



OFFICE BUILDING FOR LEASE

250 SUN TEMPLE DRIVE

Madison, AL 35758



DEAN
Commercial Real Estate

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

MADISON, AL 35758

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OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.57 Acres
Year Built:	2003
Building Size:	6,300 SF
Zoning:	B2/S1
Market:	Huntsville MSA
Submarket:	Madison

PROPERTY OVERVIEW

Suite A is a build-to-suit with current CAM charges of \$2/SF. There is one small space downstairs and 3 upstairs. These have shared lobby and restroom.

LOCATION OVERVIEW

This office building is centrally located in Madison just off Hughes Road. Situated in Phoenix Office Center, it is a great place for any type of professional business.

Located just a few miles west of Huntsville, Alabama, Madison is known for its highly-educated occupants and high-tech companies. Currently, over 1000 businesses call Madison home, enjoying a low cost of business with educated professionals and a hardworking labor force. Thanks to having a highly-educated workforce and growing companies demanding quality employees, over 55% of all households in the City of Madison have an income greater than \$75,000, with a city-wide average of \$106,808.



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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ADDITIONAL PHOTOS



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AVAILABLE SPACES



LEASE TYPE - | TOTAL SPACE FULLY LEASED | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	1,800 SF	Modified Gross	\$15.00 SF/yr	This is raw space ready for build out to meet your needs.
Suite B6	-	75 SF	Modified Gross	\$250 per month	This is a private office with shared restrooms, kitchen and lobby.
Suite C5	-	93 SF	Modified Gross	\$250 per month	-



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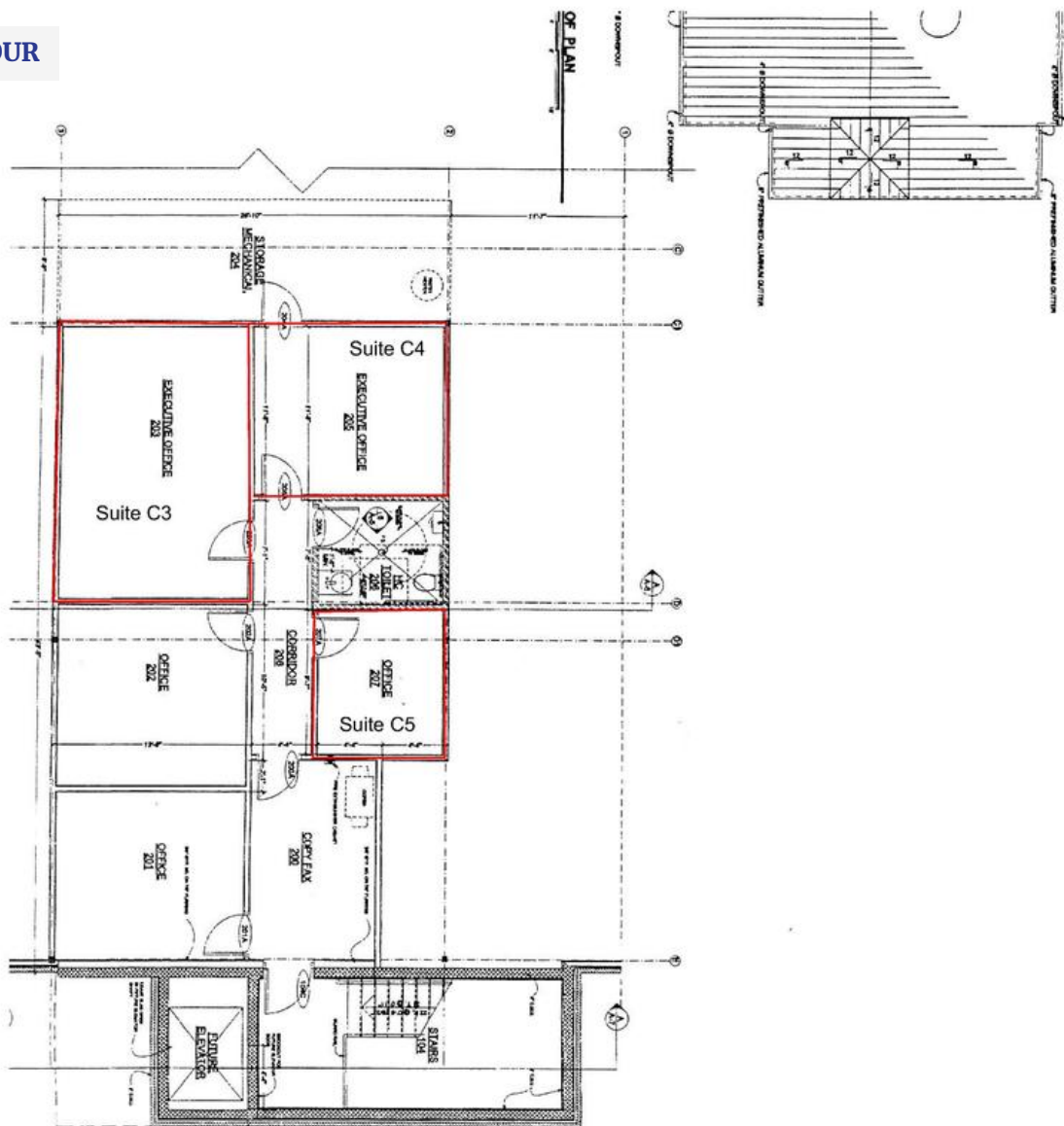
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FLOOR PLANS

VIDEO TOUR



SECOND FLOOR

DOOR PLAN

sheet: A2 of 2
3, 2001

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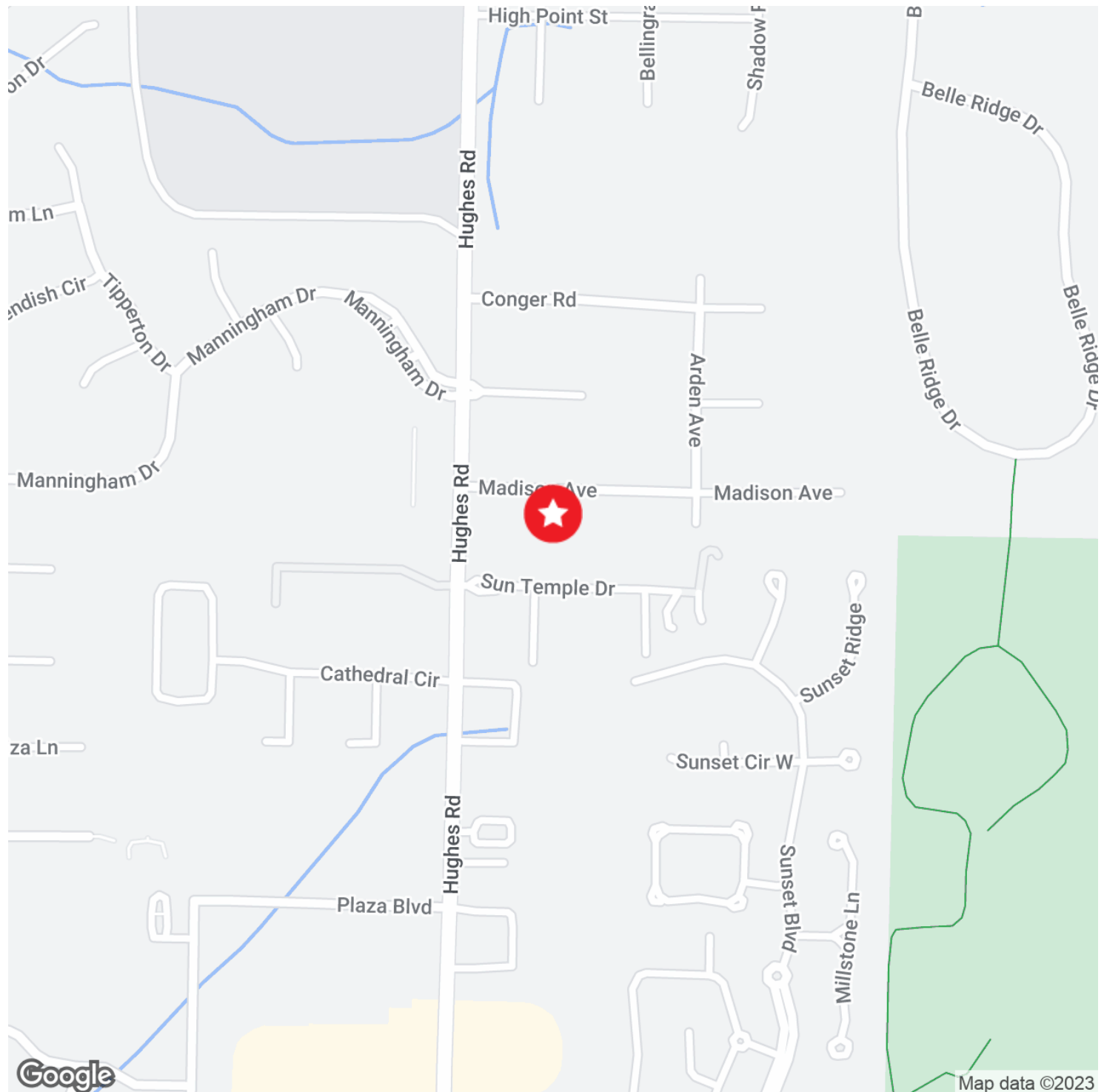
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LOCATION MAPS



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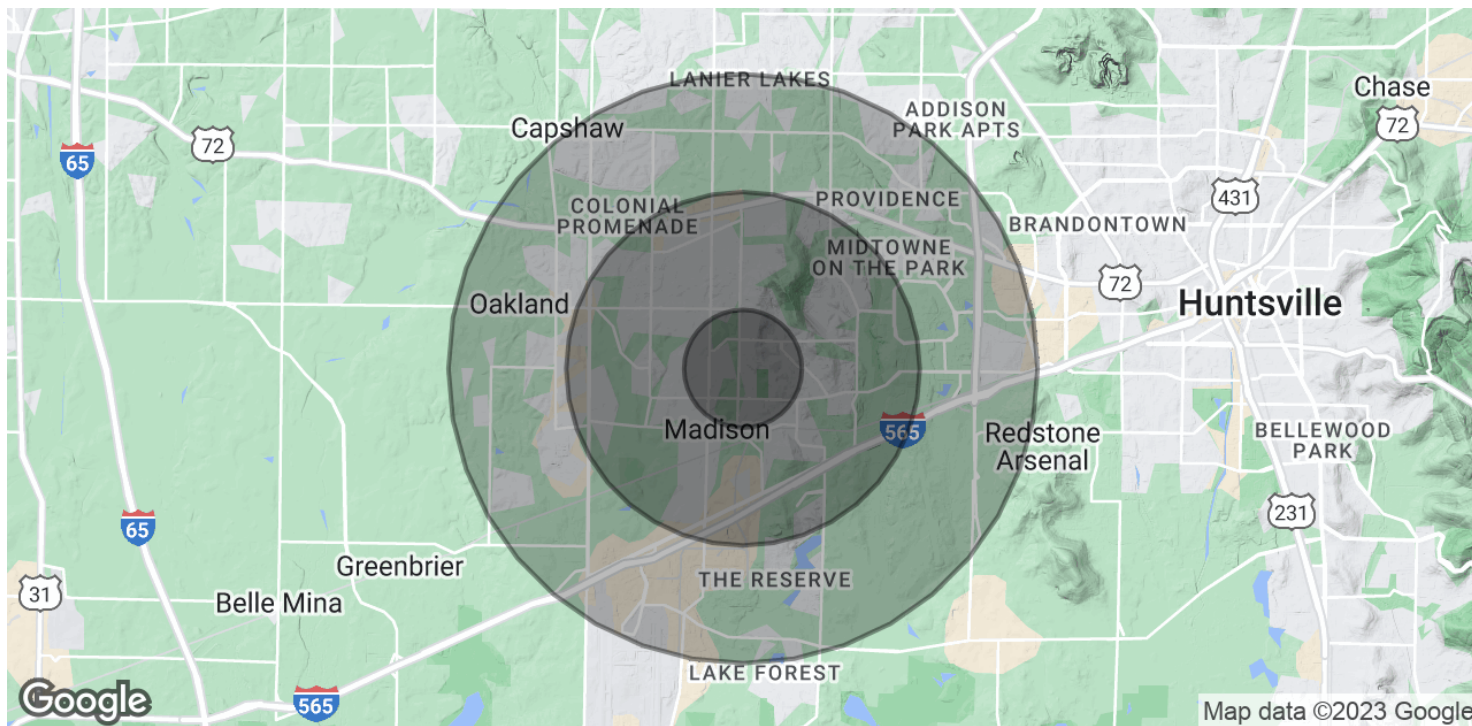
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,099	41,693	65,955
Median age	38.0	36.8	35.5
Median age (Male)	35.2	35.6	34.5
Median age (Female)	39.5	37.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,347	15,665	25,470
# of persons per HH	2.6	2.7	2.6
Average HH income	\$95,808	\$98,844	\$90,885
Average house value	\$230,431	\$270,485	\$259,379

* Demographic data derived from 2020 ACS - 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 17-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.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter

Enable Madison County - Immediate Past President of the Board of Directors

Better Business Bureau of North Alabama Board of Directors

Madison Chamber of Commerce

Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution

National Society United States Daughters of 1812



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