

# Build-to-Suit Parcel Options

## Redstone Gateway // Huntsville, AL

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



### 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



## 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	4/1/2019	4/16/2019		10	4/1/2019	4/11/2019
2	Concept Design	21	4/1/2019	4/22/2019		10	4/1/2019	4/11/2019
3	Schematic Design	30	4/22/2019	5/22/2019		14	4/11/2019	4/25/2019
4	Design Development	45	5/22/2019	7/5/2019		30	4/25/2019	5/25/2019
5	Construction Documents & Specifications	60	7/5/2019	9/4/2019		60	5/25/2019	7/23/2019
6	Issue for Bid & Building Permit	30	9/4/2019	10/4/2019		30	7/23/2019	8/23/2019
7	Review Bids	15	10/4/2019	10/19/2019		15	8/23/2019	9/7/2019
8	Core & Shell Construction	365	10/19/2019	10/19/2020		210	9/7/2019	4/5/2020
9	Tenant Improvements	120	8/20/2020	12/17/2020		91	2/21/2020	5/20/2020
10	Substantial Completion	0		12/17/2020				5/20/2020

## Build-to-Suit Contacts

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