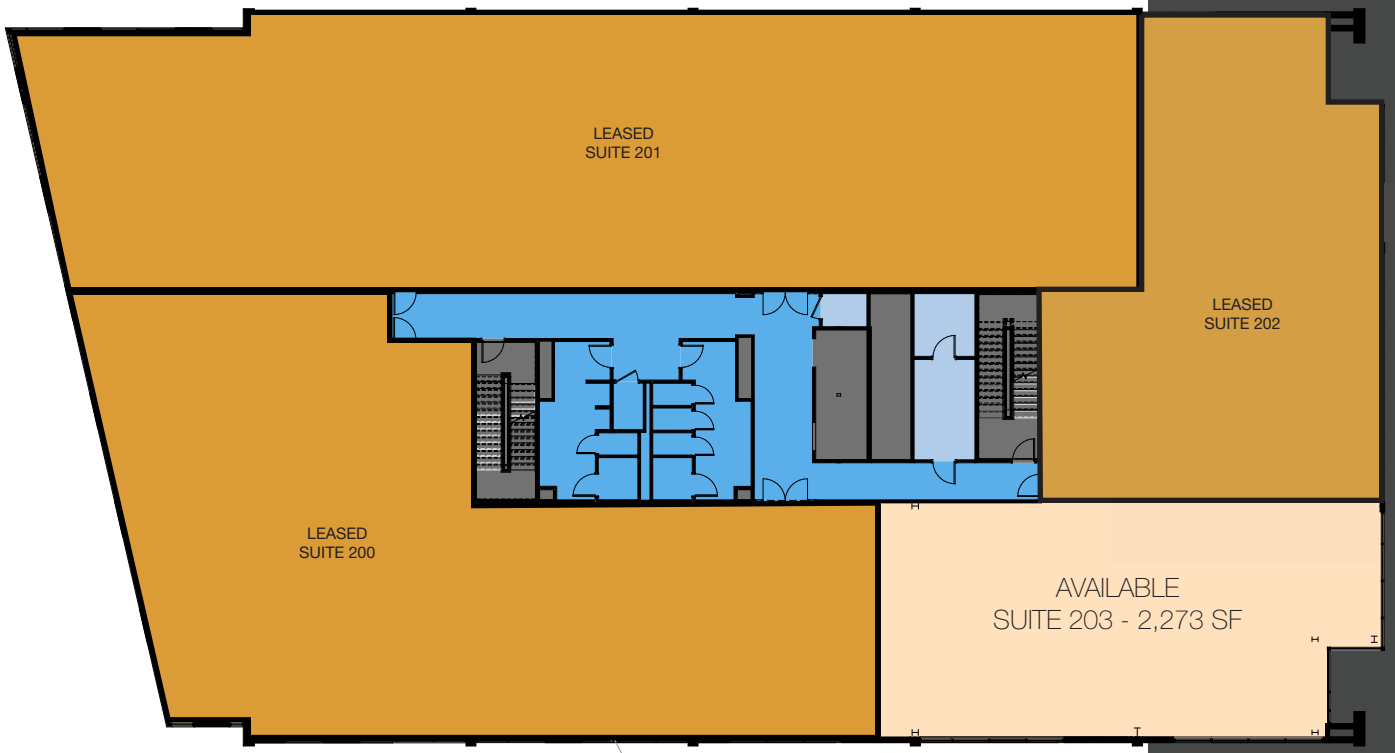






FLOOR PLAN

SECOND FLOOR- SUITE 203
2,273 SF AVAILABLE



SITE PLAN



the Flying Biscuit cafe

THE Foundry AT STOVEHOUSE APARTMENTS

VSL NAIL SPA

MERIT BANK

ALABAMA AVC VISION CENTER BETTER VISION FOR LIFE

BRIDGEWORTH + SAVANT

ARROW ELECTRONICS, INC

tazikis MEDITERRANEAN CAFE

FOOD CITY

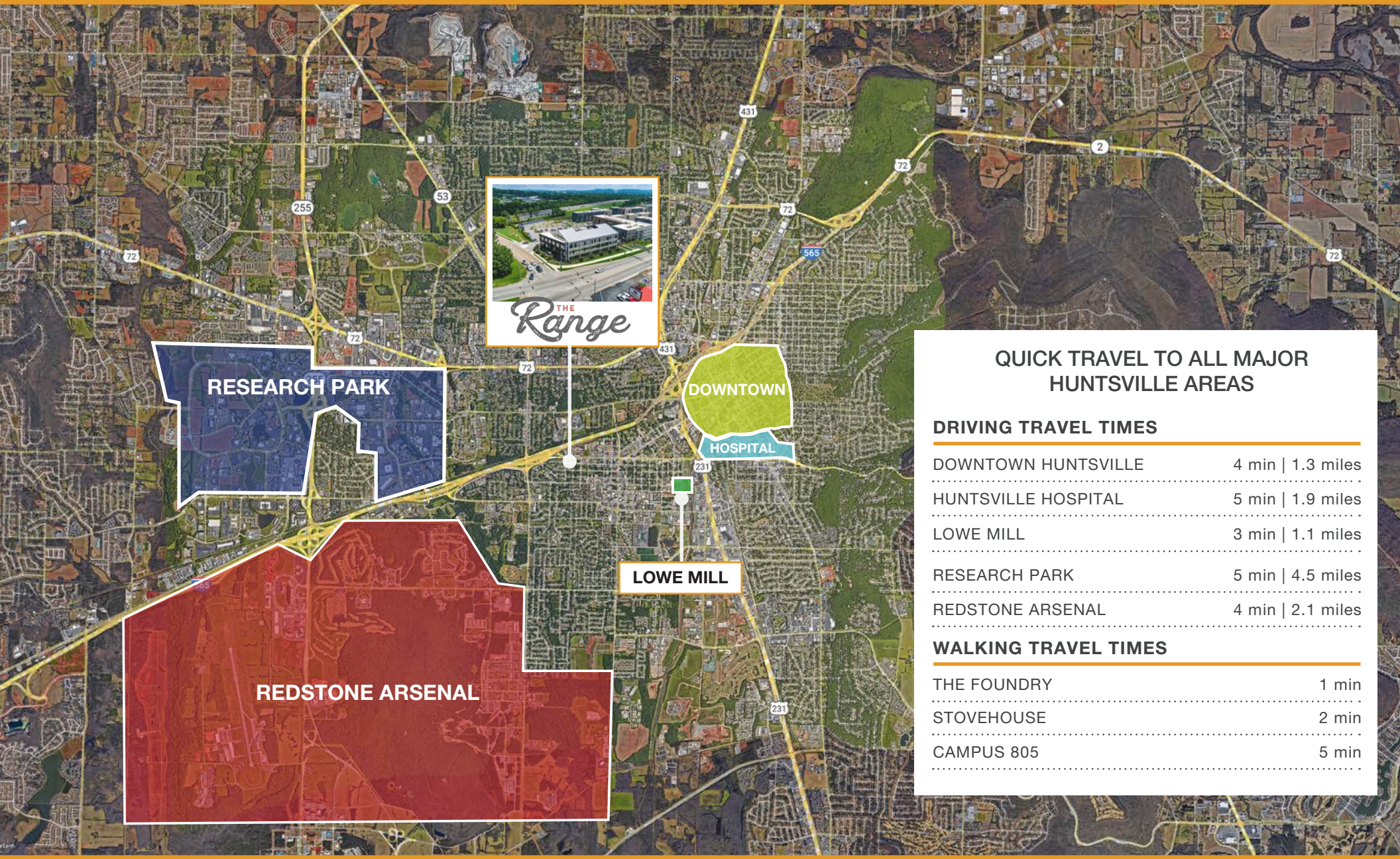








AREA MAP



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

WALKABLE RETAIL AND RESTAURANT OPTIONS AT YOUR CONVENIENCE



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PHOTOS





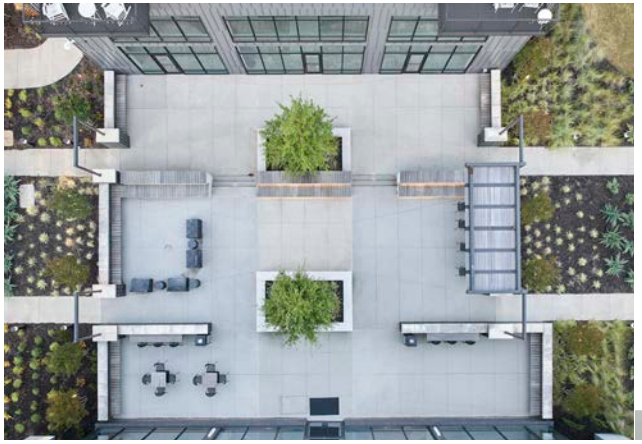














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THE BEACH COMPANY