

HUDSONALPHA INSTITUTE FOR BIOTECHNOLOGY TURNKEY AND BUILD TO SUIT



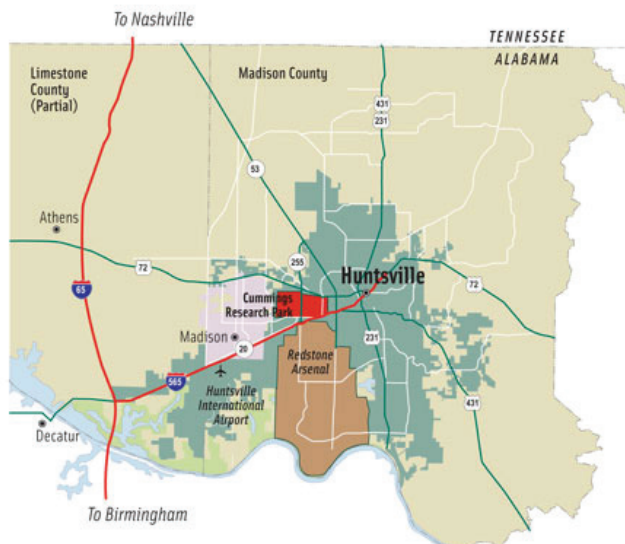
701 McMillian Way, Huntsville, AL 35806

88,000-SQUARE-FOOT OFFICE, LABORATORY, AND MANUFACTURING BUILDING

701 McMillian Way is located on the 152-acre HudsonAlpha Institute for Biotechnology campus, in the heart of Huntsville's Cummings Research Park. The 88,000-square-foot facility opened in the fall of 2013, with the expansion of an original HudsonAlpha (resident) associate company. The primary building provides space that could be quickly modified to tenant specifications with minimal delay.

SHELL AND CORE WITH BUILD TO SUIT AVAILABILITY

HudsonAlpha can finish any available space to suit new tenants. This includes a flexible and adaptable approach to meeting tenant needs for laboratory, office, or manufacturing space. With over 30,000 square feet of space available for custom build out, HudsonAlpha can accommodate the needs of new biotech tenants and minimize the costs associated with a company transitioning to a new space.



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PROPERTY INFORMATION:

County:	Madison
City Limits:	Huntsville
Zoning:	Cummings Research Park West
Building:	Single Story office, R&D, Lab, and Manufacturing
Ground:	11.09 acre site on a 152 acre biotech campus
Total Size:	88,000 Square Feet
Leasable (Built to Suit):	Over 30,000 Square Feet
Year Completed:	2013
Condition:	Excellent
Construction Type:	Type III, Sprinklers Throughout
Floor Construction:	Concrete Slab on Porous Fill on Grade
Wall Construction:	Brick Veneer/Eifs Over Metal Studs
Roof Construction:	Single Ply Roof with Rigid (Polyisocyanurate) on Metal Deck Over Sloped Bar Joists Supported by Rigid Steel Frame
Emergency Generators:	Back up power provided by 200KW Emergency Power Generator (250KV Cummings): 3-Phase Square D Switch-Gear
Office Facilities:	Tenant Specified (Build to Suit)
Laboratory Facilities:	Tenant Specified (Build to Suit)
Lighting:	Tenant Specified (Build to Suit)
Heated Area:	Tenant Specified (Build to Suit)
Air Conditioning:	Tenant Specified (Build to Suit)
Ventilation:	Tenant Specified (Build to Suit)
Boiler:	No, But Configurable in Build Out
Compressed Air:	No, But Configurable in Build Out
Sprinkler Coverage:	100% Coverage Throughout
Dock Doors:	10 Loading Docks with Roll Up Doors and Dock Plates
Parking:	Over 200 Paved, Lined, and Lighted Parking Spaces, LEV/FEV Parking Available

UTILITY/SERVICES:

Power:	Supplied by Huntsville Utilities; 2 Pad Mounted Transformers, 2000amps
Natural Gas:	Available from Huntsville Utilities (Feed is Available if Needed)
Sewer & Water:	Supplied by Huntsville Utilities
Fire Department:	Station 12 - 2.2 miles and Station 16 - 3.5 miles
ISP:	Multiple Diverse-Path Providers, Up to 200G Available
VOIP:	Carrier-Grade Hosted Service

TRANSPORTATION ACCESSIBILITY:

Interstate 565:	Located Approximately 3.0 miles away
Interstate 65:	Located Approximately 17.0 miles away
Huntsville International Airport/Port of Huntsville:	Located Approximately 10.0 miles away
Pryor Field Regional Airport:	Located Approximately 22.0 miles away
Madison County Executive Airport:	Located Approximately 16.0 miles away
Norfolk Southern Railroad Company:	Located Approximately 9.0 miles away
Distance/Drive time to downtown Nashville:	Located Approximately 109.0 miles away / 1h 45m
Distance/Drive time to downtown Birmingham:	Located Approximately 99.0 miles away / 1h 30m

MISCELLANEOUS:

- Electric Vehicle Charging Stations
- LEED Certified Facility
- Waste Disposal (Rubbish) Provided
- Janitorial Services Provided
- On Site IT and Facilities Help Desk Services Available

ASSOCIATE COMPANY BENEFITS (Included):

- Marketing and Communications Support
- Business Strategy Support and Mentoring
- Human Resources Support and Mentoring
- Use of Shared Spaces on Campus: Conference and Meeting Rooms, Wellness Center, Cafe, Auditorium, Library, Executive Lounge
- Facilities Management Support
- Centralized Stockroom for Purchase of Supplies and Materials
- Investment and Strategic Growth Opportunities









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Cummings Research Park Biotech Campus



701 MCMILLIAN WAY
Huntsville, Alabama

HAS FULFILLED THE REQUIREMENTS OF THE FOLLOWING LEVEL OF CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL
IN THE LEED GREEN BUILDING RATING SYSTEM™ AND VERIFIED BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

LEED FOR CORE & SHELL

CERTIFIED


S. RICHARD FEDRIZZI, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL

December 2014


MAHESH RAMANUJAM, PRESIDENT
GREEN BUILDING CERTIFICATION INSTITUTE

Claim your custom space along the largest Double Helix pathway in the world.

To learn more about the business advantages of HudsonAlpha and
locating your bioscience company in Huntsville, Alabama,
visit hudsonalpha.org/innovate.



schedule your site visit today

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