OFFICE BUILDING FOR LEASE

PROFESSIONAL OFFICE SPACE IN MADISON

120 W. Dublin Drive, Madison, AL 35758



DEAN
Commercial Real Estate

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

120 W. DUBLIN DRIVE, MADISON, AL 35758

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,330 - 3,330 SF
Lease Rate:	$18.00 SF/yr (NN)
Year Built:	2005
Building Size:	15,000 SF
Zoning:	B3
Market:	Madison
Submarket:	Huntsville MSA

PROPERTY OVERVIEW

This professional office building has two spaces available. One space is a first generation space ready for build-out and owner will build-to-suit. There is an elevator to the second floor and there is plenty of natural light from the many windows. This space can be leased separately or together. Price includes CAM charges but utilities are the responsibility of tenant.

LOCATION OVERVIEW

This building is centrally located in Madison just off Wall Triana and Hwy 20. It has easy access to I-565 and is only minutes to the Madison Hospital. 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 58% of all households in the City of Madison have an income greater than $75,000, with a city-wide average of $107,330.

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PRESENTED BY:
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ADDITIONAL PHOTOS







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AVAILABLE SPACES

Lease Rate: $18.00 SF/YR (NN)

Total Space 1,330 - 3,330 SF

Lease Type: NN

Lease Term: 3 years +

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 201	Medical	$18.00 SF/YR	Modified Net	1,330 - 3,330 SF	Negotiable	Space can be leased with 201 B. First generation space will be built out by owner.
Suite 201	Medical	$18.00 SF/YR	Modified Net	2,000 - 3,330 SF	Negotiable	Space can be leased with 201 A. First generation space will be built out by owner.
Suite 103	Medical	$18.00 SF/YR	Modified Net	1,650 SF	Negotiable	This space has a large waiting area, reception office with private bath, ADA restroom for customers and 3 large offices.

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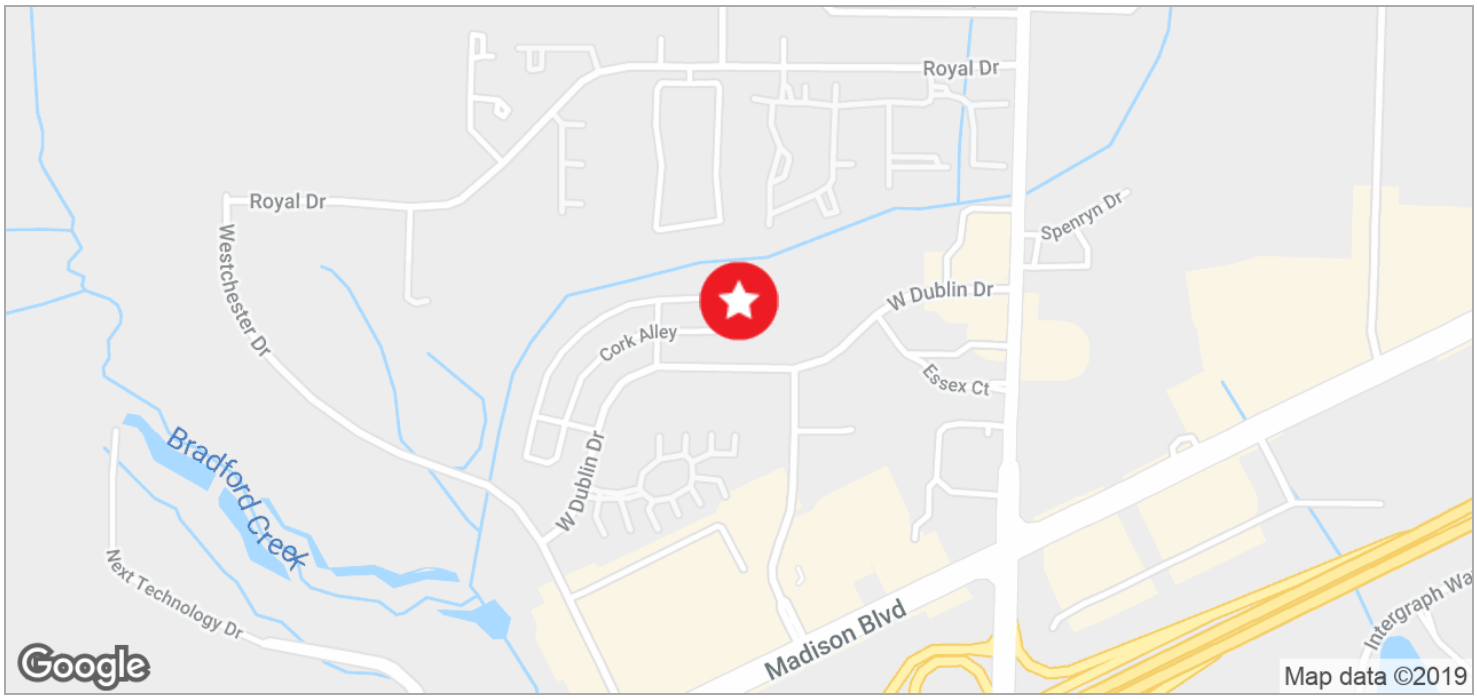
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LOCATION MAPS





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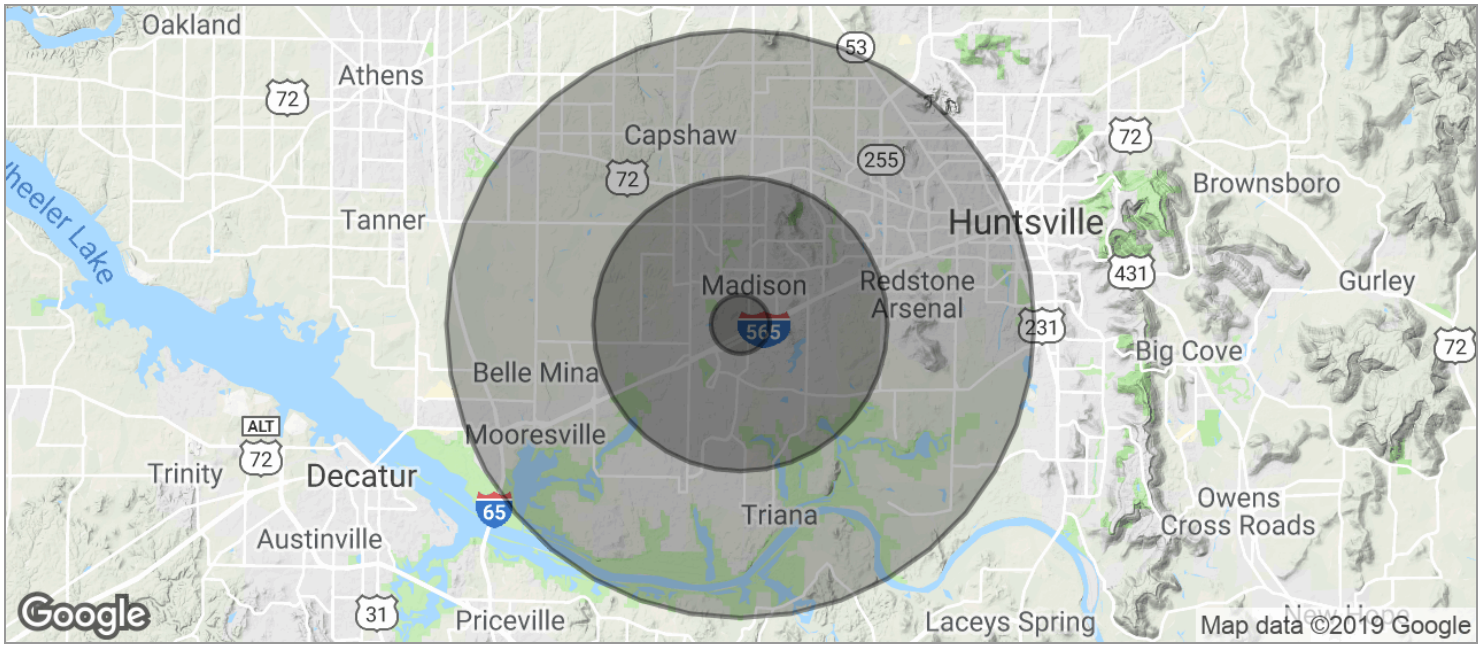
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,556	50,261	140,618
MEDIAN AGE	33.0	36.1	34.7
MEDIAN AGE (MALE)	32.3	35.1	34.2
MEDIAN AGE (FEMALE)	33.4	36.6	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,170	19,249	54,546
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	$65,397	$94,205	$78,968
AVERAGE HOUSE VALUE	$204,798	$257,864	$236,303

** Demographic data derived from 2010 US Census*

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PROFESSIONAL OFFICE SPACE IN MADISON

TERRI DEAN, CCIM

Broker/Owner



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Huntsville, AL 35805

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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 12 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 opening 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.

Terri is actively involved in the Alabama CCIM Chapter as the Chair of Scholarships. She is also involved in the Huntsville/Madison County Chamber of Commerce.

Memberships & Affiliations

Alabama CCIM Chapter
Huntsville/Madison County Chamber of Commerce
International Council of Shopping Centers

National Society Daughters of the American Revolution
National Society United States Daughters of 1812

Education

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

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