



OFFICE BUILDING FOR LEASE

CENTURY OFFICE PLAZA

3322 S. Memorial Parkway, Huntsville, AL 35801



DEAN
Commercial Real Estate

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

3322 S. MEMORIAL PARKWAY, HUNTSVILLE, AL 35801

CENTURY OFFICE PLAZA



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	80 – 682 SF
Lease Rate:	\$17.51 – 995.00 SF/yr (MG; NN)
Lot Size:	6.076 Acres
Building Size:	78,300 SF
Zoning:	HI
Market:	Huntsville
Submarket:	South Huntsville
Traffic Count:	27,000

PROPERTY OVERVIEW

There are several sizes to choose from to fit your needs. Sizes range from small starter spaces to larger spaces for professional offices. There are other spaces that have nice office spaces in varying sizes.

LOCATION OVERVIEW

This property is conveniently located on the Parkway with great visibility and convenient to most anywhere in Huntsville.

In 2019, U.S. News & World Report named Huntsville the #1 Best Affordable Place to Live and #11 Best Place to Live in the country. Forbes has named Huntsville one of the Top 20 Leading Metros for Business and Kiplinger's Personal Finance has named Huntsville one of the country's Top 10 Cities for Raising Families. In 2018, WalletHub named Huntsville among the Top 25 Most Educated Cities in America.



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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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG; NN	Lease Term:	Negotiable
Total Space:	80 - 682 SF	Lease Rate:	\$17.51 - \$995.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 510	Available	590 SF	Modified Gross	\$995.00 SF/yr	-
Suite 535D	Available	160 SF	Modified Gross	\$310.00 SF/yr	Small office with shared common area.
Suite 535E	Available	80 SF	Modified Gross	\$190 per month	Small office with shared lobby and restroom.
Suite 624B	Available	214 SF	Modified Gross	\$385 per month	This is a private office in an office pod with shared entry, restroom and kitchenette.
Suite 624C	Available	229 SF	Modified Gross	\$405 per month	This is a private office in an office pod with shared entry, restroom and kitchenette.
Suite 626A	Available	390 SF	Modified Net	\$590.00 SF/yr	This open area has a sink for hair and shares a lobby and restrooms with others in the pod.
Suite 628	Available	631 SF	Modified Net	\$925.00 SF/yr	-



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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 631	Available	532 SF	Modified Net	\$795 per month	-
Suite 632	Available	376 SF	Modified Gross	\$580 per month	Suite with offices and private restroom.
Suite 639E	Available	87 SF	Modified Net	\$230.00 SF/yr	This is a small suite sharing a lobby and restrooms with the rest of the pod.
Suite 640	Available	490 SF	Modified Net	\$685.00 SF/yr	This is a large 2 room suite with windows that shares a lobby and restrooms with the rest of the pod.



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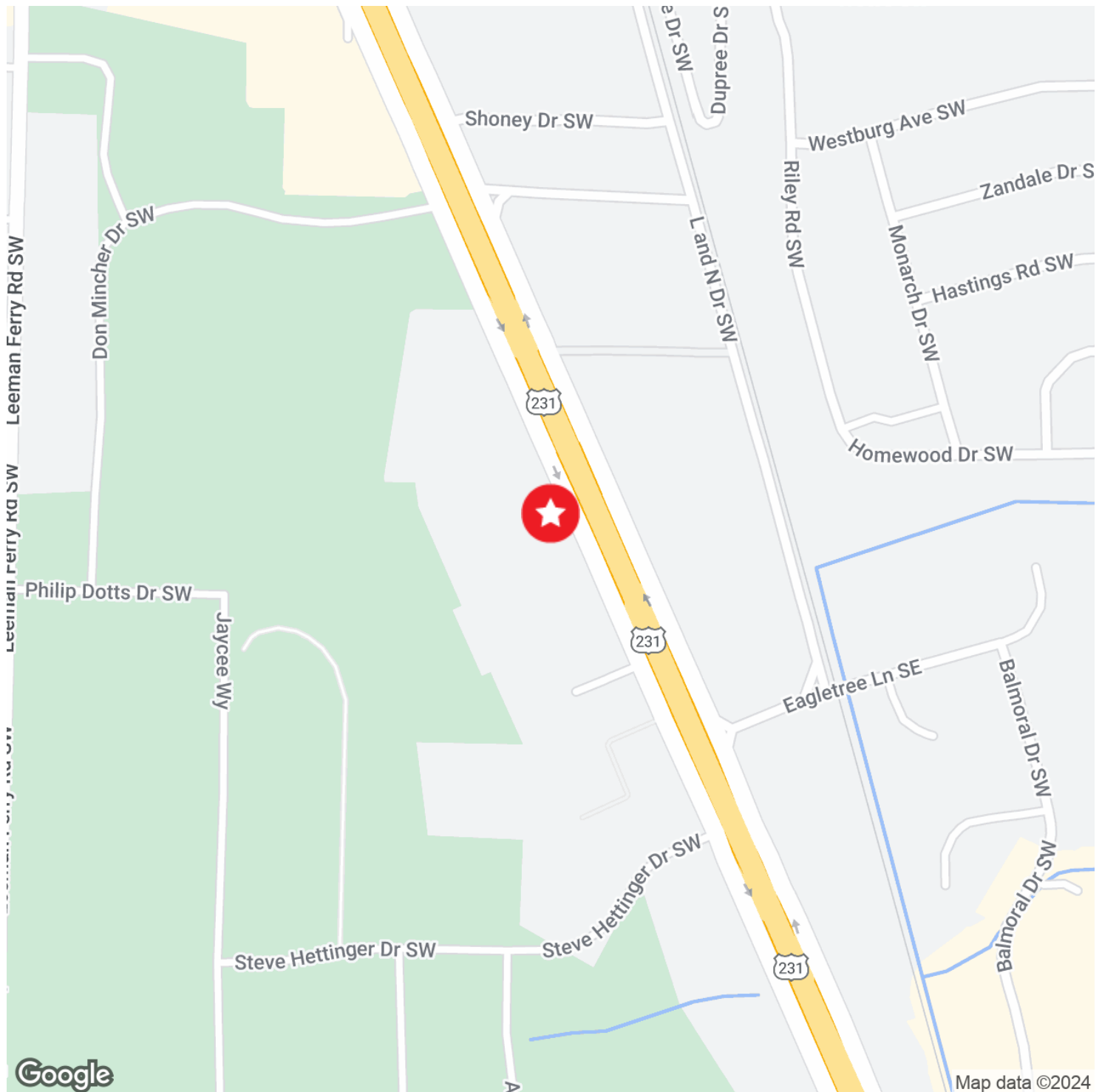
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LOCATION MAP



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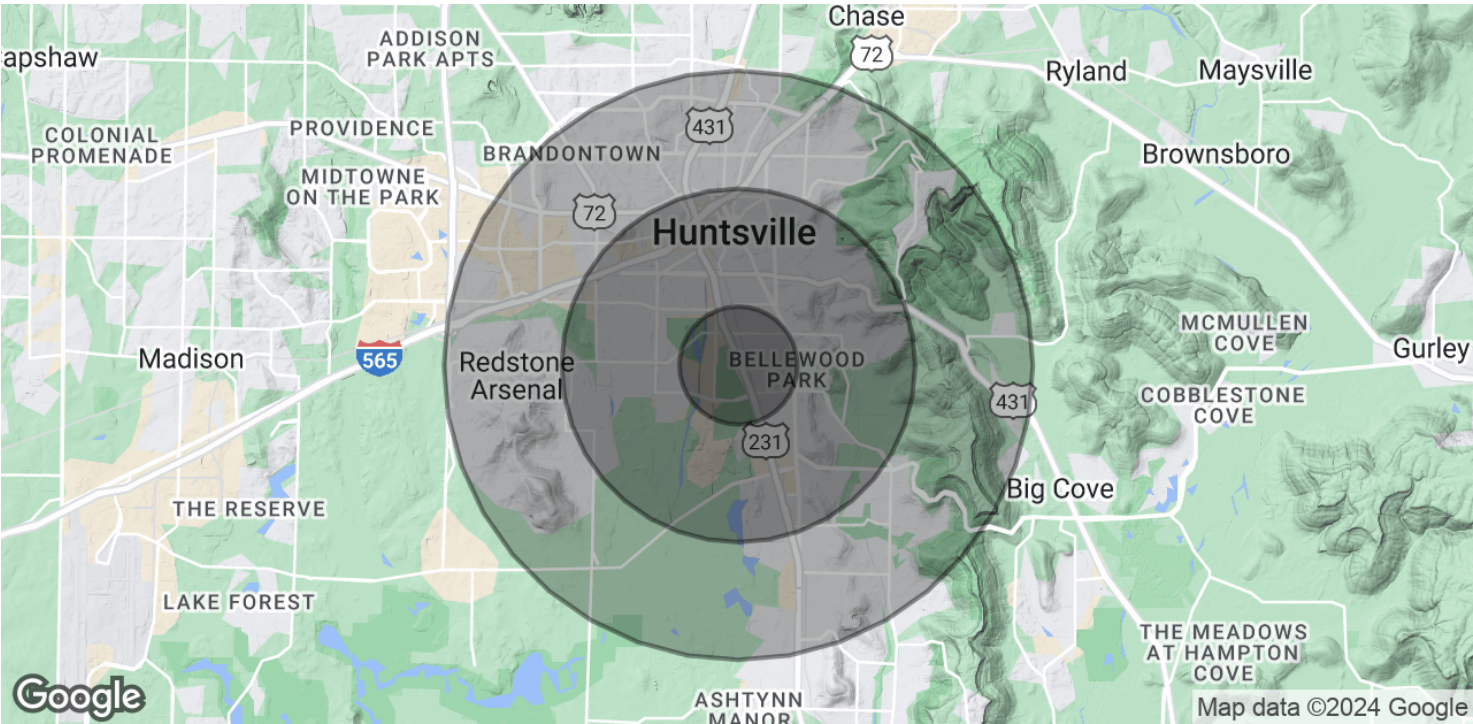
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,357	55,586	112,888
Average age	39.9	38.0	38.6
Average age (Male)	37.8	36.5	36.7
Average age (Female)	41.8	38.8	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,948	24,103	48,388
# of persons per HH	2.2	2.3	2.3
Average HH income	\$57,571	\$63,351	\$63,906
Average house value	\$57,510	\$264,621	\$256,609

* 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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