

809 SHONEY DRIVE | HUNTSVILLE, AL

MEDICAL OFFICE SPACE FOR LEASE



LOCATION

809 Shoney Drive
Huntsville, AL 35801



SPACE AVAILABLE

SUITE 202: Approx 3,650 SF



PRICE

\$24.00 psf, Modified Gross
(Depending on Deal Terms)

ABOUT THE PROPERTY

809 Shoney Drive SW is located directly off busy South Memorial Parkway and in close proximity to a variety of restaurants and retail businesses. Signage opportunities are available for future tenants.

PROPERTY HIGHLIGHTS:

- Medical office suite with 5 exam rooms, 3 private offices, break room, reception area, waiting room, restrooms, nurses' stations, collaborative workspace, and more.
- Located on the second floor with elevator and stair access
- Easily accessible from South Memorial Parkway.
- Site features well-kempt, attractive landscaping.
- Ample parking for employees and patients.



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

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Architectural floor plan of a medical office suite. The plan shows a central corridor (112) connecting various rooms. On the left side, there are two offices (125 and 124), a break room (123) with a circular table and chairs, and a general office (100) with a desk and chair. On the right side, there are four examination rooms (EXAM), a waiting area (101) with a grid of chairs, and a nurses' station (117) with a desk and chairs. There are also several restrooms (TOILET) and a closet (118). The plan includes numerous dimensions for room sizes and door swings. A north arrow is located in the upper right corner.

SUITE PHOTOS



AREA MAP

