

Small Office/Warehouse  
Suites

Recently Renovated

4910 Commercial Drive  
Huntsville, AL 35816

Landlord Responsibilities: Taxes and insurance,  
grounds maintenance, roof and major repairs.

Tenant Responsibilities: Maintenance and  
minor repairs up to \$500



Three Suites Available

Suite A—2060 Sq. Ft \$1,750/ mo.

Suite B—1469 Sq. Ft \$1,250/ mo.

Suite C—1606 Sq. Ft. \$1,500 /mo.

Located in Hubzone

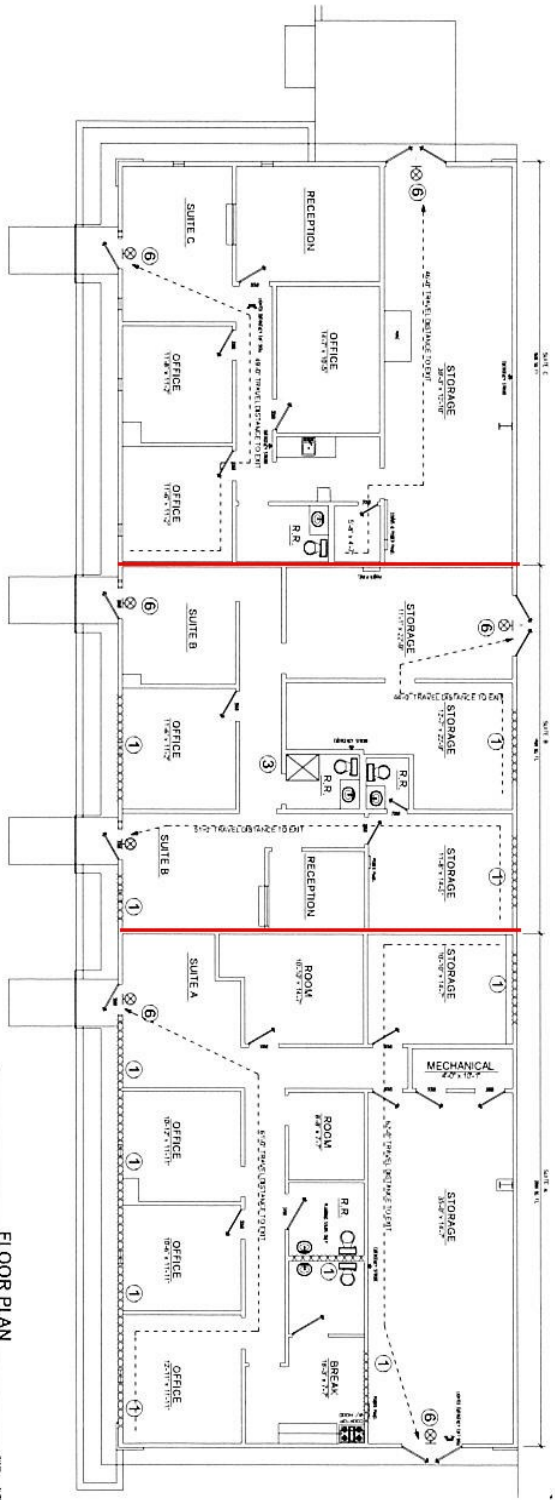
Offered by

**Samples Properties**

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FLOOR PLAN

- 1. Data
- 2. General Building Code
- 3. National Electrical Code
- 4. International Building Code
- 5. International Fire Code
- 6. International Mechanical Code
- 7. International Plumbing Code
- 8. International Fuel Gas Code
- 9. International Energy Conservation Code
- 10. International Existing Building Code
- 11. International Building Code
- 12. International Building Code
- 13. International Building Code
- 14. International Building Code
- 15. International Building Code
- 16. International Building Code
- 17. International Building Code
- 18. International Building Code
- 19. International Building Code
- 20. International Building Code

BUILDING CODE DATA

TYPE	APPLICABLE CODE
BUILDING	2006 INTERNATIONAL BUILDING CODE
PLUMBING	2006 INTERNATIONAL PLUMBING CODE
ELECTRICAL	2006 INTERNATIONAL ELECTRICAL CODE
Mechanical	2006 INTERNATIONAL MECHANICAL CODE
Fire	2006 INTERNATIONAL FIRE CODE
Energy	2006 INTERNATIONAL ENERGY CONSERVATION CODE
Existing	2006 INTERNATIONAL EXISTING BUILDING CODE

CATEGORY	REQUIREMENT	CODE REFERENCE	REMARKS
CONSTRUCTION TYPE	TYPE III-B, SUBMINIMUM 5/8" STEEL DECK WITH 2" CONCRETE SLAB ON TOP	TABLE 601.2(1)	
ROOFING	ASPH/FLT	TABLE 605.2	
WALLS	8" CMU WITH 1/2" GYPSUM BOARD	TABLE 602.2(1)	
FLOORS	5/8" STEEL DECK WITH 2" CONCRETE SLAB ON TOP	TABLE 601.2(1)	
CEILING	1/2" GYPSUM BOARD	TABLE 605.2	
MECHANICAL	TYPE I, 18" DIA. VAVLES	TABLE 603.2(1)	
ELECTRICAL	TYPE 1, 1/2" DIA. VAVLES	TABLE 605.2	
PLUMBING	TYPE 1, 1/2" DIA. VAVLES	TABLE 605.2	
FIRE	TYPE 1, 1/2" DIA. VAVLES	TABLE 605.2	
ENERGY	TYPE 1, 1/2" DIA. VAVLES	TABLE 605.2	
EXISTING	TYPE 1, 1/2" DIA. VAVLES	TABLE 605.2	

OCCUPANCY CALCULATIONS

ROOM	AREA (SQ. FT.)	USE	MAX. OCCUPANCY	ACTUAL OCCUPANCY
SUITE A	1,000	Office	100	100
SUITE B	1,000	Office	100	100
SUITE C	1,000	Office	100	100
RECEPTION	500	Reception	50	50
OFFICE	1,000	Office	100	100
STORAGE	500	Storage	50	50
MECHANICAL	500	Mechanical	50	50
RESTROOM	100	Restroom	10	10
TOTAL	6,000		600	600

EXIT CALCULATIONS

EXIT	AREA (SQ. FT.)	USE	MAX. OCCUPANCY	ACTUAL OCCUPANCY
EXIT 1	100	Office	10	10
EXIT 2	100	Office	10	10
EXIT 3	100	Office	10	10
EXIT 4	100	Office	10	10
EXIT 5	100	Office	10	10
EXIT 6	100	Office	10	10
EXIT 7	100	Office	10	10
EXIT 8	100	Office	10	10
EXIT 9	100	Office	10	10
EXIT 10	100	Office	10	10
EXIT 11	100	Office	10	10
EXIT 12	100	Office	10	10
EXIT 13	100	Office	10	10
EXIT 14	100	Office	10	10
EXIT 15	100	Office	10	10
EXIT 16	100	Office	10	10
EXIT 17	100	Office	10	10
EXIT 18	100	Office	10	10
EXIT 19	100	Office	10	10
EXIT 20	100	Office	10	10
EXIT 21	100	Office	10	10
EXIT 22	100	Office	10	10
EXIT 23	100	Office	10	10
EXIT 24	100	Office	10	10
EXIT 25	100	Office	10	10
EXIT 26	100	Office	10	10
EXIT 27	100	Office	10	10
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EXIT 92	100	Office	10	10
EXIT 93	100	Office	10	10
EXIT 94	100	Office	10	10
EXIT 95	100	Office	10	10
EXIT 96	100	Office	10	10
EXIT 97	100	Office	10	10
EXIT 98	100	Office	10	10
EXIT 99	100	Office	10	10
EXIT 100	100	Office	10	10

The terms, floor plans and prices may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.