

PROFESSIONAL. ACCESSIBLE. POSITIONED FOR SUCCESS.

DOWNTOWN OFFICE BUILDING

PREMIUM OFFICE SPACE

★
PROFESSIONAL. ACCESSIBLE.
POSITIONED FOR SUCCESS.



PRIME LOCATION
IN HUNTSVILLE, AL



PROFESSIONAL
ENVIRONMENT



AMPLE
PARKING



EASY ACCESS TO
MAJOR CORRIDORS



BEAUTIFULLY
LANDSCAPED

WORK BETTER. GROW FASTER. LIVE GREATER.

HUNTSVILLE, AL
THE ROCKET CITY



★★ #1 ★★
Best
PLACE TO LIVE
★★★

41,580

Total building area · SF

4

Stories · ±1.27 acres

OFFERING MEMORANDUM

Downtown Huntsville, AL

Class-B office building in a Class-A downtown location — offered for lease.

40,000 ± SF

308 Clinton Avenue W
Huntsville, AL 35801

Bill Poole Realty

Commercial Real Estate · Est. 1973



Your receipt of this Offering Memorandum (“OM”) constitutes your acknowledgement that it is to be held in the strictest confidence and to be used to determine whether you desire to express interest in the acquisition of the Property described in the OM. In order to share this information with others, you must first obtain written authorization from Bill Poole Realty, LLC (“BPR”). Additionally, you shall not use any part of this OM in any manner detrimental to the Owners of the Property or BPR.

This OM contains information which is not purported to be all-inclusive or contain all the information one would need to evaluate the Property. The OM information has been obtained from sources deemed to be reliable but has not been verified for accuracy or completeness for any purpose and is not, in any way, warranted by the Owners of the Property or BPR.

All references to property dimensions, square-footage calculations and acreage or any other measurements are approximations. All information is presented “as-is” without representation or warranty. You are advised to obtain advice from independent sources to verify Property title, dimensions, calculations, conditions, and completeness of all information contained herein. Any reliance on the content of this OM is solely at your own risk.

The Owners expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property.

If you are a real estate broker, you must register with BPR your client’s name before sharing this OM. You must provide: your name, email, phone number, real estate brokerage name, state that your license resides and name of the client. Nonresident brokers must comply with Alabama Real Estate License Law, Article 1, Section 34-27-3. Failure to register and/or not comply with Alabama Real Estate Law may impact Co-brokerage participation.



A four-story, ±41,580 SF Class-B office building on ±1.27 acres in the heart of downtown Huntsville’s central business district.

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THE OPPORTUNITY

A downtown office building, offered for lease.

Bill Poole Realty has been exclusively engaged to offer for lease 308 Clinton Avenue — a four-story, ±41,580 SF Class-B office building on ±1.27 acres in the heart of downtown Huntsville.

Zoned C-3 General Business and the property offers easy access to I-565 and Memorial Parkway, ±50 on-site surface parking spaces, and excellent signage and branding visibility.

AT A GLANCE

BUILDING AREA 41,580 ± SF	STORIES 4 Floors	LAND AREA 1.27 ± acres
ZONING C-3 General Business	YEAR BUILT 1965 Office	PARKING ±80 On-site surface



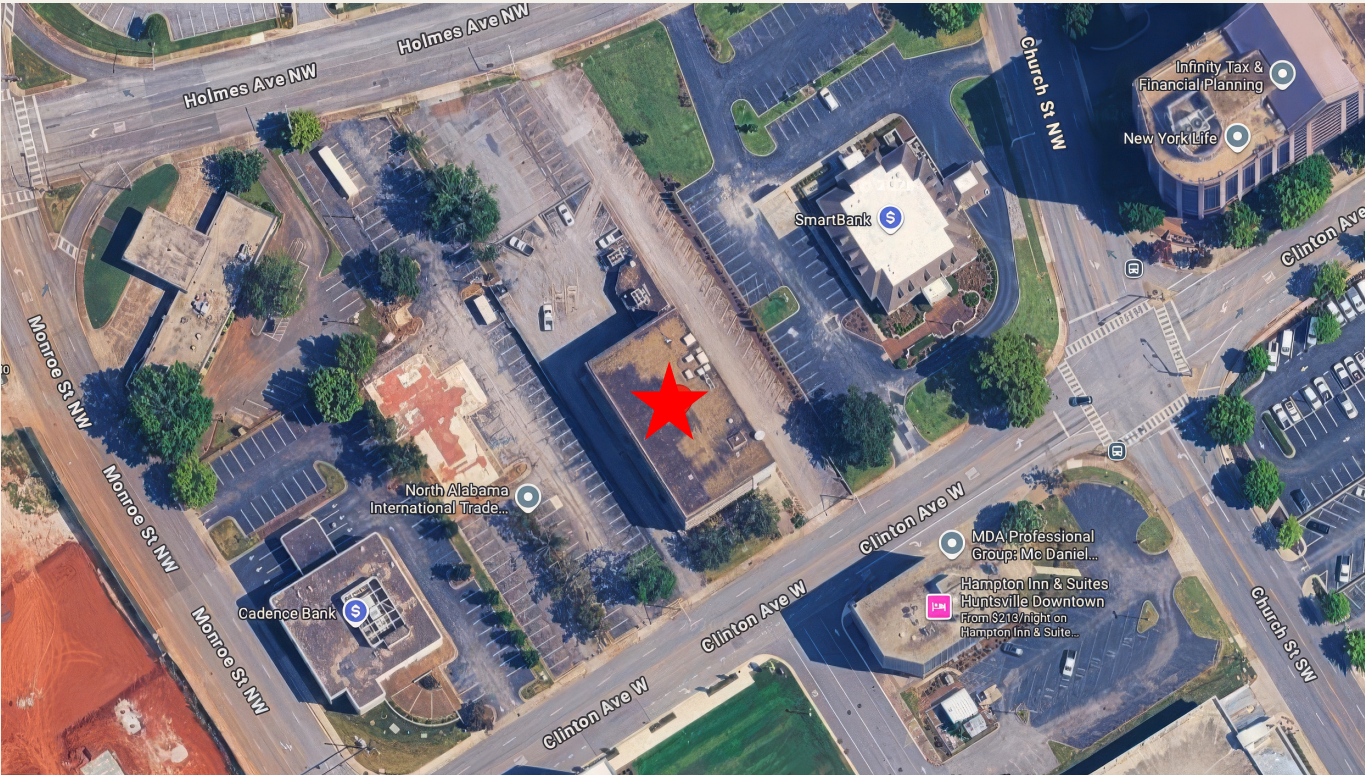
Property Overview



I • THE OPPORTUNITY

THE PROPERTY

Class-B in the heart of downtown.



BUILDING AREA

±41,580 SF

Four stories of office space

LAND

±1.27 acres

C-3 General Business zoning

YEAR BUILT

1965

All utilities: electric, gas, water

PARKING

±80 spaces

On-site, surface

Building Description



II • THE PROPERTY

THE PROPERTY

Four floors. Surveyed corner. Redevelopment-ready.

The $\pm 41,580$ SF building sits on ± 1.27 acres on Clinton Avenue West, with easy access to I-565 and Memorial Parkway and a centralized position in downtown Huntsville.

PROPERTY HIGHLIGHTS

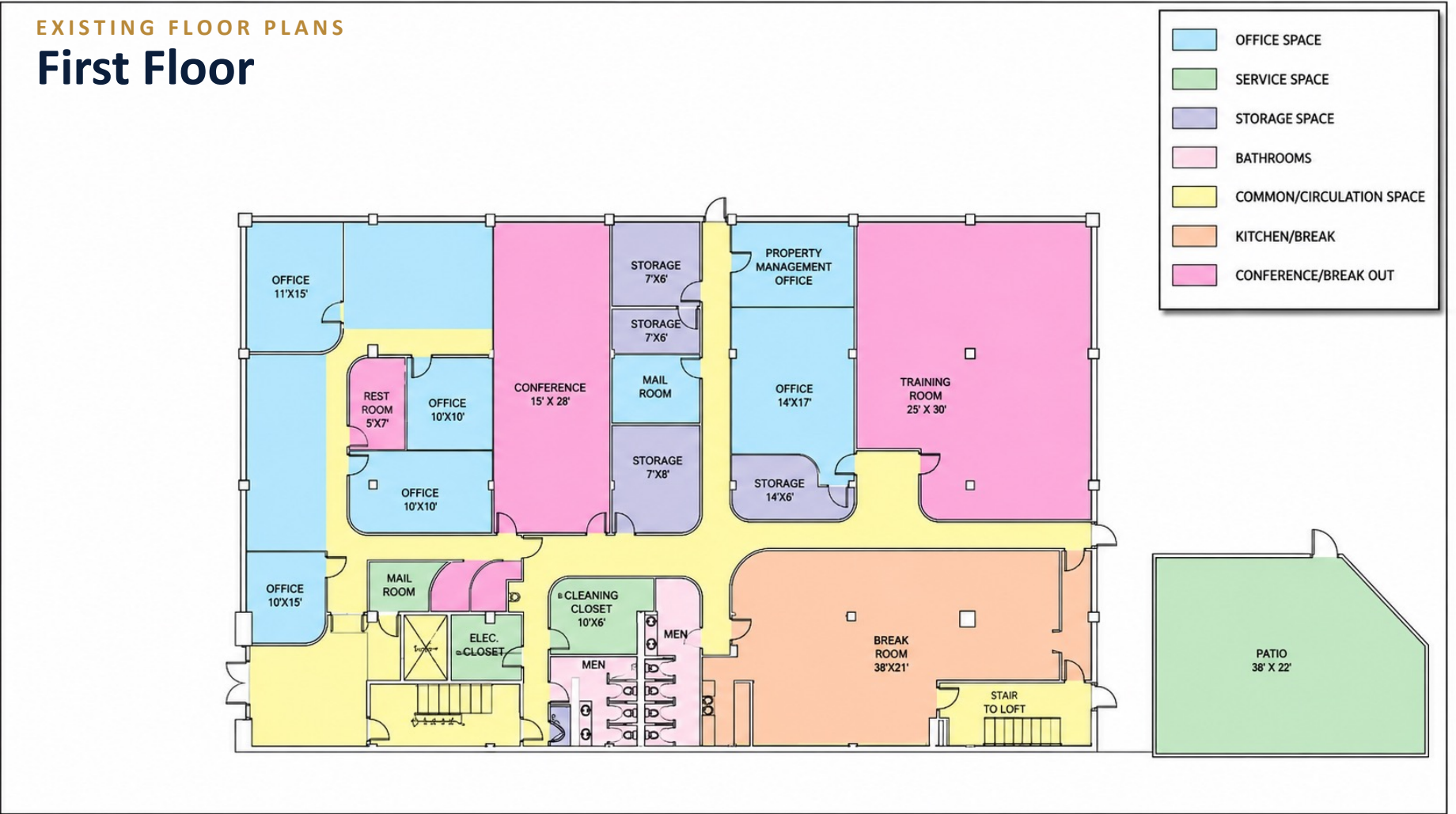
Location: Downtown CBD, Class-A location

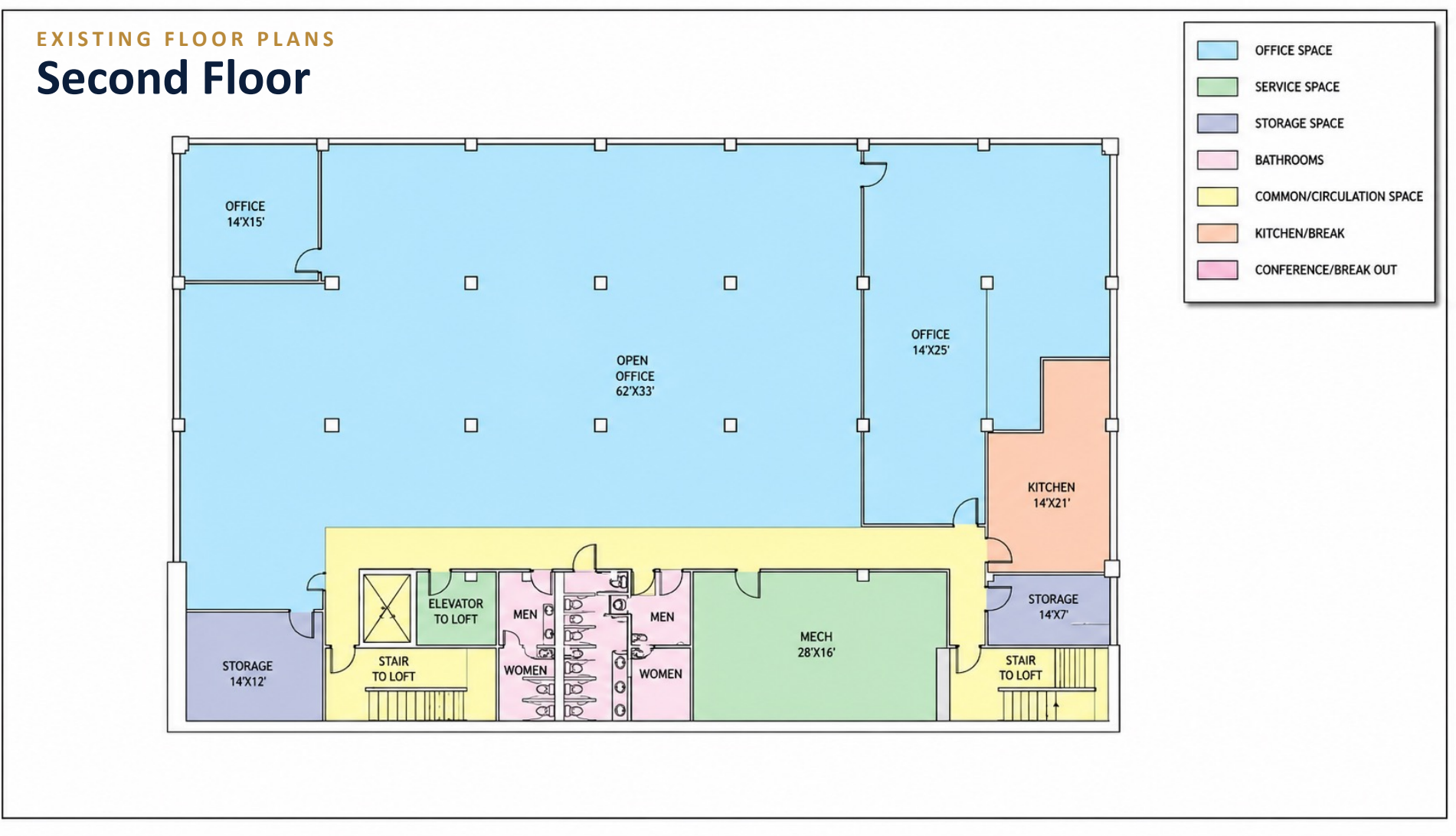
Zoning: C-3 General Business — flexible use

Floors: Four stories, $\pm 41,580$ SF total

Parking: ± 80 on-site surface spaces

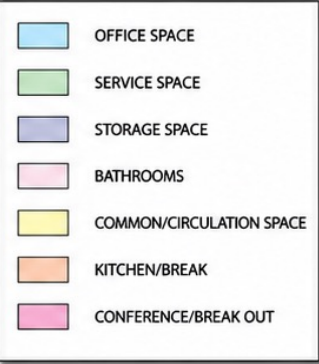
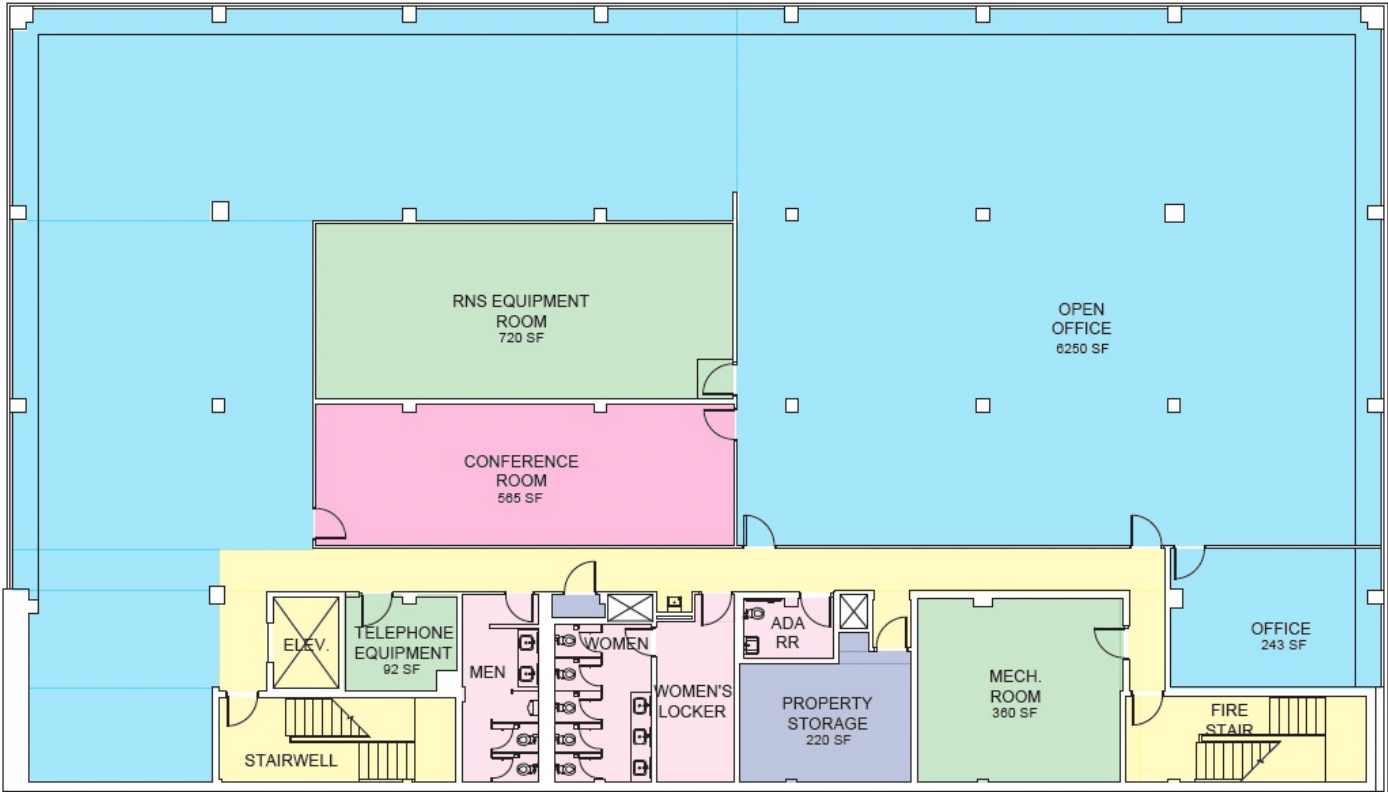


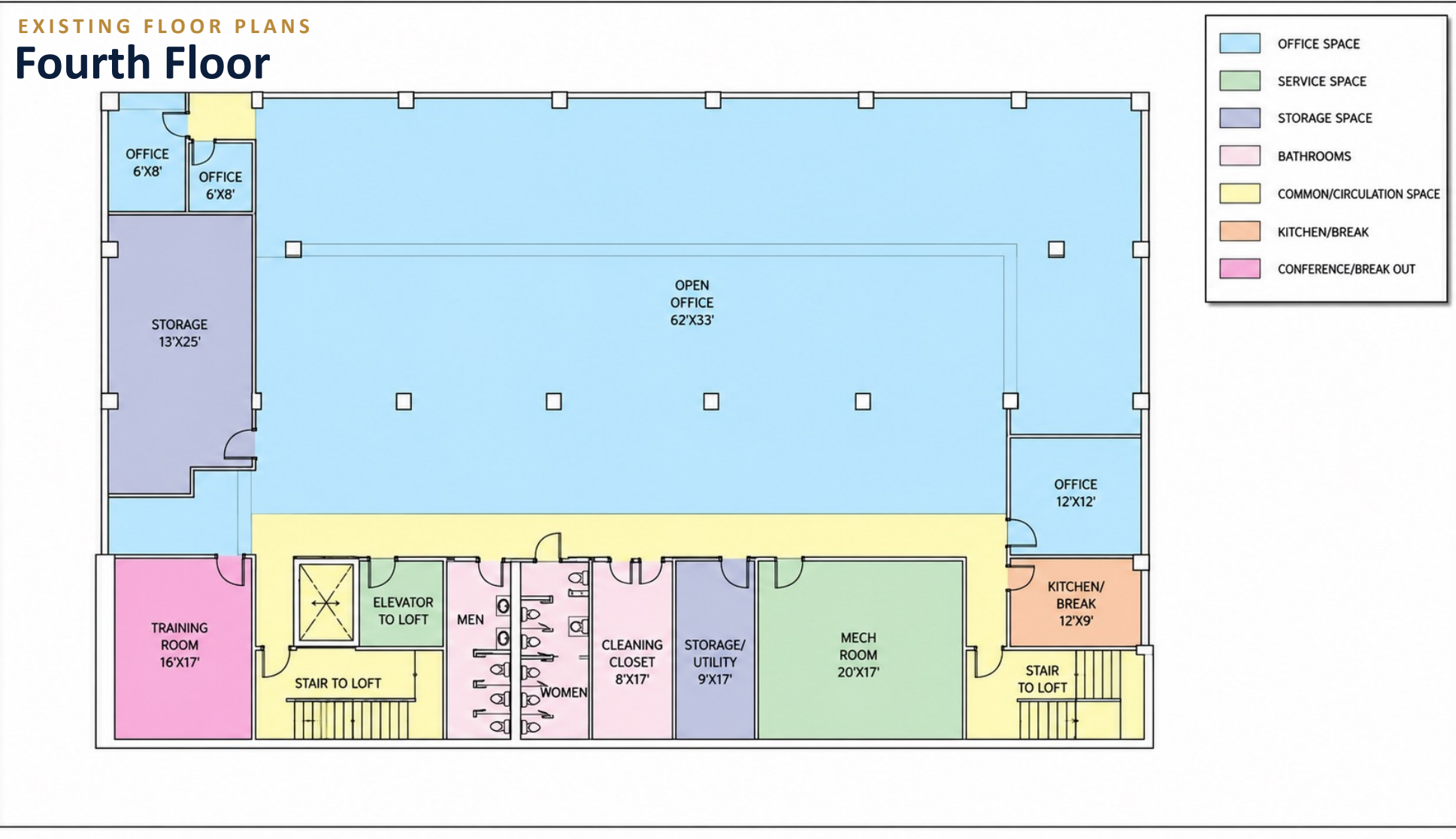




EXISTING FLOOR PLANS

Third Floor





THE MARKET

A central business district in motion.

The subject sits within a CBD experiencing significant new investment. Multiple mixed-use and office developments are under construction, with several more planned over the next 3–5 years — including the Coca-Cola site redevelopment, a new City Hall, the new Bank Independent office building, the new Federal Courthouse, and several multi-family developments.



FRONT ROW

\$375 Million dollar project underway

New City Hall

Public investment in the CBD

Bank Independent

New office building

Federal Courthouse

New courthouse facility

Multi-Family

Several new developments

SURROUNDING AREA

Minutes from everything downtown.



Von Braun Center	Walking distance
Big Spring Park	Walking distance
Regions Center	Downtown core
Huntsville Hospital	Major employer nearby
Courthouse Square	Civic & retail
I-565 / Memorial Pkwy	Immediate access

Why Huntsville, AL?





BUILT ON INNOVATION
DRIVEN BY DISCOVERY

A CITY OF OPPORTUNITY

- AEROSPACE & DEFENSE LEADER**
Home to Redstone Arsenal, NASA, and the U.S. Space & Rocket Center.
- FORTUNE 500 PRESENCE**
Home to several Fortune 500 companies driving growth and innovation.
- TECHNOLOGY & TELECOMMUNICATIONS**
A hub for cutting-edge technology, cyber, and telecommunications.
- MANUFACTURING EXCELLENCE**
Advanced manufacturing and engineering fuel a strong and diverse economy.
- NATURAL BEAUTY & RECREATION**
Rolling hills, mountains, lakes and rivers offer year-round outdoor fun.
- SOUTHERN HOSPITALITY & CULTURAL DIVERSITY**
A welcoming community with a rich heritage, great food and vibrant arts.

HUNTSVILLE

ALABAMA

The Rocket City



#1 Best PLACE TO LIVE
U.S. News & World Report RANKINGS

A THRIVING METROPOLITAN AREA
★ GREAT FOR BUSINESS. EVEN BETTER FOR LIFE. ★

ROOTED IN HISTORY. FOCUSED ON THE FUTURE.

From its humble beginnings as a cotton town, Huntsville has transformed into a dynamic city that leads in military, space, telecommunications, biotechnology, manufacturing and many other emerging specialties.

Rolling hills, mountains, lakes and rivers provide endless opportunities for recreation. Huntsville blends its rich heritage of Southern hospitality with innovative high-tech ventures and cultural diversity, making it one of the most recognized cities in the Southeast.

HOME TO SEVERAL FORTUNE 500 COMPANIES, Huntsville offers a broad range of manufacturing, retail and service industries.



U.S. SPACE & ROCKET CENTER



VON BRAUN CENTER



BIG SPRING PARK

Huntsville consistently ranks among the best and most affordable U.S. metros — strong quality of life, housing affordability, and a thriving job market anchored by aerospace, defense, and advanced manufacturing. Now the largest city in Alabama, it blends a deep aerospace heritage with high-tech growth and cultural diversity.

HUNTSVILLE METRO

- #1** Best Place to Live — U.S. News & World Report
- #1** Largest city in Alabama
- Top 10** Emerging housing market (WSJ)



HUNTSVILLE ACCOLADES

- #1 Best Place to Live in the U.S. — U.S. News & World Report
- Top City for STEM Opportunities — Business Facilities
- 3rd Most Affordable Place to Live — U.S. News & World Report
- #5 on the CompTIA Tech Town Index
- No. 6 Job Market in the U.S. — WalletHub
- Top 10 “Zoom Town” — RealPage
- #3 for Life Quality, #4 for Tech Job Density — Commercial Cafe
- Top 10 Emerging Housing Market — Wall Street Journal



TOP EMPLOYERS IN HUNTSVILLE

Employer	Employees
U.S. Army / Redstone Arsenal	38,000
Huntsville Hospital	9,352
NASA / Marshall Space Flight Center	6,000
Huntsville City Schools	3,000
The Boeing Company	2,900
SAIC	2,746
Dynetics Inc.	2,551
Madison County Schools	2,389
City of Huntsville	2,206
ADTRAN Inc.	1,925
University of Alabama in Huntsville	1,660
Northrop Grumman Corporation	1,100

Demographics



III · THE LOCATION

Population	65,820		118,368		163,902	
Households	28,765		50,545		71,744	
Persons per Household	2.15	84	2.17	85	2.16	85
Household Median Income	\$59,254.82	68	\$59,594.45	68	\$69,896.54	80
Household Median Disposable Income	\$51,976.88	69	\$52,267.36	70	\$61,684.5	82
Household Median Discretionary Income	\$37,425.35	65	\$37,100.76	64	\$46,209.68	80
Average Income Per Person	\$42,082.72	89	\$41,336.46	88	\$44,895.38	95
Median Rent	\$945.07	67	\$1,010.7	72	\$1,119.07	79
Median House Value	\$242,496.76	62	\$237,411.61	61	\$281,237.39	72
Households in Poverty	5,839 (20.3%)	161	9,411 (18.6%)	147	10,962 (15.3%)	121
Household Median Wealth	\$62,915.55	77	\$63,055.91	77	\$69,675.95	85
Average Age	39.66	96	39.16	95	39.66	96
Median Age	37.08	92	36.13	89	36.72	91
Households with Children	5,738 (19.9%)	74	10,264 (20.3%)	76	14,348 (20%)	75
High School Graduate or Higher	38,989 (85.7%)	96	69,291 (87.5%)	98	100,822 (89.8%)	101
Bachelor's Degree or Higher	15,539 (34.2%)	97	28,356 (35.8%)	102	45,434 (40.5%)	115
Pop density (per sq mi)	2,393		963		902	
Area (based on blockgroups)	28		123		182	

READY TO START

For Lease

A four-story, ±41,580 SF Class-B office building on ±1.27 acres in the heart of downtown Huntsville's central business district. Let's talk.

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