

Cummings Research Park West



Class A Office Buildings



OFFICE BUILDINGS | FOR LEASE | \$25.00 SF/YR (MG) | ±40,274 SF

345 Voyager Way
Huntsville, AL 35806

**OFFERING SUMMARY**

Main Bldg Lease Rate:	\$25.00 SF/yr (MG)
Adjacent Bldg Warehouse:	\$10.00 SF/yr (MG)
Adjacent Bldg Office Area:	\$23.00 SF/yr (MG)
Tenant Responsibilities:	Utilities & Janitorial
Buildings Total:	± 40,274 SF
Lot Size:	9.3 Acres
Zoning:	CRPW
Market:	Cummings Research Park

PROPERTY HIGHLIGHTS

- Two building Campus located on the corner of Voyager Way & Explorer Boulevard
- Main 2-Story Building is ±31,105 SF
- Office/Warehouse Building is ±9,169 SF and is fully conditioned
- Lot is situated on Lake #4 and includes a covered pavilion & outdoor seating areas
- Conference Center
- Modern Design features large window walls with abundant natural light

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The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

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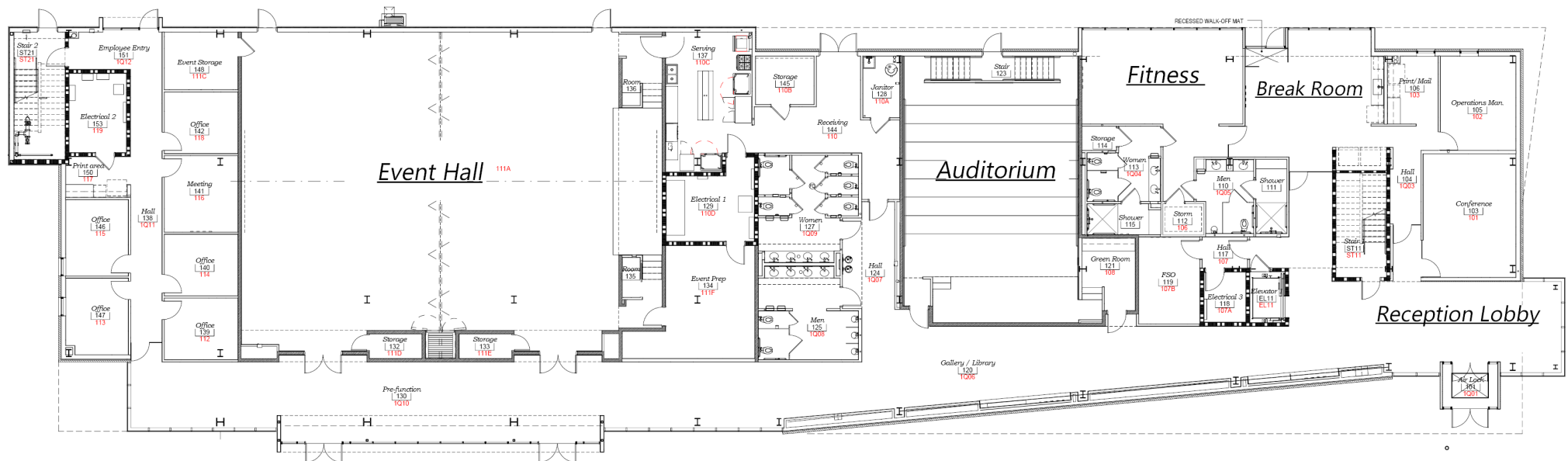
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First Floor



- 320 Person Event Hall divisible via accordion wall
- 95 Person Auditorium

- Full Kitchen/Serving area with Event Prep Area
- Fitness Center with Showers

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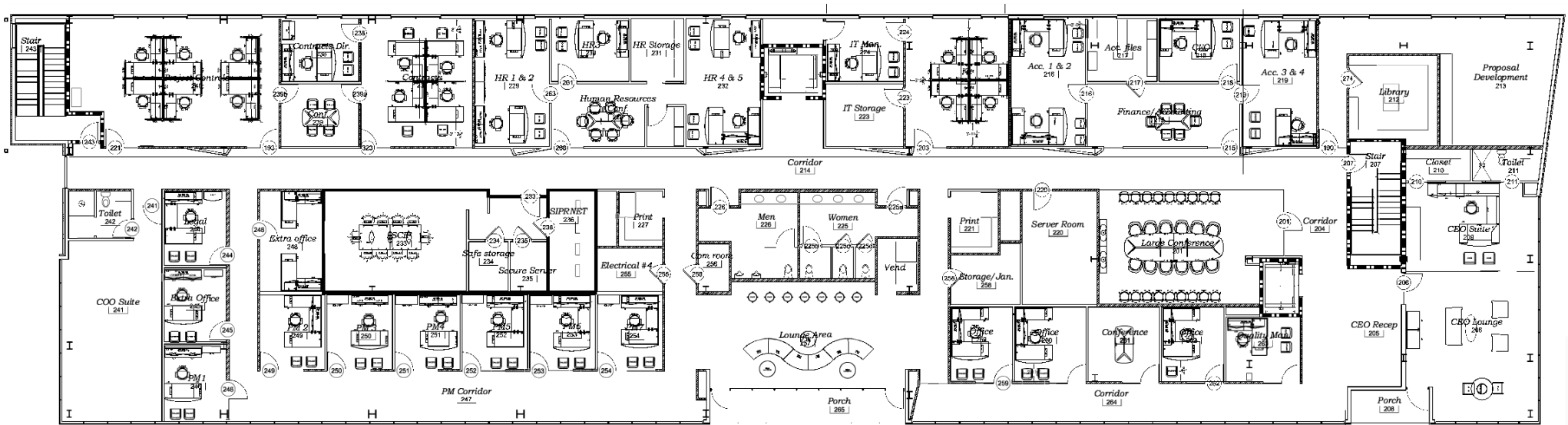
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Second Floor



- 51 Workstations/Desks
- SCIF Area measuring 22' X 15'
- Lounge Area with Balcony
- Large 30 person Conference Room
- 4 small Conference Rooms
- Executive Offices

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Adjacent Building



- 11 Private Offices
- Open Office Area

- 2 Conference Rooms
- Break Room

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