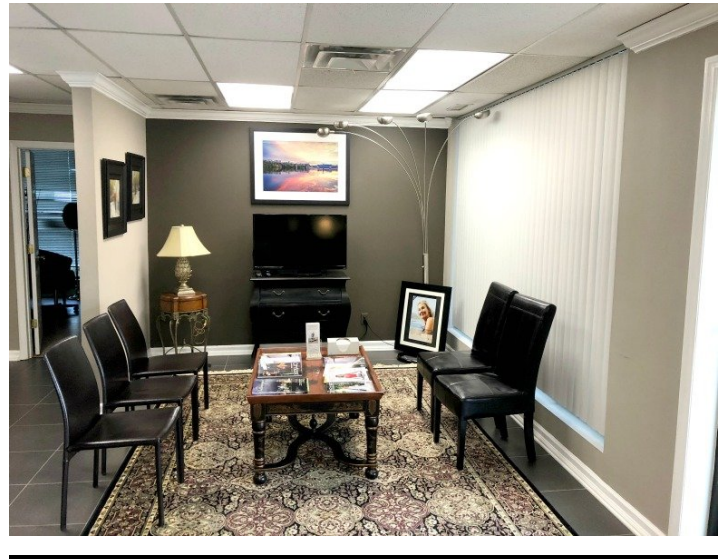


Medical, General Offices For Lease, Suite 201

7030 Lee Hwy, Chattanooga, TN 37421



Listing ID: 30297878
Status: Active
Property Type: Office For Lease
Office Type: Executive Suites, Governmental
Contiguous Space: 6,125 SF
Total Available: 6,125 SF
Lease Rate: \$13.50 PSF (Annual)
Base Monthly Rent: \$6,890
Lease Type: Modified Gross
Ceiling: 9 ft.



Overview/Comments

Beautiful office building in the Hamilton Place submarket. 6,125 SF of office space is available. The suite is currently medical office space (Dr. Kerry Friesen) but can be converted back to general office space easily. The rear parking lot is dedicated to suite 201, parking is excellent at 27 lined spaces.. The street exposure is excellent also both Lee Hwy and Center St.

One of the advantages of this location versus being on the mall side of Interstate 75 is a lot less traffic congestion. The traffic around the mall is often bumper to bumper and dreadful around Christmas. This location allows for quick access from Exit 5, Shallowford Rd., This side of the interstate is considerably less expensive too.

Traffic counts along Lee Hwy are about 15,000 cars per day. This location is close to Enterprise South where Volkswagen and Amazon have their facilities.

Demographically, this end of Chattanooga is the growth corridor for Hamilton County with over 50% of the housing starts and Hamilton Place Mall is the largest Mall in Tennessee. Most retail shopping happens in this submarket.

The floor plan shows that most of the offices/exam rooms are around the circumference of the building with the break-room, lab, restrooms are in the center. Restrooms are plentiful with 4. There are two large open floor areas that currently work as a retail sales floor area and an exercise/therapy room. These could be converted into other uses or back to offices. Another 10 or so offices could be added back into this open area if needed.

In terms of office costs be sure to understand that the lease is a modified gross lease which can be significantly less expensive than a triple net, NNN, lease. The tenant will pay base rent and for minor repairs and the landlord will pay for property insurance and property taxes and common area maintenance (CAMs).

Base rent is \$13.50/sf or \$6,890.63/month or \$82,687.50/year.

Please review the floor. Landlord is willing to invest in the suite for a credit worthy tenant and sound lease.

More Information Online

<http://commercial.gcar.net/listing/30297878>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Hamilton County
Tax ID/APN: 033148D F 00200P000

Office Type: Executive Suites, Governmental, Institutional,
Medical, Office Building
Zoning: C2- COMMERCIAL

Building Name:	Kerry Friesen, MD	Building/Unit Size (RSF):	6,125 SF
Class of Space:	Class B	Usable Size (USF):	6,125 SF
Gross Building Area:	12,000 SF	Land Area:	0.67 Acres

Available Space

Suite/Unit Number:	201	Date Available:	10/01/2018
Suite Floor/Level:	1st Floor	Lease Term (Months):	60 Months
Space Available:	6,125 SF	Lease Rate:	\$13.50 PSF (Annual)
Minimum Divisible:	6,125 SF	Lease Type:	Modified Gross
Maximum Contiguous:	6,125 SF	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	27

Area & Location

Property Located Between:	Shallowford Rd & Center St.
Property Visibility:	Excellent
Airports:	Chattanooga Metropolitan

Highway Access Property is located off of Exit 5 (Hamilton Place Mall Exit) but is on the Shallowford Rd (north) side where congestion is much less than the mall side.

Site Description Suite 201 is accessed from either Shallowford Rd or Center St. Suite entrance is on the Center St side. The suite has the whole backside parking lot for its occupant.

Area Description The Hamilton Place Mall and East Brainerd area is the highest growth area in terms of population and retail growth. About 50% of all housing growth is in this submarket. The 5 and 10 minute drive time demographics studies show this area as having the highest income and greatest density.

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	27
Number of Stories:	2	Ceiling Height:	9
Typical SF / Floor:	6,125 SF	Loading Doors:	0
Year Renovated:	2010	Loading Docks:	0
Roof Type:	Flat	Passenger Elevators:	0
Exterior Description:	Nice white building with excellent signage visibility. See attached floor plan.	Freight Elevators:	0
Parking Ratio:	5.4 (per 1000 SF)	Sprinklers:	Wet
Parking Type:	Structure, Surface	Heat Type:	Natural Gas
Parking Description:	There are 27 parking spaces in the rear lot designated for suite 201.	Heat Source:	Central
		Air Conditioning:	Engineered System
		Interior Description:	See provided picture. Office is very upscale.

Land Related

Zoning Description:	C2-Commercial
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	7030 Lee Hwy, Chattanooga, TN 37421
County:	Hamilton
MSA:	Chattanooga



Property Images



Front View



Reception Counter and Desk



Rear View of Bldg



Medical Laboratory 1



Medical Laboratory 2



Office 2



Nurses Station



Procedures Room



Office 1



Breakroom 1



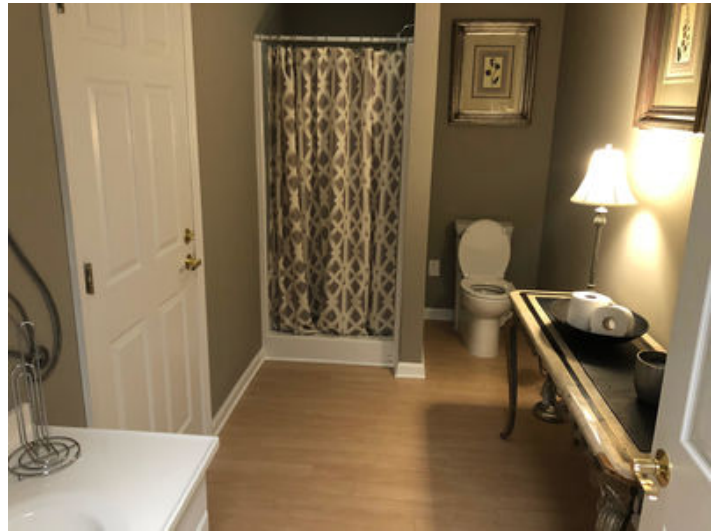
Exam Room 1



Exercise Therapy Room



Exam Room 2



Restroom with Shower



Life Coach Office



Retail Display 1



Retail Display 2

Property Contacts



Robert Fisher

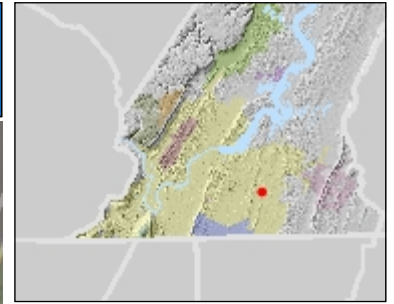
KW Commercial
423-667-8634 [M]
423-664-1550 [O]
robert@rkfisher.com

Google Maps 7030 Lee Hwy



Map data ©2017 Google United States 200 ft

Chattanooga



Legend

- Block1c <1200
- Parcels

0 50.00 100.0Feet

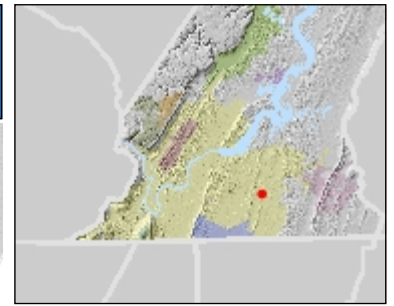


NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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Chattanooga



Legend

- Blocklc <1200
- Parcels
- Addressing <600
- Road Paved Surface
- County Boundary
- Recycling Centers
- Healthcare Facilities
- Emergency Services Locations
 - FIRE
 - MEDIC
 - POLICE
- Cemeteries
- Religious Facilities
- Schools
- Building Footprints
- Miscellaneous Structures
- Driveways
- Parking
- Water Bodies
- Other Water Bodies
- Recreational Areas
- Surrounding
- Hamilton

0 50.00 100.0Feet

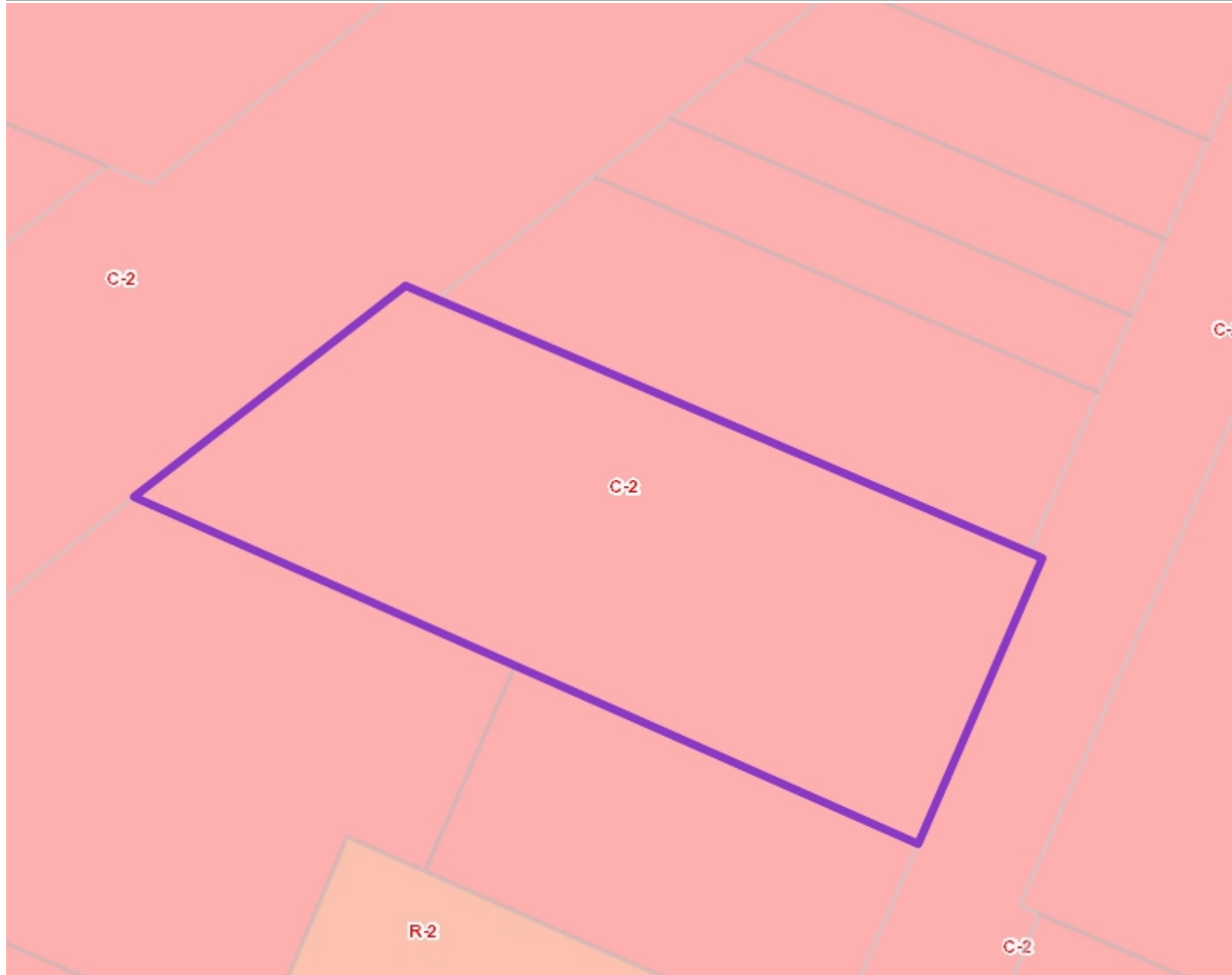
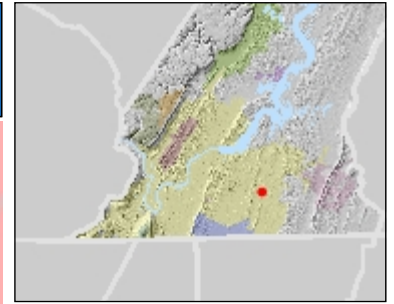


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Chattanooga



Legend

- Blocklc <1200
- Parcels
- Cases Before 2002 Labels
- Cases Before 2002
 - ▽ Unknown
 - No
 - ▲ Yes
- Zoning Type Labels
- ☒ Short-term Vacation Rentals
- Zoning
 - A-1, AG, AGR
 - Areas not Maintained by RPA
 - AT
 - C-1, TC&M, TCM
 - C-2, LB
 - C-3, GB
 - C-4
 - C-5, NC
 - C-6
 - C-7
 - CC; CCD
 - CIV-3
 - CIV-4
 - CIV-6
 - CX-12
 - CX-8
 - CX-3
 - CX-4
 - CX-5
 - CX-6
 - HC
 - HCD
 - HDR, HDRD
 - I-1, I1, L-1, LI, LM-1; LM1
 - IN-3
 - IN-4
 - IND
 - IX-3
 - IX-4
 - IX-6
 - IX-8
 - LDR; LDRD
 - M-1
 - M-2
 - M-3
 - M-4

0 50.00 100.0Feet



NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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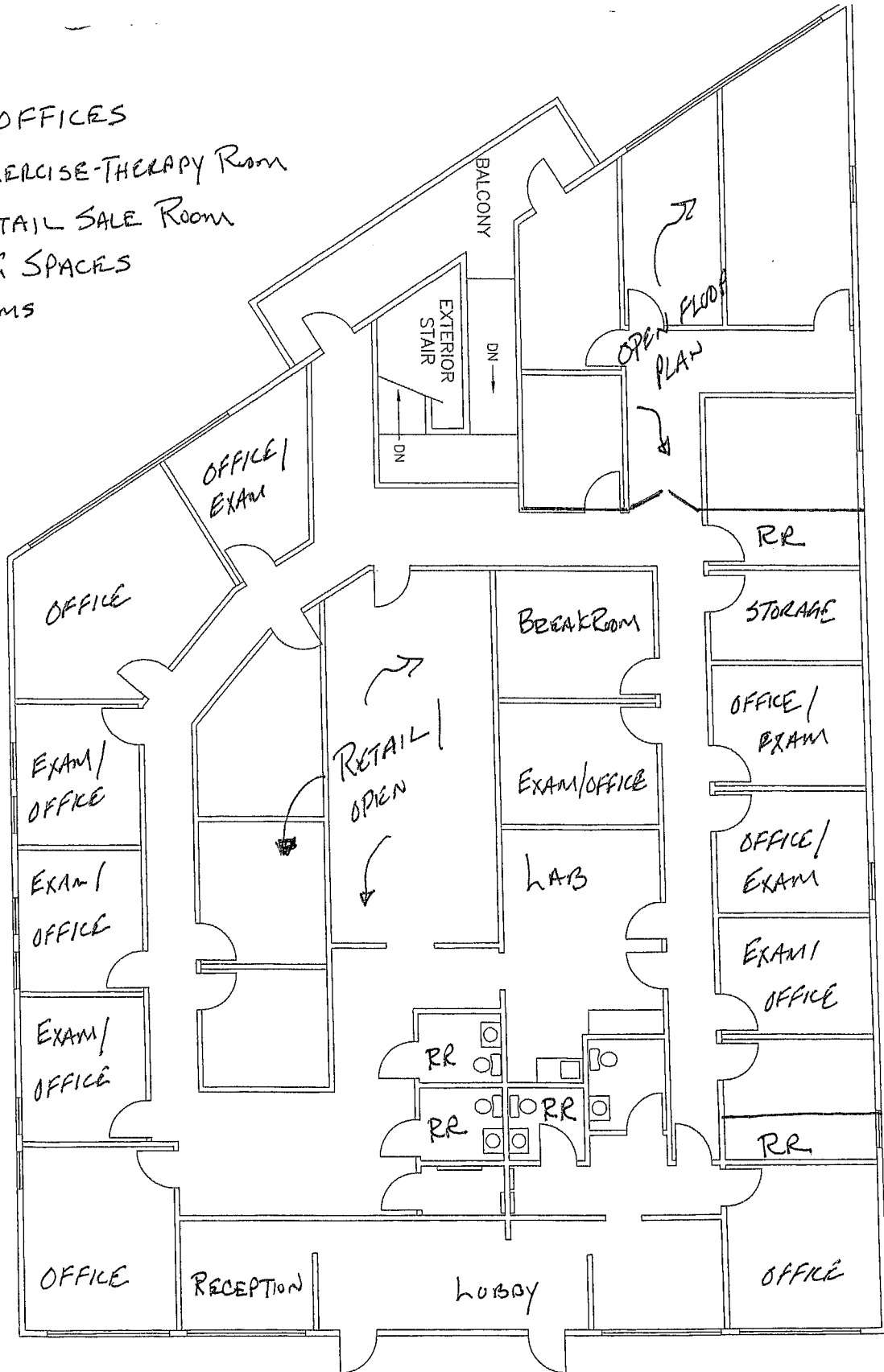


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7030 LEE HWY, SUITE 201 FLOOR PLAN

- 6,125 SF
- 11 EXAM/OFFICES
- 1000 SF ± EXERCISE-THERAPY ROOM
- 800 SF ± RETAIL SALE ROOM
- 22 PARKING SPACES
- 5 REST ROOMS

1/8" = 1'-0"
EXISTING FLOOR PLAN



FRONT DOORS