

# Republic Plaza - Sublease Opportunity

## 611 Chestnut St, Chattanooga, TN 37450



Listing ID: 30023095  
Status: Active  
Property Type: Office For Lease  
Office Type: Governmental, Institutional  
Contiguous Space: 11,977 - 22,377 SF  
Total Available: 11,977 SF  
Lease Rate: \$15.50 PSF (Annual)  
Base Monthly Rent: \$15,470 - 28,903  
Lease Type: Full Service



### Overview/Comments

Sublease opportunity up to 22,377 RSF (+/-) in Republic Centre & Republic Plaza (entire 4th floor of both buildings). Current Lease expires August 31st 2019.

The Sublease space consist of the 4th Floor of Republic Centre containing approximately 10,400 Rentable Sq.ft. and the 4th Floor of Republic Plaza containing approximately 11,977 Sq.ft. These spaces are connected via a pedway between the Buildings.

Republic Centre is a Class A office building located in Downtown Chattanooga. Building has commercial bank, stock brokerage and investment firms, law firms, accounting and insurance firms and a host of other national, regional and local professional

firms.

Call Listing Agent (Russ Elliott) to schedule appointments to see or show the property. Listing Agent has not measured the space and does not guarantee the accuracy of the number of square feet. Square feet need to be verified by Tenant.

### More Information Online

<http://pointecre.catylist.com/listing/30023095>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Hamilton County  
Tax ID/APN: 145C D 001.02  
Office Type: Governmental, Institutional, Office Building, Other  
Zoning: C-3 CENTRAL BUSINESS ZONE

Building Name: Republic Plaza  
Class of Space: Class A  
Gross Building Area: 51,170 SF

### Available Space

Suite/Unit Number: Entire 4th Floor  
Suite Floor/Level: 4th Floor  
Space Available: 11,977 SF  
Minimum Divisible: 11,977 SF  
Maximum Contiguous: 22,377 SF  
Space Type: Sublet  
Sublease Expiration Date: 08/31/2019  
Date Available: 12/06/2016

Lease Rate: \$15.50 PSF (Annual)  
Lease Type: Full Service  
Kitchen/Breakroom: Yes  
Parking Spaces: 0  
Rent Concession: Sublease rate of \$15.50 per RSF is approximately \$6.50 per sf. less than Landlord's advertised rental rate of \$22 per sf.

### Area & Location

Property Visibility: Excellent  
Highway Access: Easy access to I-27 and I-24.

Airports: Chattanooga Airport  
Area Description: Building is located in Downtown Chattanooga near the corner of 7th Street and Chestnut Street.

## Building Related

Number of Stories:	4	Parking Type:	Structure
Typical SF / Floor:	10,400 SF	Passenger Elevators:	4
Year Built:	1976	Freight Elevators:	1
Construction/Siding:	Metal/Glass	Sprinklers:	Wet
Exterior Description:	Glass Curtain Wall		

## Land Related

Zoning Description:	C-3 Central Business Zone
Water Service:	Municipal
Sewer Type:	Municipal

## Location

Address:	611 Chestnut St, Chattanooga, TN 37450
County:	Hamilton
MSA:	Chattanooga



## Property Contacts



### Russell P Elliott

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