

UNDER CONSTRUCTION

Redstone Gateway Development
4000 & 4100 Market Street
Huntsville, AL 35808

AVAILABILITY

- 14,500 SF to 44,000 SF
- 3rd Qtr 2018 Occupancy

BUILDING HIGHLIGHTS

- Single Story Office Buildings
- Single and multi-tenant options
- Ample surface parking (4/1,000 SF)
- 14' ceiling height
- Fiber optics available
- Master-planned park
- LEED Certified construction
- Lakefront location, view and access

LOCATION & AMENITIES

- Located adjacent to new TownePlace Suites by Marriott and The Shops at Redstone Gateway
- Gate 9 relocation has created over 3 miles of new lanes to greatly enhance peak time access
- Building access does not require entry into Redstone Arsenal
- Future onsite development to include 120,000 SF of convenience retail, restaurants and hotels
- Pedestrian friendly environment
- Onsite property management by COPT Property Management Services

PRICING

\$17.25 PSF NNN



EXCLUSIVE AGENTS

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CORPORATE OFFICE
PROPERTIES TRUST

OVERVIEW OF REDSTONE GATEWAY

- ◇ A dynamic, pedestrian friendly, mixed use business environment to serve Huntsville's next generation of businesses and their employees
- ◇ At the primary access point (Gate 9) of Redstone Arsenal with visibility from I-565
- ◇ A variety of facilities opportunities both inside and outside the gate, including build-to-suit and single and multi-tenant buildings
- ◇ Home to Boeing and DRS Huntsville campuses, TownePlace Suites by Marriott and The Shops at Redstone Gateway

THE SHOPS AT REDSTONE GATEWAY

- ◇ The Shops at Redstone Gateway, a pedestrian friendly amenity center supports the daily needs of the park's tenants as well as those accessing Redstone Arsenal each day
- ◇ The Shops at Redstone Gateway will ultimately contain 120,000+/- SF of retail development, with five outparcels.
- ◇ *Open Now* - Three brand new restaurant concepts - Rocket City Tavern, Dipwich Original American Sandwiches and Fiero Mexican Grill
- ◇ *Amenities Open Now Include* - Redstone Gateway Conference and Dining Center, offering 2,100 SF of conferencing space with catering capabilities

TOWNEPLACE SUITES BY MARRIOTT

- ◇ TownePlace Suites by Marriott is a 120 room, four story hotel
- ◇ Located on the south side of the six acre lake with access from Market Street, the hotel provides convenient accommodations for Redstone Gateway visitors and customers conducting business on Redstone Arsenal
- ◇ Hotel amenities include an outdoor pool area, work out facilities and exterior patios



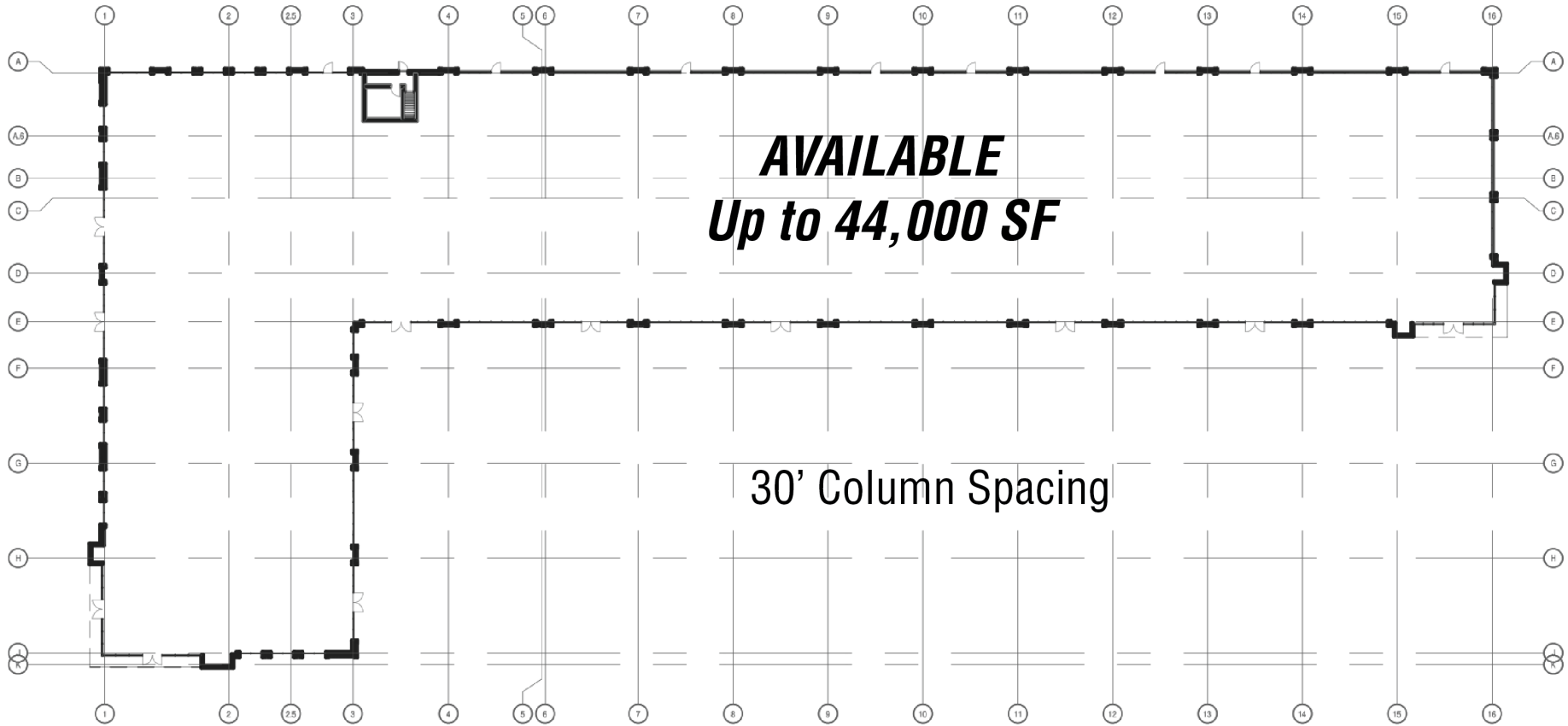
RENDERING - 4000 MARKET STREET



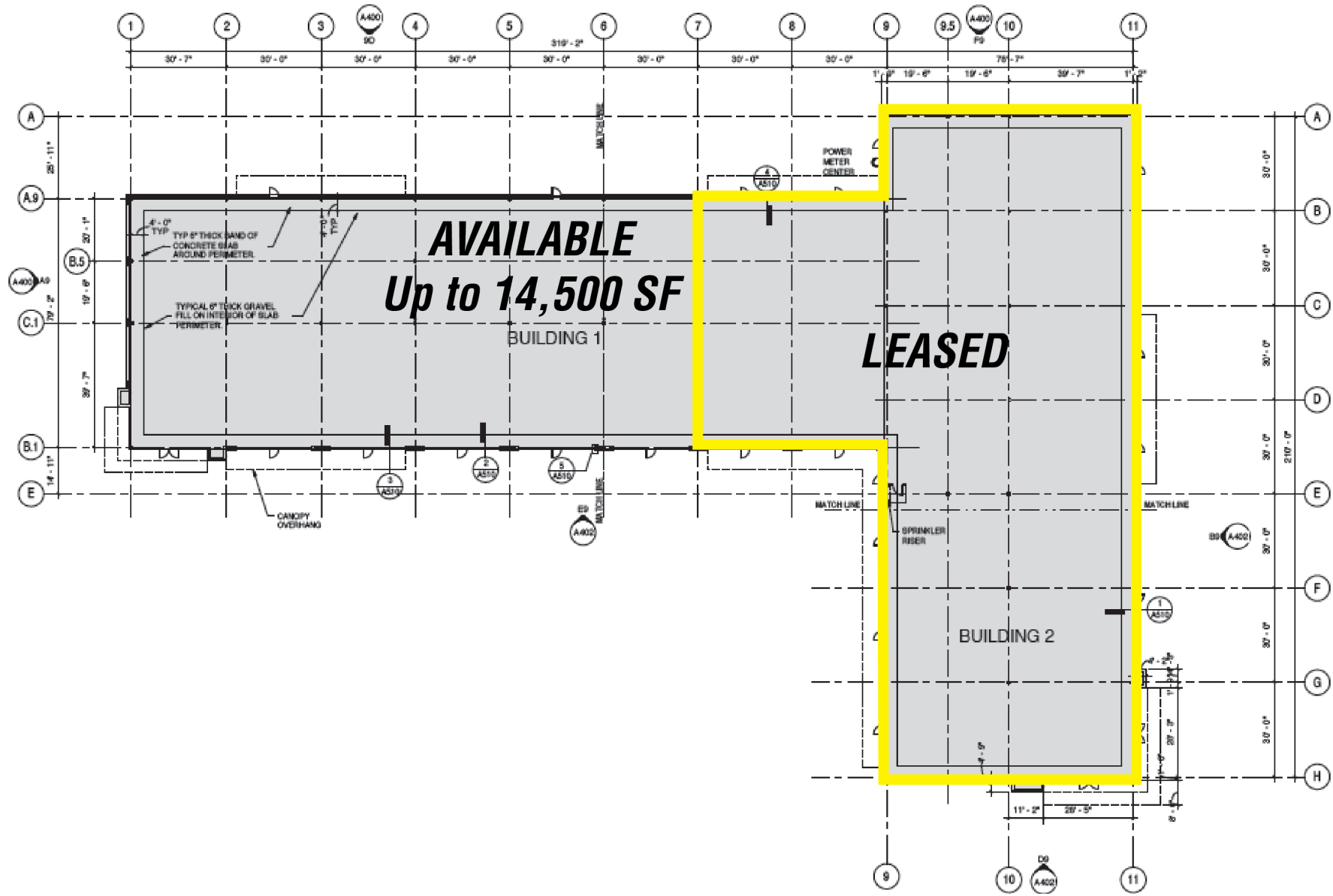
RENDERINGS - 4100 MARKET STREET



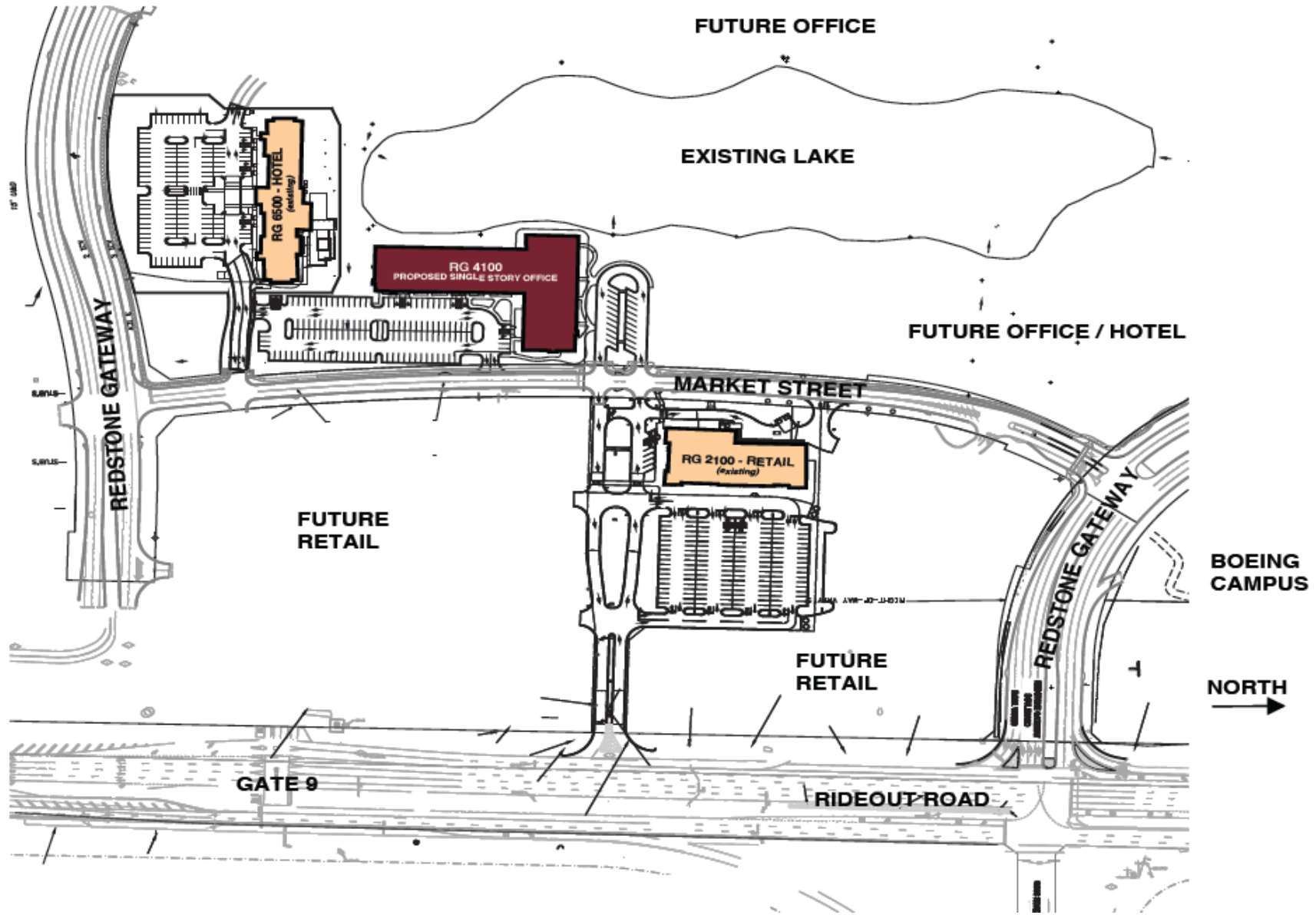
FLOOR PLAN - 4000 MARKET STREET - 44,000 SF



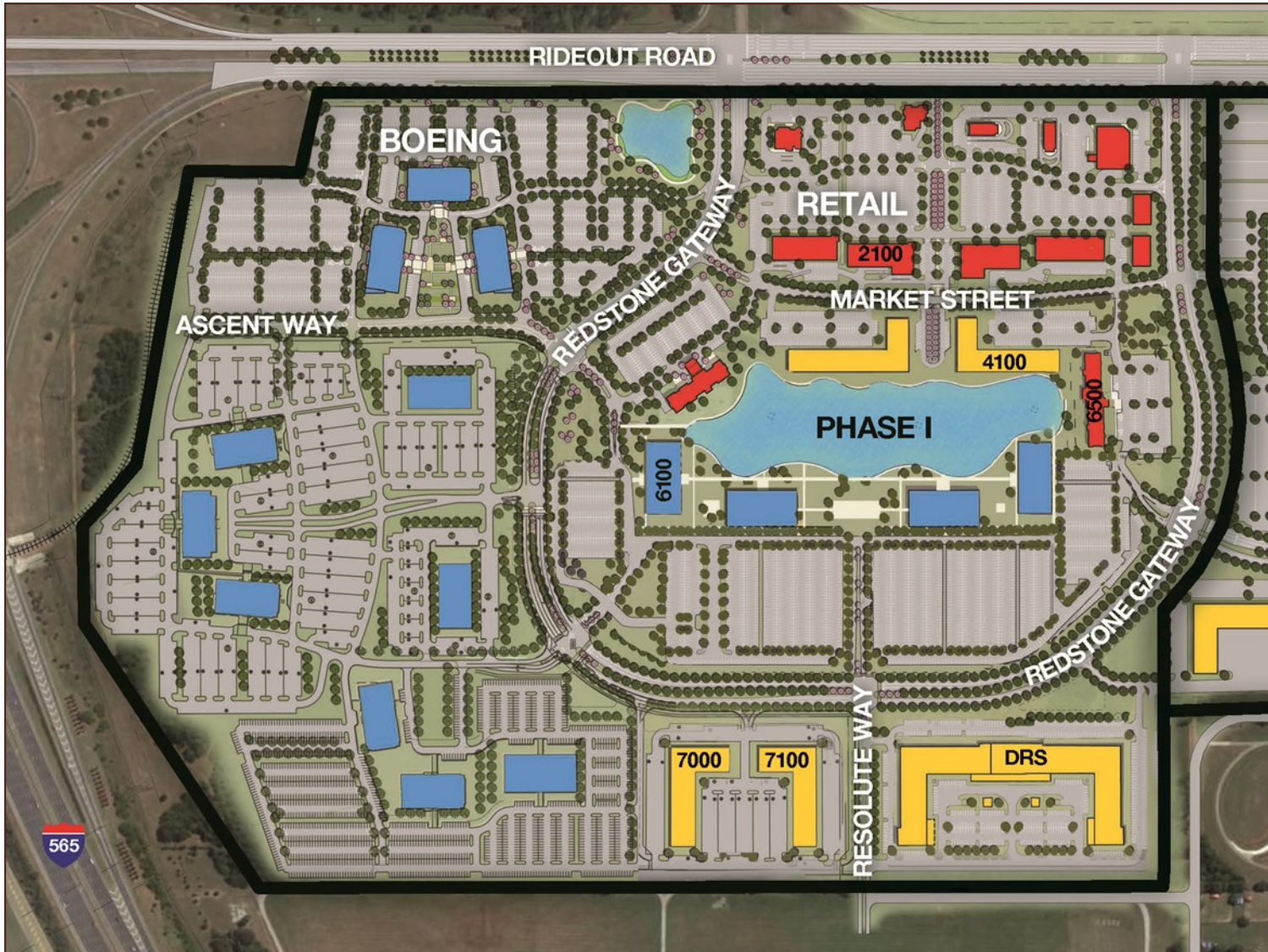
FLOOR PLAN - 4100 MARKET STREET - 36,000 SF



SITE PLAN - 4100 MARKET STREET



FUTURE DEVELOPMENT PIPELINE



- Multi-Story Office
- Single-Story Office
- Retail/Hotel
- Secured Campus

REDSTONE GATEWAY MASTER PLAN



- Multi-Story Office
- Single-Story Office
- Retail/Hotel
- Secured Campus

GATE 9 RELOCATION



LOCATION MAP

