

# 3,300 SF of Class B Office Space Near Erlanger & UTC

## 801 N Holtzclaw Ave, Chattanooga, TN 37406



Listing ID: 30174783  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Governmental, Institutional  
 Contiguous Space: 3,300 SF  
 Total Available: 3,300 SF  
 Lease Rate: \$10 PSF (Annual)  
 Base Monthly Rent: \$2,750  
 Lease Type: NNN  
 Ceiling: 9 ft.



### Overview/Comments

Building 2 is a free standing building with 3,300 SF available out of 5,000 SF. It is an office building with an assortment of large and small offices with several large work areas. There are some built in cubicles which can stay or be taken out. There are handicap accessible restrooms plus a good sized kitchen. Ample parking surrounds the property.

The location is in the medical district for Chattanooga. Chattanooga's 3 major hospitals are all within a couple of miles. A new medical complex is being built across the street. The office building is located on the CHA-Chattanooga Housing Authority property. It is the middle building.

The 3,300 SF suite contains the following: 8 private offices, several cubicle offices, conference room, 2 handicap restrooms, kitchen, multiple entrances and nearby ample parking.

### More Information Online

<http://commercial.gcar.net/listing/30174783>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Hamilton County, Chattanooga	Class of Space:	Class B
Tax ID/APN:	1360 C 004	Gross Building Area:	5,000 SF
Office Type:	Governmental, Institutional, Office Building	Building/Unit Size (RSF):	5,000 SF
Zoning:	OFFICE O-1	Usable Size (USF):	3,300 SF
Building Name:	Chattanooga Housing Authority Bldg 2	Land Area:	3.60 Acres

### Available Space

Suite/Unit Number:	Bldg 2	Lease Rate:	\$10 PSF (Annual)
Suite Floor/Level:	Bldg 2	Lease Type:	NNN
Space Available:	3,300 SF	Conference Rooms:	1
Minimum Divisible:	3,300 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	3,300 SF	Parking Spaces:	15
Space Type:	New	Operating Expenses:	\$3 PSF (Annual)
Date Available:	10/27/2017	Rent Escalators:	Step-Up Lease
Lease Term (Months):	60 Months	Rent Escalators Description:	3.0%

Space Description Building 2 is a 5,000 sf office building. It has an assortment of office sizes, large work areas, conference rooms and breakrooms. The available suite is 3,300 SF.

### Area & Location

Market Type:	Medium	Transportation:	Bus, Highway, Airport
Property Located Between:	4th St and Holtzclaw	Highway Access:	I-24 can accessed via 4th St or Amnicola Hwy. It is about 5 minutes away.
Road Type:	Paved, 2-Track	Airports:	Chattanooga
Property Visibility:	Excellent		

**Site Description** The site is level and at street grade with great visibility from Holtzclaw. The property is located about 2,500 ft from the intersection of 3rd St and Holtzclaw.

**Area Description** The area is dominated by medical offices and other commercial uses. Erlanger Hospital is about 8 blocks away and the UTC campus is 15 blocks away.

### Building Related

Total Number of Buildings:	3	Total Parking Spaces:	15
Number of Stories:	1	Ceiling Height:	9
Typical SF / Floor:	3,300 SF	Loading Doors:	0
Year Built:	2006	Loading Docks:	0
Roof Type:	Arched	Passenger Elevators:	0
Construction/Siding:	Steel Frame	Freight Elevators:	0
Exterior Description:	The exterior has a modern architectural style of steel and block.	Sprinklers:	Wet
		Heat Type:	Electricity
Parking Ratio:	5 (per 1000 SF)	Heat Source:	Central
Parking Type:	Structure, Surface	Air Conditioning:	Engineered System
Parking Description:	The parking is ample and around all three buildings.		

### Land Related

Zoning Description:	01- Office Zoning	Water Service:	Municipal
Lot Frontage:	960	Sewer Type:	Municipal
Lot Depth:	336		

### Location

Address: 801 N Holtzclaw Ave, Chattanooga, TN 37406  
County: Hamilton  
MSA: Chattanooga



## Property Images



Front View(2)



Corner Office



front right 1(2)



Existing Cubicles



Conference Room with Expandable Wall (2)



Kitchen



Typical Restroom



Medical Center Being Built Across The Street

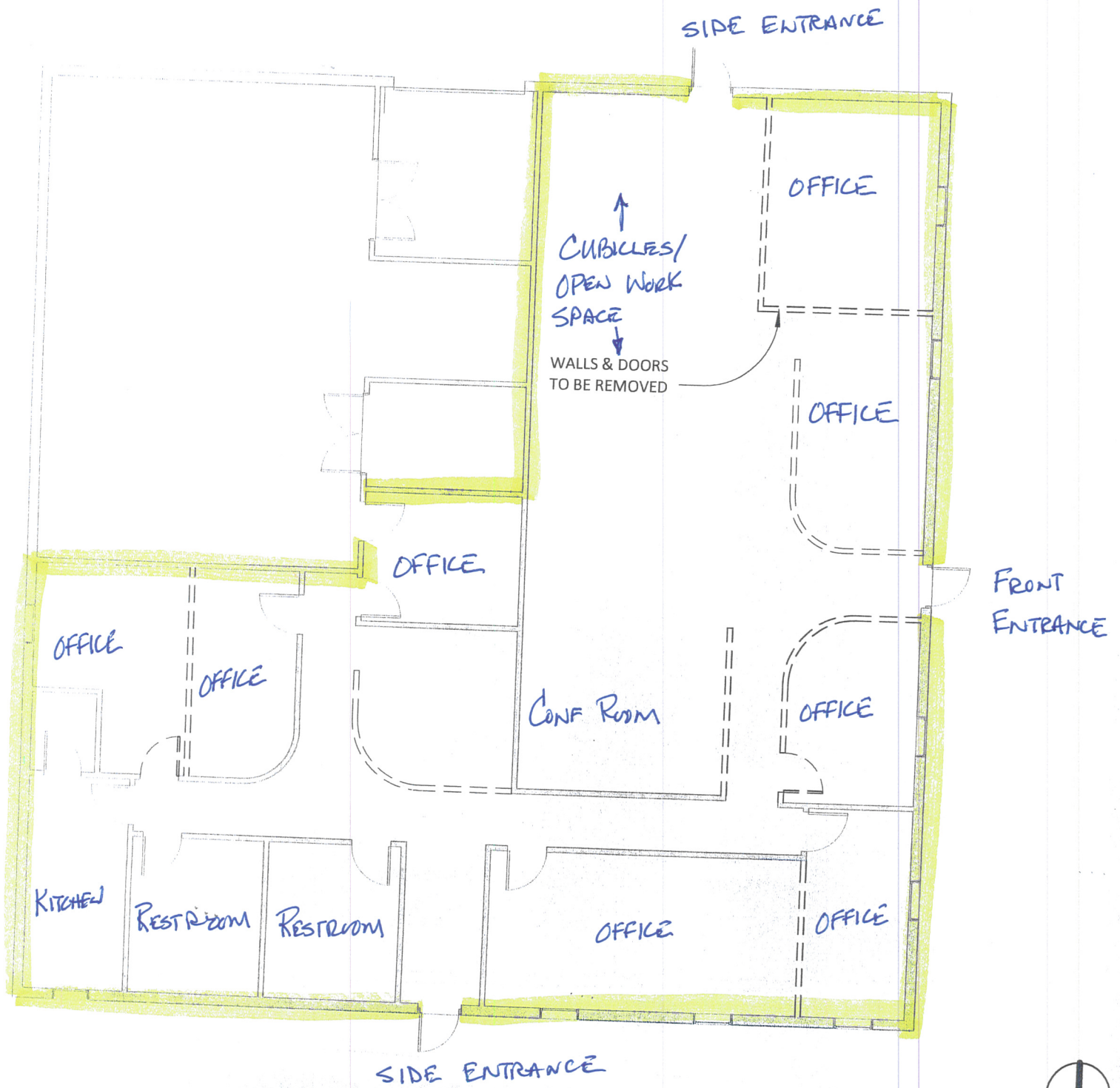
## Property Contacts



### Robert Fisher

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





801 HOLTZCLAW BLDG #2 FLOOR PLAN  
 ± 3,300 SF