

# New Generation Office/Retail Space for LEASE



## 2805 Governors Drive Huntsville, AL

Suite 1: **2,628 SF**

Suite 2: **1,832 SF**

Available: **July 1st**

Rent: **\$22/SF Gross**

Traffic count: **26,909 VPD (2022)**

(2) ADA bathrooms in each suite.

(Landlord responsible for roof/structure, dumpster, property taxes/insurance, water).

Landlord will also offer 15 min of advertising on the electronic billboard every hour.

Suites to be delivered in white box condition, Tenant buildout can be negotiated.

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