

1208 Bldg. | 3,318 SF Class A Office Space

1208 Pointe Centre Dr. Chattanooga, TN 37421



Property Description

Class A Office or Medical Suites Available in The Pointe Corporate Center

Property Highlights

- Space Available: 3,318 SF
- Lease Rate: 25.00 PSF/Annual
- Lease Type: Full Service
- Tenant Improvement Allowance or Turn Key Buildout Available
- Ample Parking for Clients or Employees
- Public Transportation Available to Property

Offering Summary

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	3,318 SF
Lot Size:	3.32 Acres
Building Size:	40,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,742	21,300	54,631
Total Population	5,899	49,562	131,883
Average HH Income	\$65,233	\$82,795	\$86,161

David Melton

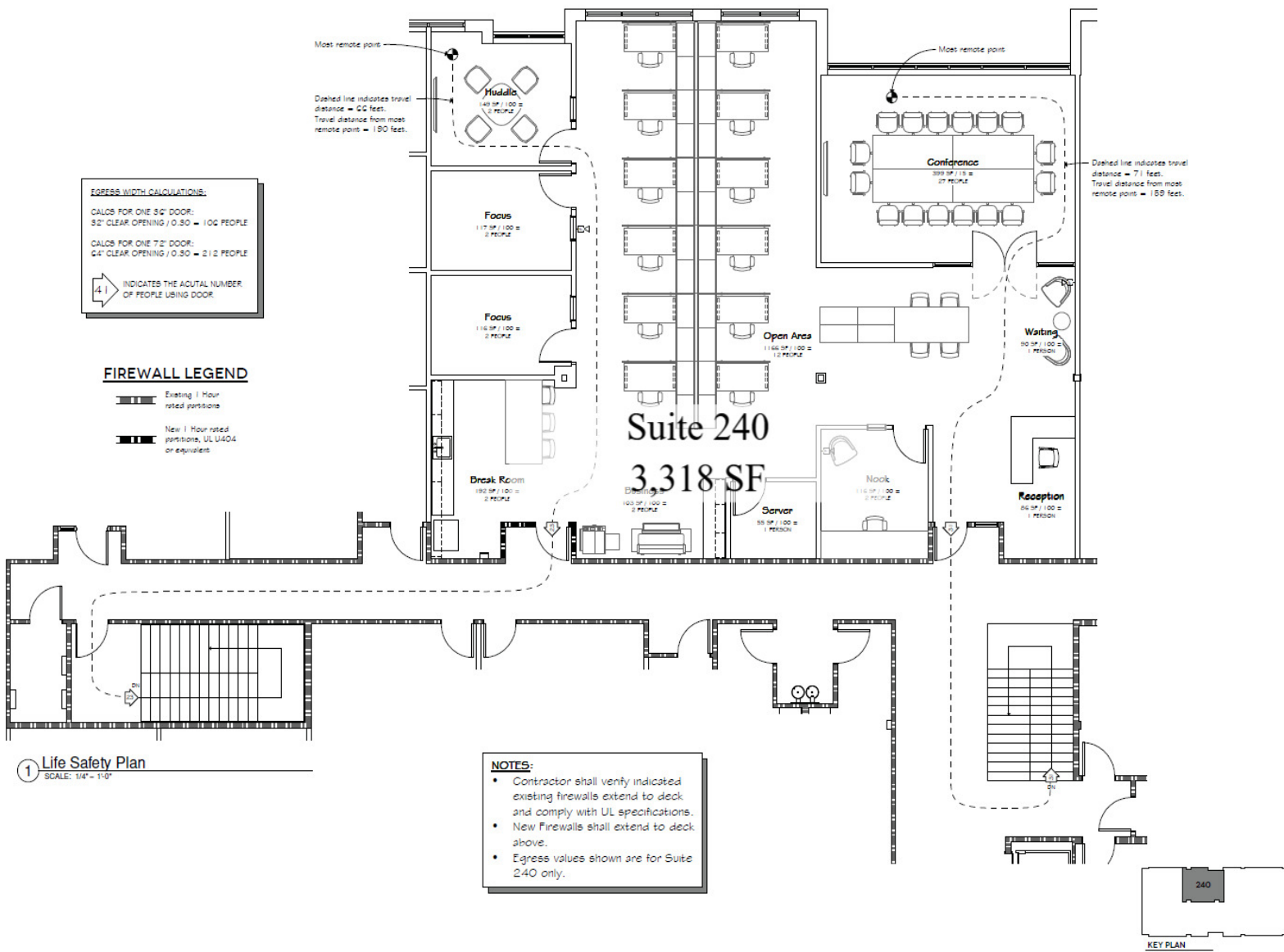
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1208 Bldg. Suite 240

1208 Pointe Centre Dr. Chattanooga, TN 37421



EGRESS WIDTH CALCULATIONS:
 CALCS FOR ONE 30" DOOR:
 8" CLEAR OPENING / 0.50 = 100 PEOPLE
 CALCS FOR ONE 72" DOOR:
 24" CLEAR OPENING / 0.50 = 212 PEOPLE
 4 INDICATES THE ACTUAL NUMBER OF PEOPLE USING DOOR.

FIREWALL LEGEND
 Existing 1 Hour rated partitions
 New 1 Hour rated partitions, UL U404 or equivalent

NOTES:

- Contractor shall verify indicated existing firewalls extend to deck and comply with UL specifications.
- New Firewalls shall extend to deck above.
- Egress values shown are for Suite 240 only.

1 Life Safety Plan
 SCALE: 1/4" = 1'-0"



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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,318 SF	Lease Rate:	\$25.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1208 Bldg. Suite 240	Available	3,318 SF	Full Service	\$25.00 SF/yr	3,318 Class A Office Space

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