

2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama 35816



Russ Russell, CCIM, ALC, CEA

Russ Russell Commercial Real Estate

256-527-7777

russ@russrussell.com

2

Property Description

4

Property Photos

6

Aerial & Location Report

9

Demographic Analysis

19

**Property Info &
Disclaimer**

20

Resume/Bio

**2 SPACES
AVAILABLE
FOR LEASE**

**TABLE OF
CONTENTS**

PROPERTY OVERVIEW

Discover the Versatility of 2 Office Spaces!

A world of opportunity with two unique office buildings at 641 Wynn Drive, each offering features to cater to your business needs. Bldg. 1, leasing for \$17.50/sf, is a spacious 4,717sf office designed with productivity and comfort in mind with ten offices, conference room, breakroom offers a place for relaxation and casual conversations. The building also includes two restrooms and a separate shower, ensuring convenience for all staff members. On the other hand, Bldg.2, leasing for \$20/sf, is brand new and is ready for a full build-out offering up to 11,000 total sf and up to 5 office suites available. Each office is approx. 2,200 sf. Zoned C-4 and in the Opportunity and HUB zones.



2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama 35816



PROPERTY DETAILS

Discover the Versatility of 2 Office Spaces!

A world of opportunity with two unique office buildings at 641 Wynn Drive, each offering features to cater to your business needs. Bldg. 1, leasing for \$17.50/sf, is a spacious 4,717sf office designed with productivity and comfort in mind with ten offices, conference room, breakroom offers a place for relaxation and casual conversations. The building also includes two restrooms and a separate shower, ensuring convenience for all staff members. On the other hand, Bldg.2, leasing for \$20/sf, is brand new and is ready for a full build-out offering up to 11,000 total sf and up to 5 office suites available. Each office is approx. 2,200 sf. Zoned C-4 and in the Opportunity and HUB zones.

PROPERTY PHOTOS



2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama 35816



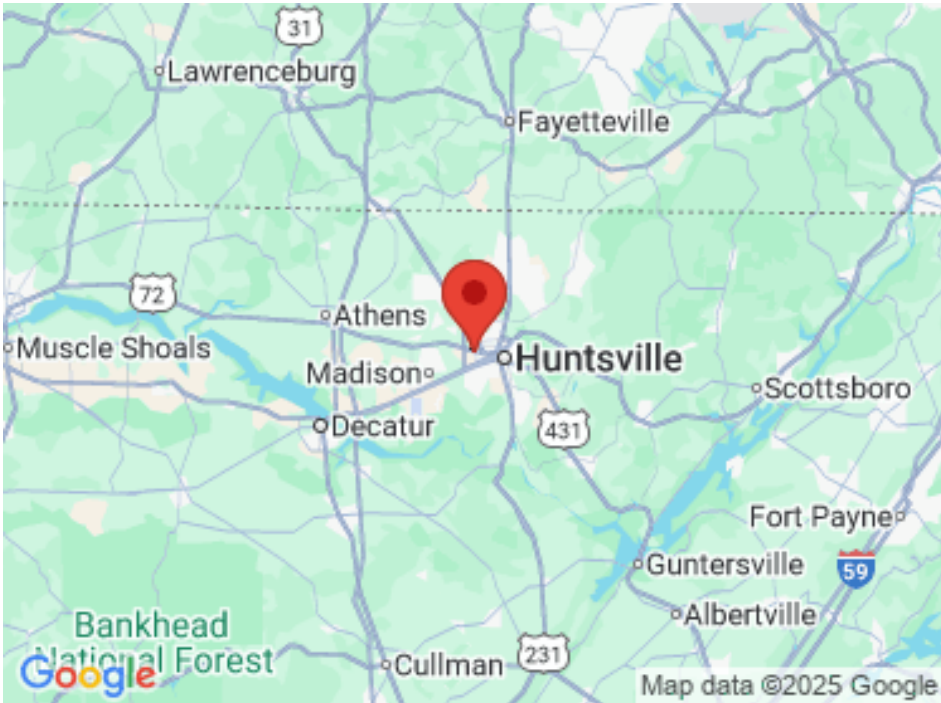
PROPERTY PHOTOS



2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama 35816

AREA LOCATION MAP



2 SPACES AVAILABLE FOR LEASE
641 Wynn Drive, Huntsville, Alabama, 35816

AERIAL ANNOTATION MAP



2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

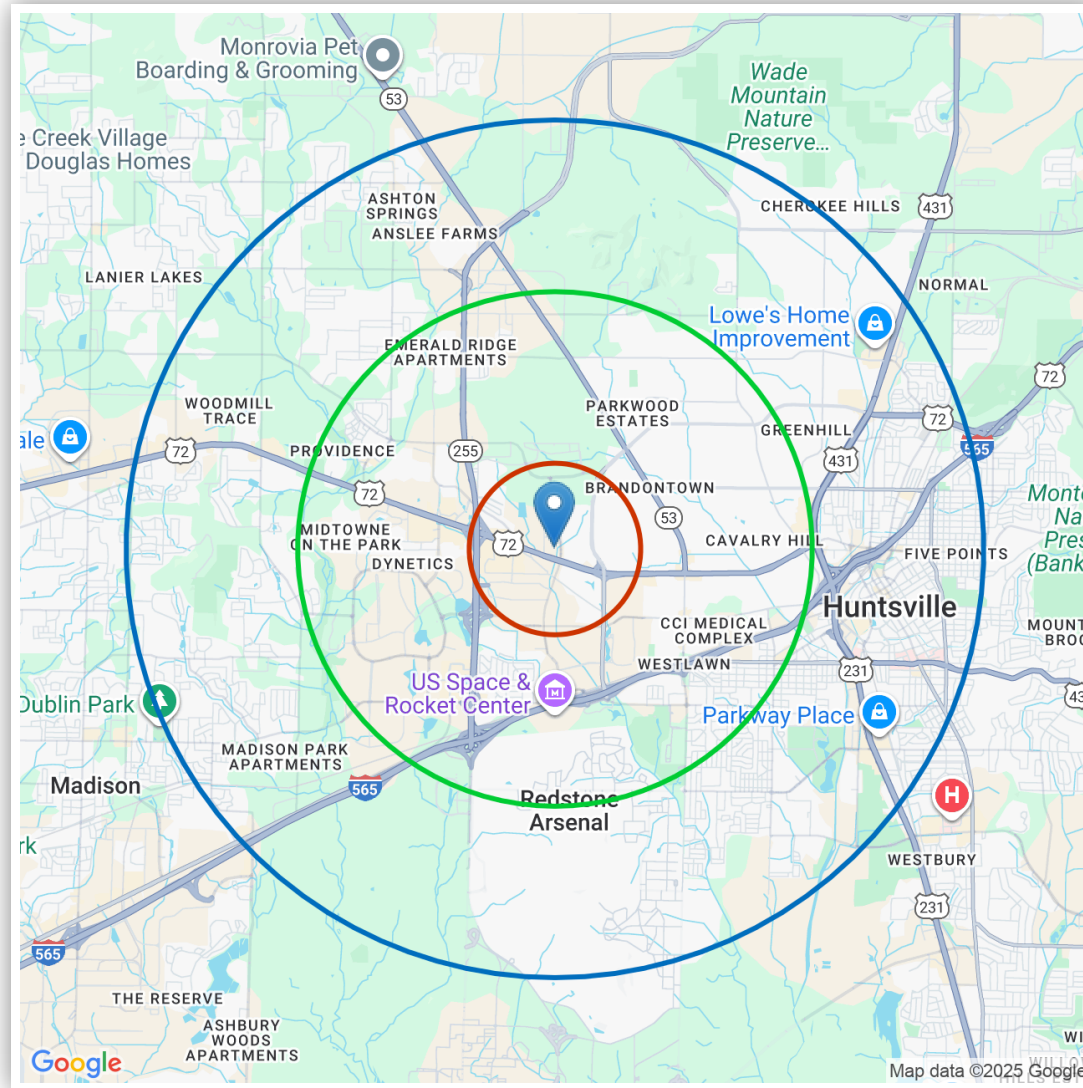
STREET VIEW MAP



2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

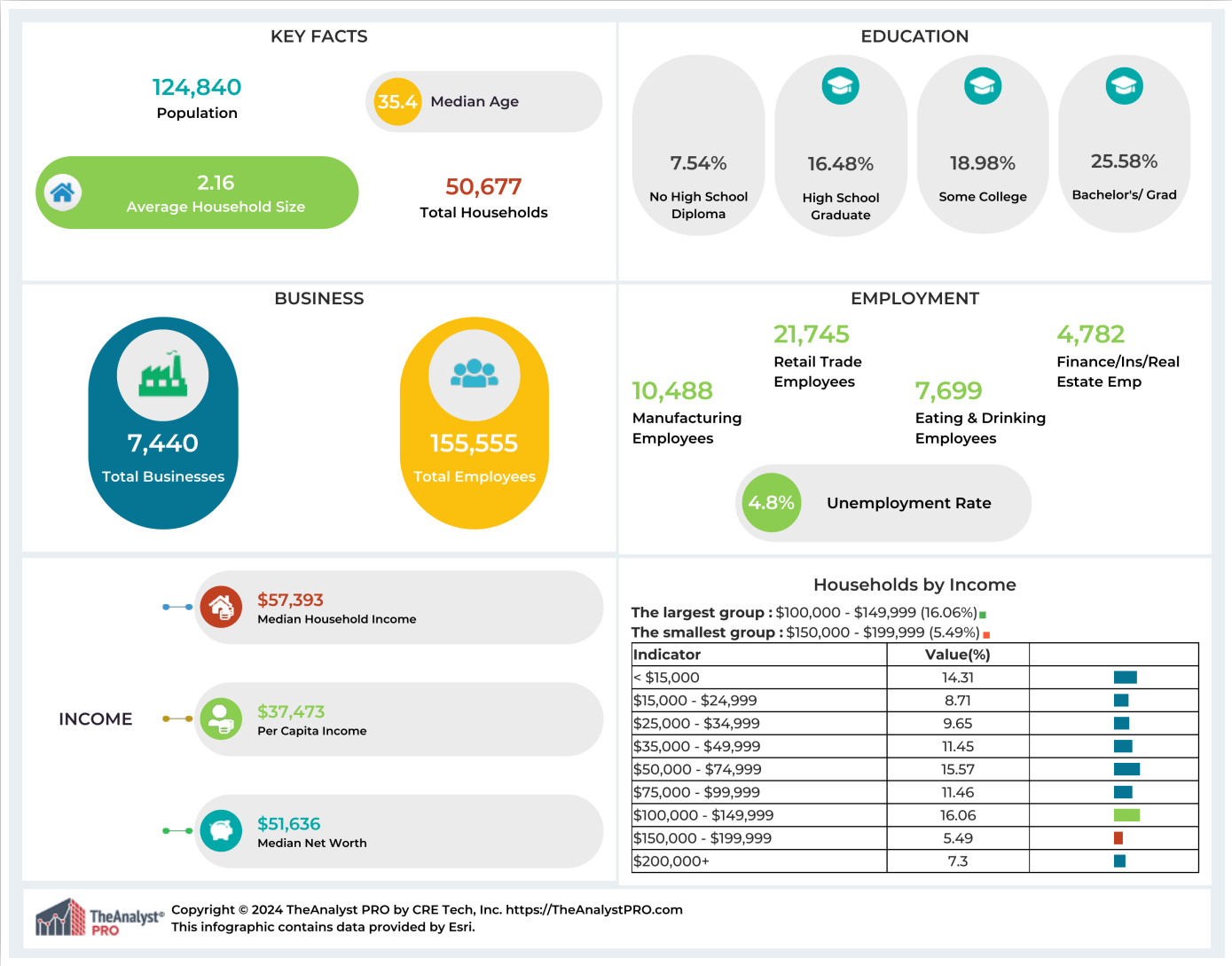
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



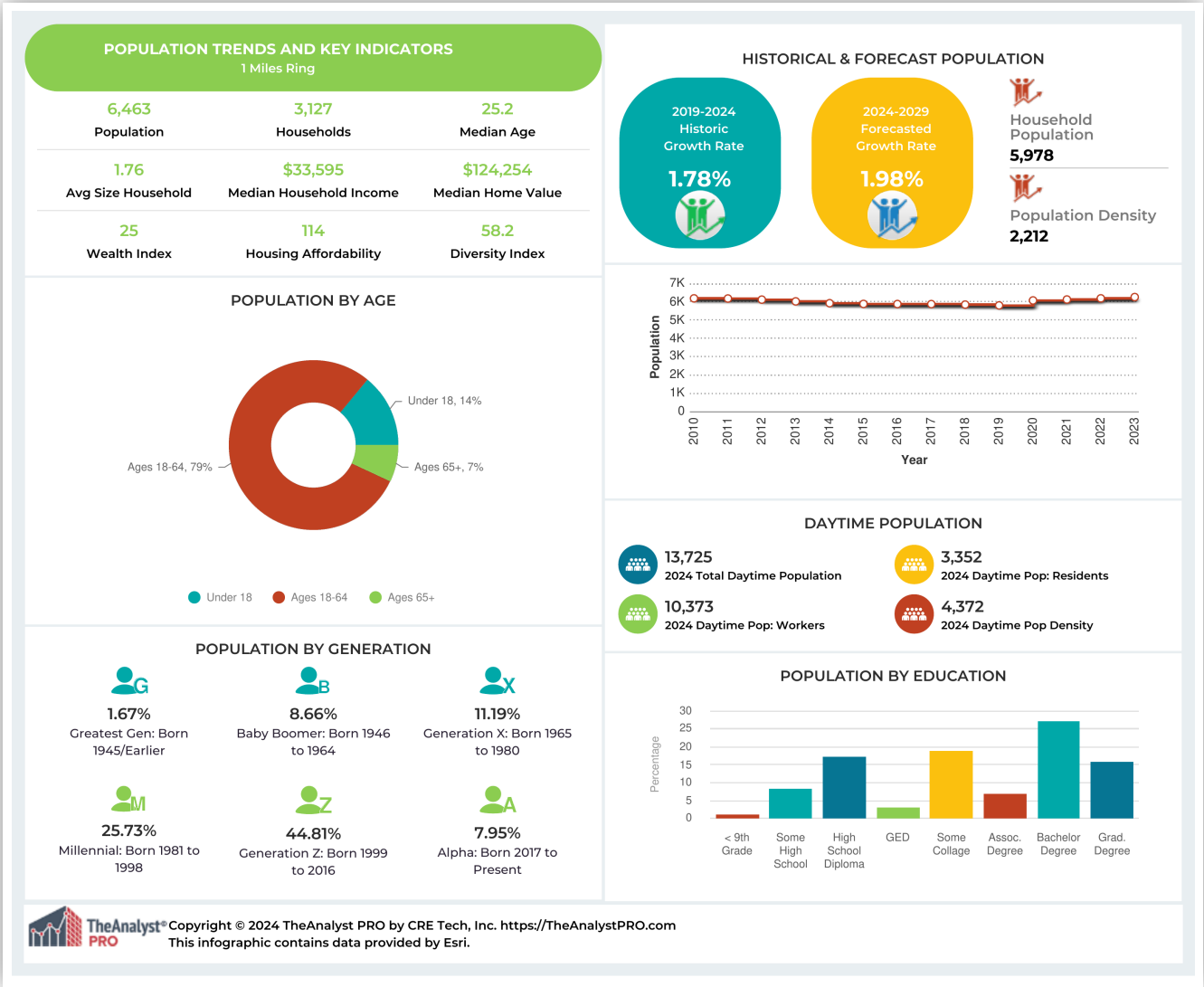
2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

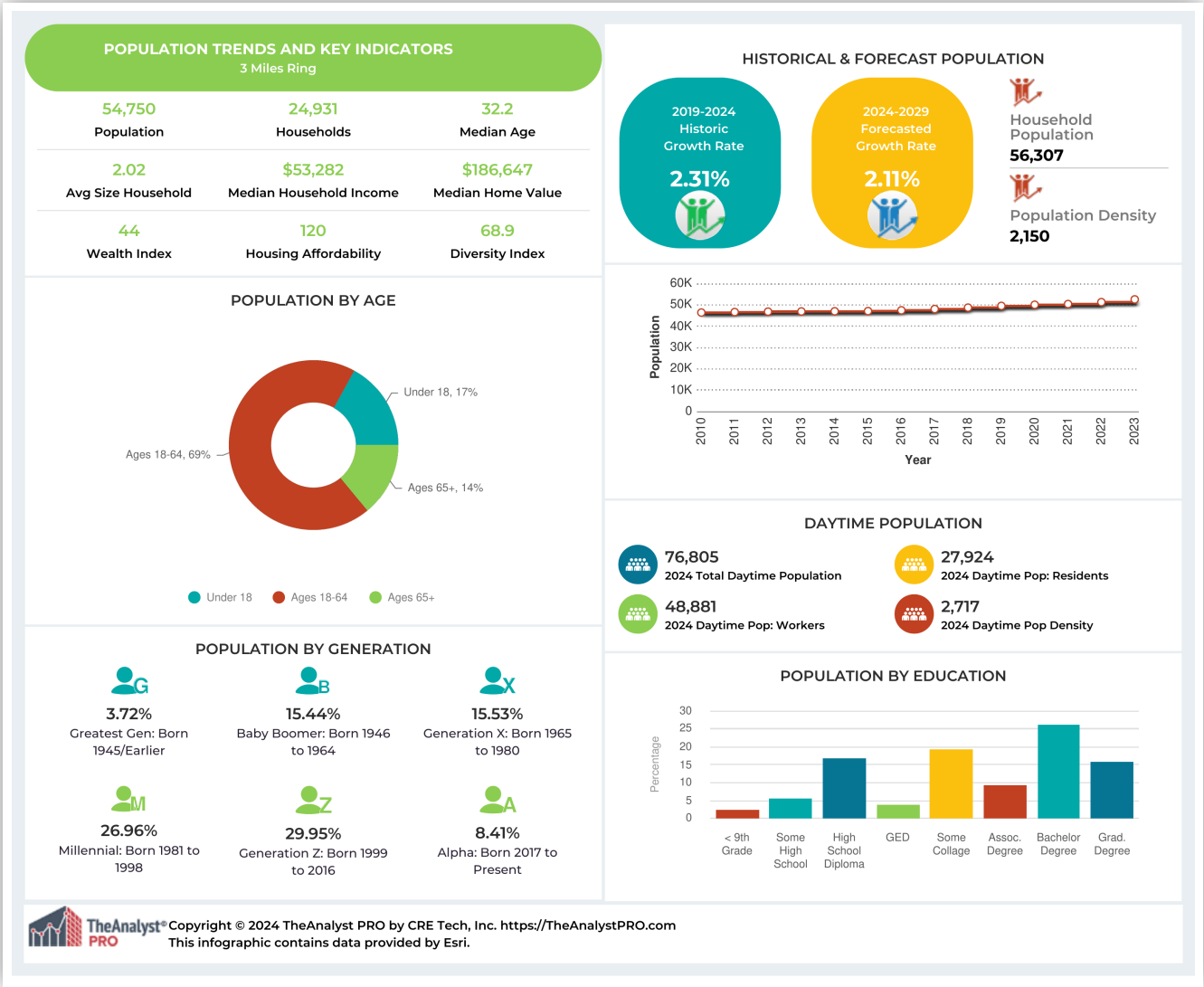


INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



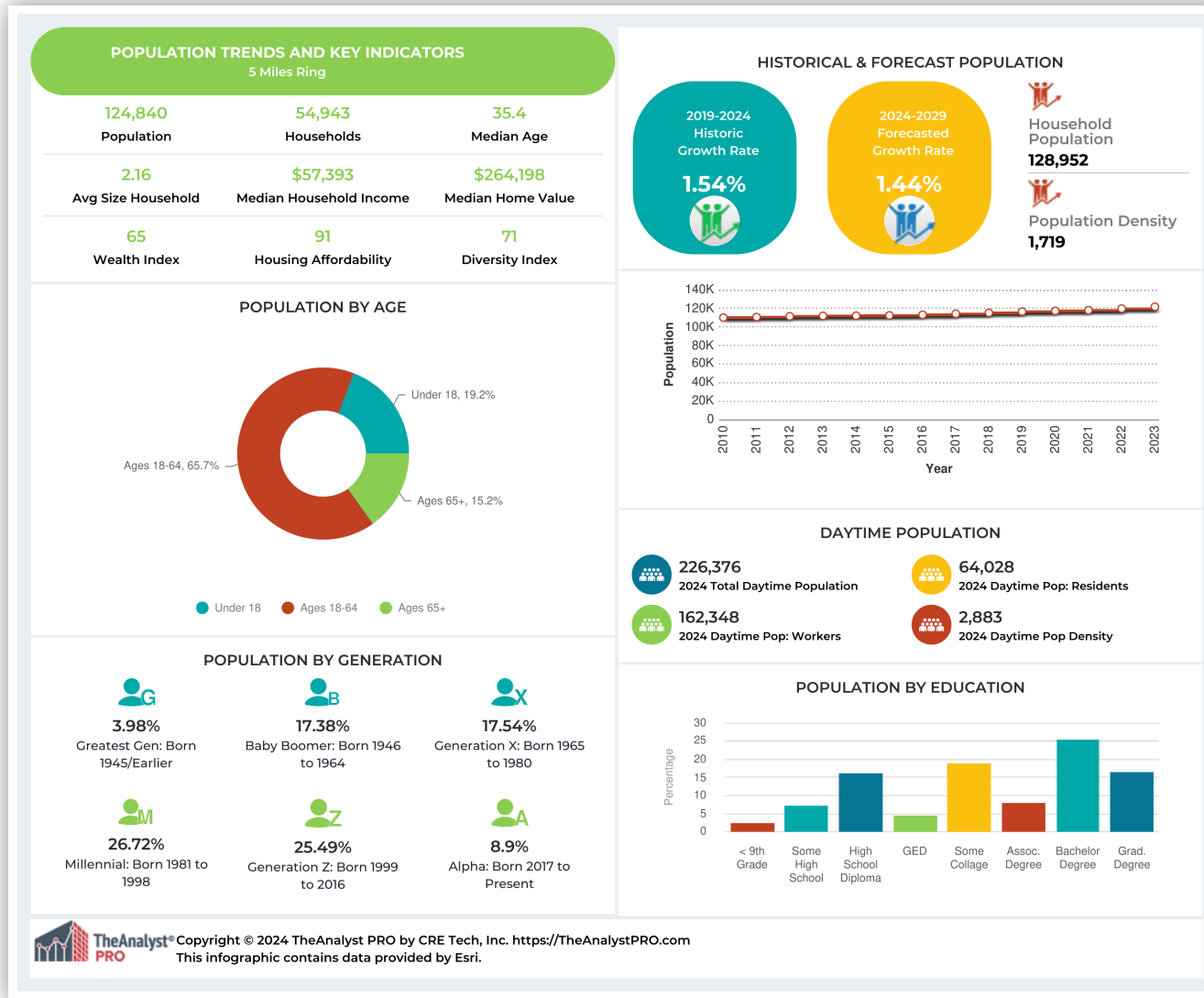
2 SPACES AVAILABLE FOR LEASE
641 Wynn Drive, Huntsville, Alabama, 35816

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



2 SPACES AVAILABLE FOR LEASE
641 Wynn Drive, Huntsville, Alabama, 35816

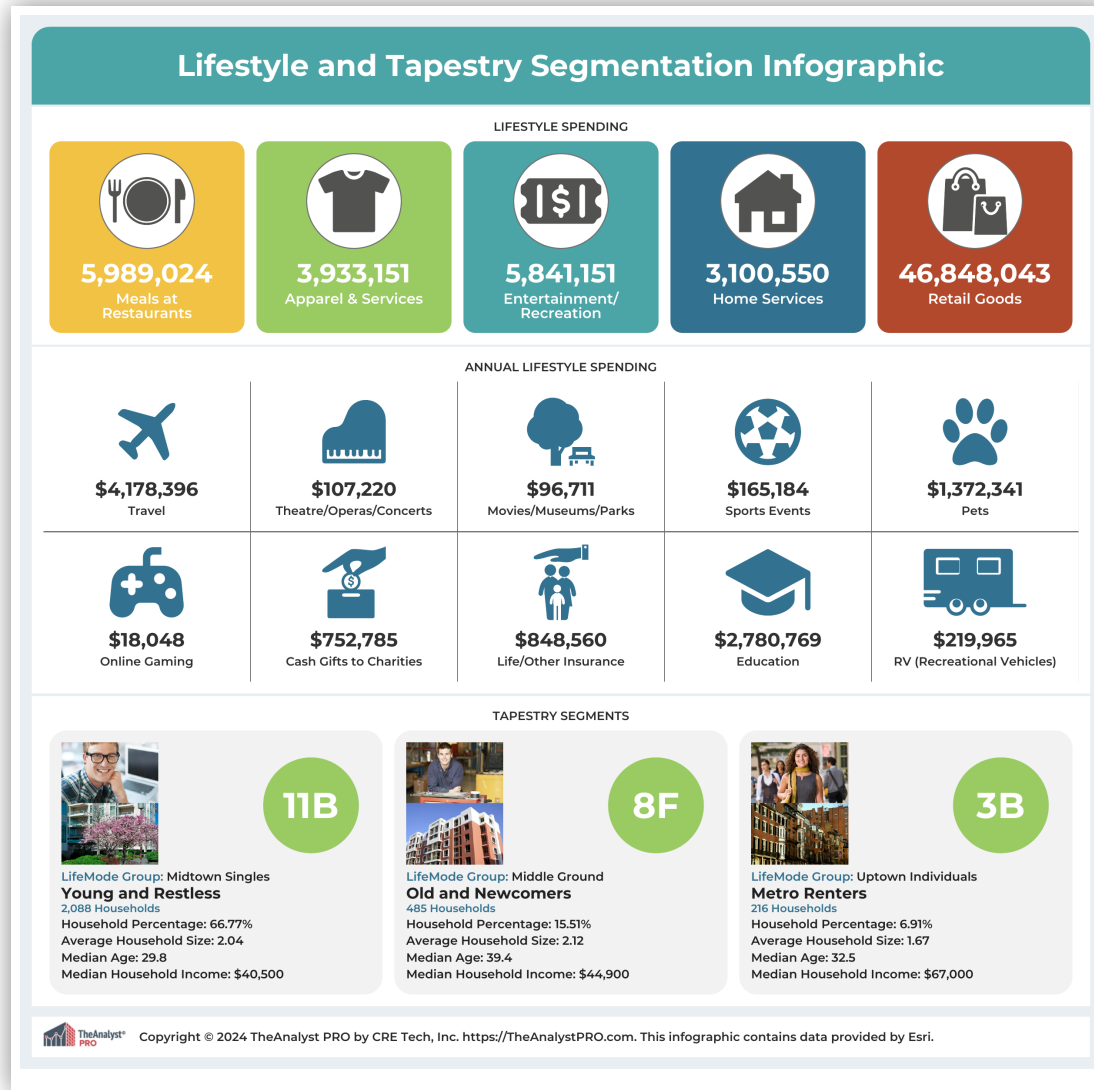
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

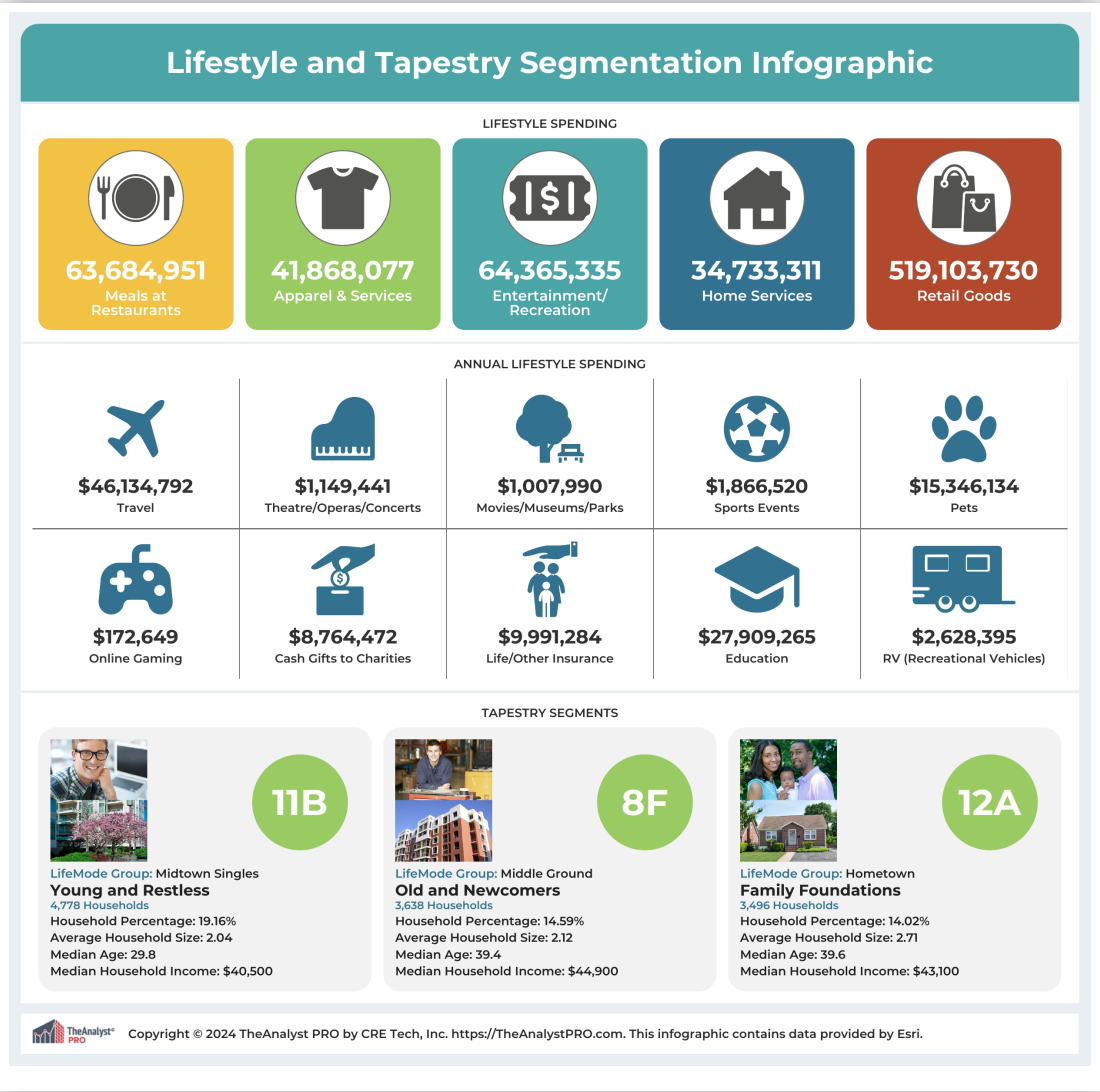
INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



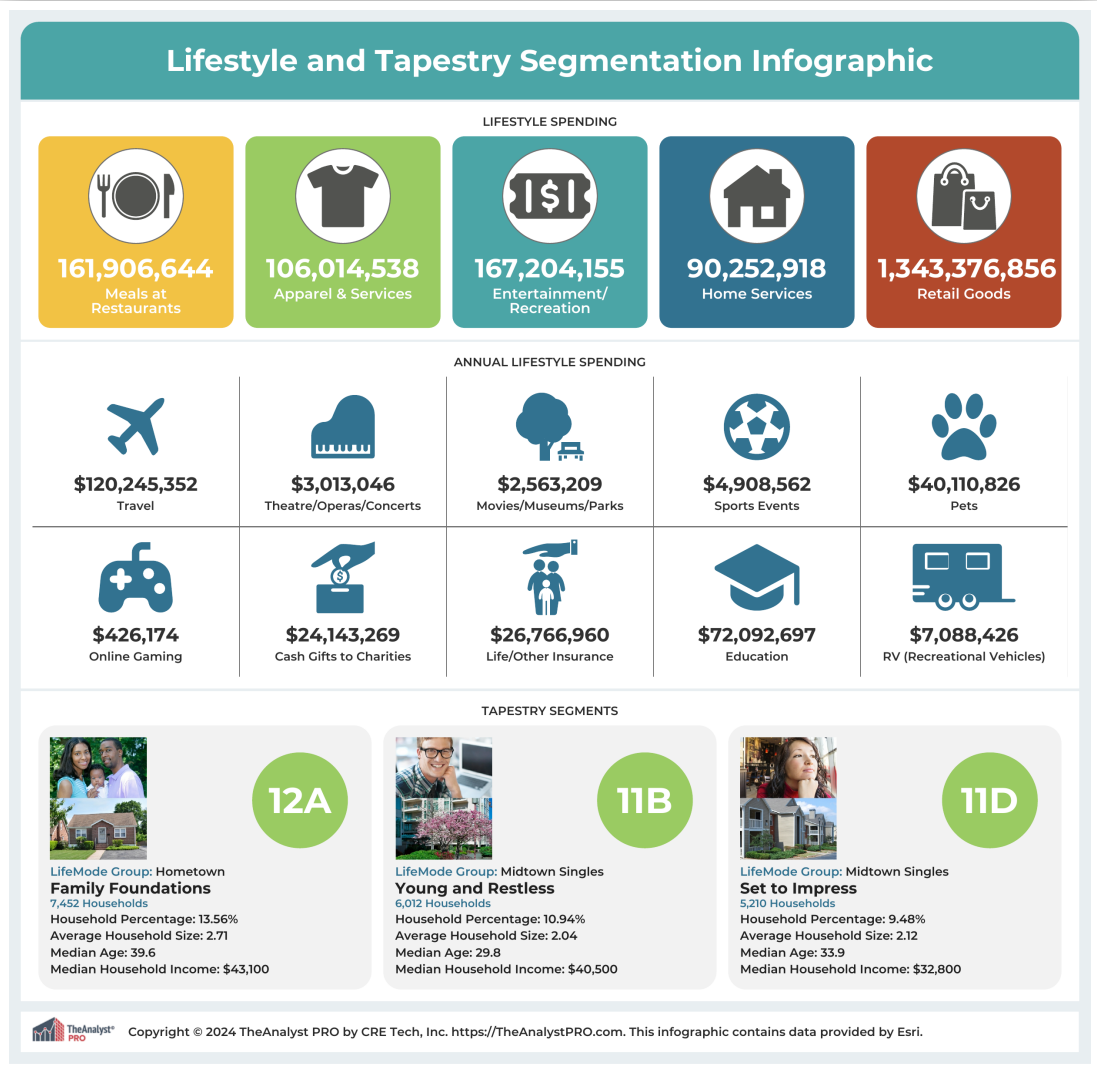
2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

2 SPACES AVAILABLE FOR LEASE

641 Wynn Drive, Huntsville, Alabama, 35816

2 SPACES AVAILABLE FOR LEASE

PROPERTY INFORMATION

See Details

PROPERTY ADDRESS

641 Wynn Drive, Huntsville, Alabama 35816

RENTABLE AREA

4,717 Sq. Ft.

641 Wynn Drive
Huntsville, Alabama
35816

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..





FOR IMMEDIATE RELEASE

Russ Russell CRE Celebrates 37 Years As Huntsville Commercial Real Estate Leader Russ Russell Known For Being 1st In Education, Technology, & Creative Marketing

HUNTSVILLE, AL *March 1, 2024* — 2024 marks 37 years in the commercial real estate business in Huntsville for Russ Russell Commercial Real Estate, and attached is a long list of “firsts” for the real estate entrepreneur and proletariat historian. Aware that Huntsville was and still is the largest city in Alabama by land total* and realizing at the time that he was the new kid on the block among several deeply entrenched real estate competitors, Russell developed a long-term growth strategy. By implementing new technology, persisting in continuing education, and executing visionary marketing tactics, he could forever set himself apart from the others. That strategy is intact 30 years later.

Foreseeing the technological benefits of small unmanned aerial vehicles (UAV), also known as drones, for quickly and conveniently providing aerial views of properties, in July 2014, Russ Russell became the first commercial real estate broker in Madison County to use drones for real estate marketing purposes. In 2016, he was recognized by the National Association of Realtors (NAR) as the first Realtor to deliver a listing contract to a customer using a drone.

Russell is the first and only Realtor out of 1.2 million nationwide to have company mascot. Played by Brandon McMillan, “Ruff” Russell has grown in popularity with the kids and business community in Madison County and helps promote local school and community projects. This summer, the team known as “Ruff & Ranger” (the name of Russell’s drone) will make appearances at most property and community events.

A brilliant marketer and active member of the University of Alabama Alumni Association, Russ often creates marketing campaigns tying together Russ Russell CRE with the University of Alabama Athletics. His “Days to Kick Off” (DTKO) schedules and clever “Hurts Don’t It” adhesive “Bamdaids” are popular with customers.

For 36 years, Russell has used media to preserve and document historical and economic changes in Madison County business and property by laminating news and magazine articles and sharing them with business owners and civic leaders.

Russell followed in his parent’s footsteps, both whom were successful developing, leasing, and maintaining commercial properties. Russell graduated with an atypical degree in real estate from the University of Alabama’s Culverhouse College of Commerce. Only 1 percent of all Realtors have a degree in Real Estate.

Since opening the doors to Russ Russell CRE in 1987 with a single listing for an office condo building located at 1580 Sparkman Drive, Russell has acquired the largest number of commercial real estate listings in North Alabama for 36 years running. He has been a member of the Leadership Council for the Alabama Center for Real Estate for the past five years; he has been a member of the National Association of Realtors (NAR) for 32 years; a longtime member of the Alabama Association of Realtors (AAR); the Huntsville Area Association of Realtors (HAAR); the Chamber of Commerce of Huntsville-Madison County; and the Better Business Bureau of North Alabama (BBB).

Russ Russell has become the “first” in dozens of educational and certification areas: Russ Russell is the first and only Realtor in the nation to hold the top two (2) commercial real estate designations: Commercial Investment Real Estate Institute (CCIM) and the top land designation: Accredited Land Consultant (ALC); and the top tax-deferred exchange: Certified Exchange Advisor (CEA). Less than 5 percent of all Realtors have any one of these designations.

CONTACT



Russ Russell, CCIM, ALC, CEA

Phone: 256-527-7777

Email: russ@russrussell.com



**2 SPACES
AVAILABLE
FOR LEASE**

641 Wynn Drive
Huntsville, Alabama
35816



256-527-7777



russ@russrussell.com



923 Merchants Walk
Huntsville, AL 35801 United States