

Build-to-Suit Parcel Options



Redstone Gateway // Huntsville, AL

Proposed Sites Accommodating 80,000 SF to 500,000+ SF



Inspirational Image



Boeing Campus at Redstone Gateway

Each of these example campus options can accommodate:

- ⊖ Two 120,000 RSF Class A office buildings.
- ⊖ Campus will be phased as directed
- ⊖ All multi-story office buildings will be built to achieve LEED® Silver certification or higher
- ⊖ Parking provided
 - ⊖ Multi-story office – 4 spaces/1,000 SF
- ⊖ Integrated office park with pedestrian-friendly access to the restaurants and hotel
- ⊖ Class A office building timeline – 18 to 24 months;
Flex/warehouse – 12 to 16 months



Boeing Campus at
Redstone Gateway

Customizable Options Built to Meet Your Needs

COPT is committed to forming collaborative partnerships with customers. Call on us to discuss your requirements, whether large or small, and we'll work with you to develop the best real estate solution to meet your organization's specific needs.

We have the expertise to design technically sophisticated buildings and interior fit-outs to address your unique requirements. We are experts in providing specialized office, lab and data facilities, as well as healthy environments for your employees.

Contact us with Your Requirements

If you want to gain advantages by consolidating your Huntsville operations into an efficient campus to accommodate your future growth, please contact us with your requirements and we will provide alternatives to meet your specifications.

We have identified three sample sites that can accommodate up to 500,000 SF of office, flex and warehouse space. **There are many other configurations and options**, and we stand ready to accommodate your specialized requirements, large or small.

Build-to-Suit/Construction Schedules

General Timeline from “Go” to Delivery:

- ⦿ Class A multi-story office buildings: **18 to 24 months**
- ⦿ Flex/R&D single-story buildings: **12 to 16 months**
- ⦿ Timeline varies depending on building size, time required for design and preparation of construction documents.

REPRESENTATIVE SCHEDULES		MULTI-STORY OFFICE BUILDING			FLEX/R&D SINGLE-STORY BUILDING		
	DESCRIPTION	DURATION	START	FINISH	DURATION	START	FINISH
1	Master Planning	15	6/1/2018	6/16/2018	10	6/1/2018	6/11/2018
2	Concept Design	21	6/1/2018	6/22/2018	10	6/1/2018	6/11/2018
3	Schematic Design	30	6/22/2018	7/22/2018	14	6/11/2018	6/25/2018
4	Design Development	45	7/22/2018	9/5/2018	30	6/25/2018	7/25/2018
5	Construction Documents & Specifications	60	9/5/2018	11/4/2018	60	7/25/2018	9/23/2018
6	Issue for Bid & Building Permit	30	11/4/2018	12/4/2018	30	9/23/2018	10/23/2018
7	Review Bids	15	12/4/2018	12/19/2018	15	10/23/2018	11/7/2018
8	Core & Shell Construction	365	12/19/2018	12/19/2019	210	11/7/2018	6/5/2019
9	Tenant Improvements	120	10/20/2019	2/17/2020	91	4/21/2019	7/20/2019
10	Substantial Completion	0		2/17/2020			7/20/2019

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