

*Where the Knowledge Worker Lives, Works and Plays!*

*MidCity presents  
Office Space for Lease*



**Colliers**  
INTERNATIONAL





## *Be more than just a place to work!*

### **MidCity Office is under design and is being developed.**

Your company has the unique opportunity to locate in a collaborative ecosystem that offers your employees the most exclusive and exciting workplace environment in the city of Huntsville. Think about it: entertainment, food & beverage, and recreational amenities, literally in the neighborhood, not to mention an advantage in recruiting and attracting the most talented employees.

Please explore the advantages that MidCity offers.

### **Features & Benefits of Building 9B:**

- › Single-tenant floor opportunity (±19,000 SF)
- › Building signage opportunity
- › Adjacent parking garage
- › Flexible floor plans
- › Office space above retail
- › High volume ceilings
- › Roof top amenity
- › Congressionally-designated an "Opportunity Zone"

### **About MidCity:**

At MidCity Huntsville, a finely balanced mix of uses will surround parks, plazas and walkable streets. In all, patrons, residents and visitors will find ±375,000 square feet of retail, dining and entertainment; ±200,000 square feet of tech-office space; up to 1,050 residential units; and ±350 hotel rooms, adjacent to the only activated adventure park in the Tennessee Valley. The parks, live entertainment, and recreational elements are the focal points for the Project. The feature 40-acre MidCity park integrates a functional lake system along with the 8,500-seat regional outdoor Amphitheater, Topgolf, multi-purpose lawns, a beer garden and an "adrenaline zone" that will host a variety of outdoor activities. More new-to-market businesses are being added, joining these nationally acclaimed businesses already announced for 2019:

- › Dave & Buster's
- › Marriott Aloft Hotel
- › Pies & Pints
- › REI Co-op
- › High Point Climbing & Fitness
- › Wahlburgers



### **BUILDING 9B:** *MidCity Drive @ Stax Street*

- › Building Size: ±75,000 square feet
- › Delivery: Fall 2019
- › Base Rent: \$24.00-\$26.00 per SF
- › Structure: Triple Net
- › Parking: Adjacent Garage
- › Zoning: C4

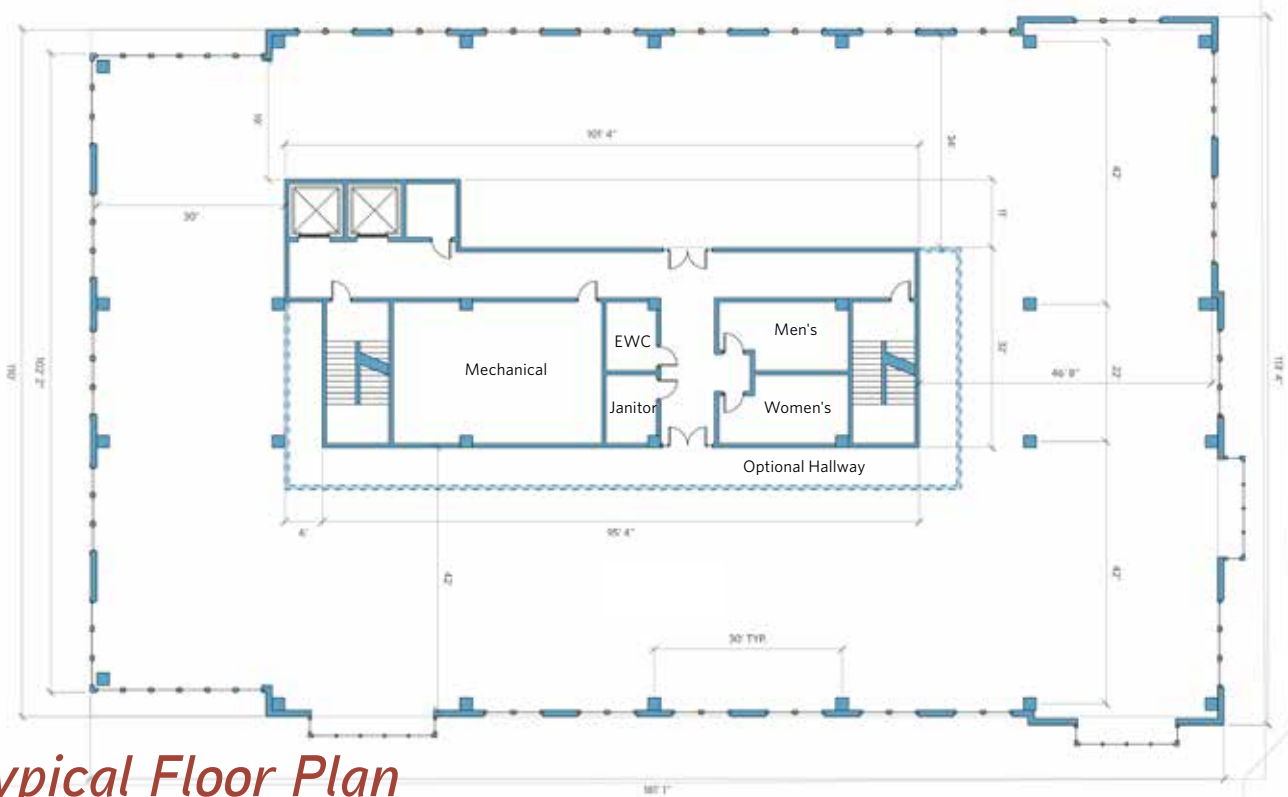


*A Community Empowerment Company*





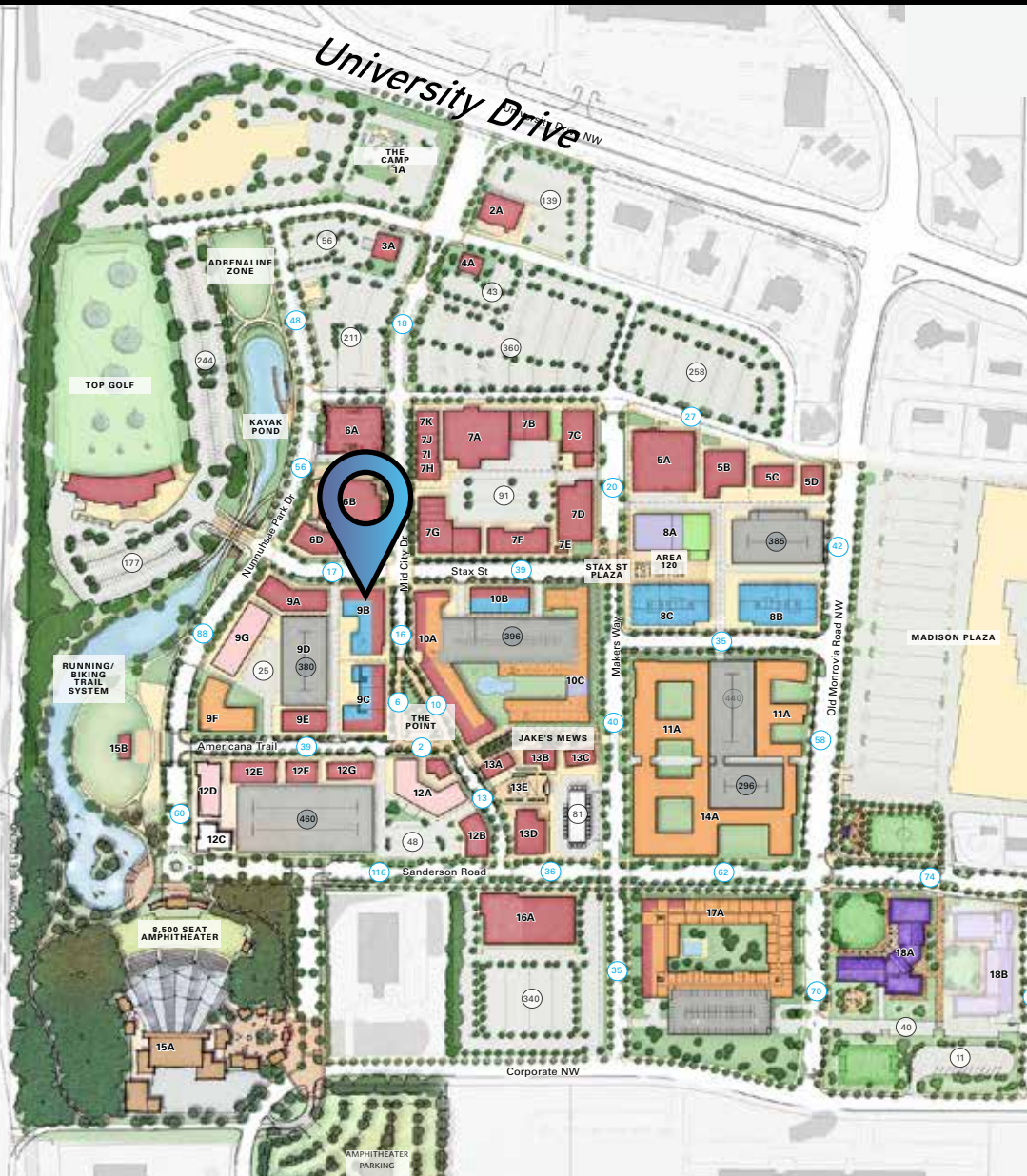
*Building 9B*



*Typical Floor Plan*

Research Park Boulevard

University Drive

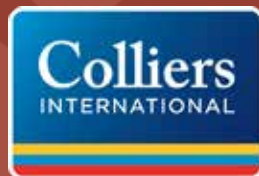


**KYLE COLLINS**

Senior Vice President

256 518 2274

kyle.collins@colliers.com



**COLLIERS INTERNATIONAL**

200 Clinton Avenue W., Suite 801 | Huntsville, AL 35801

[www.colliers.com/alabama](http://www.colliers.com/alabama)

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