

3903 Volunteer Drive Chattanooga, TN 37416

SUITES FOR LEASE :

SUITE 300 OFFICE

- 1,200 SQ. FT. AND 1,200 SQ FT
- \$14.50/SF/YR-NNN LEASE

SUITE 400 OFFICE/FLEX

- 3,400 SQ. FT.
- \$12.50/SF/YR-NNN LEASE

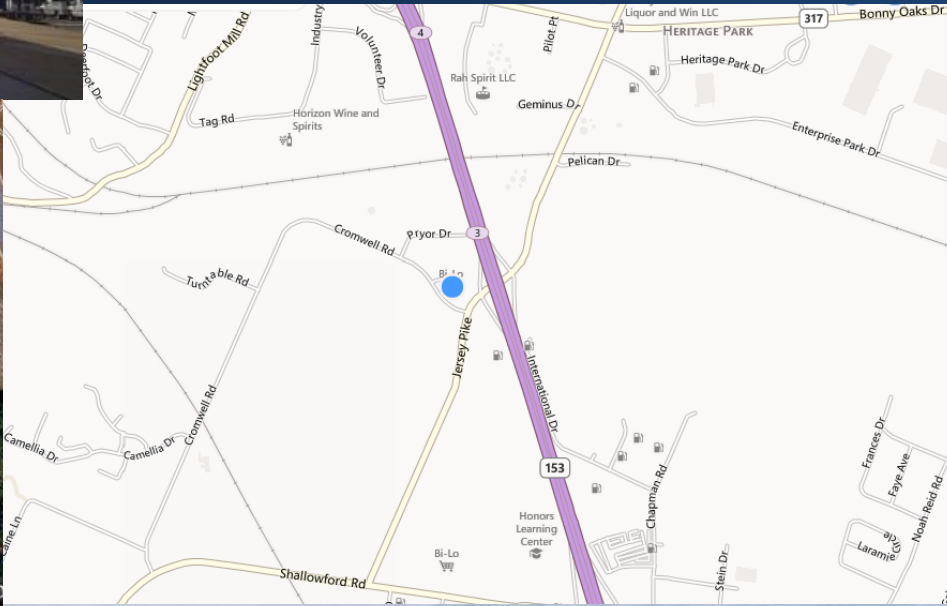
- ⇒ \$1.75/SF/YR IN OPERATING EXPENSES
- ⇒ BUILD TO SUIT AVAILABLE
- ⇒ EXCELLENT VISIBILITY
- ⇒ PRIME SIGNAGE
- ⇒ INTERSTATE ACCESSIBILITY



PROPERTY OVERVIEW

Built in 1988, the property features a 58,195 sq. ft. building located in the 4.27 acre Volunteer Business Park between Highway 153 and Bonny Oaks. Suites 100-400 features office suites and flex space consisting of office frontage and warehouses in the rear. Suites 100-400 includes prime signage and adequate parking to accommodate tenant needs. Design your own office space with build to suit available for long term leases.

The Volunteer Business Park offers excellent visibility with frontage facing HWY 153, where traffic counts average 72,000 cars per day. Interstate access is almost immediate with 0.5 mile to HWY 153 via Industry Drive and Bonny Oaks. Central location that allows easy access to all areas of town.

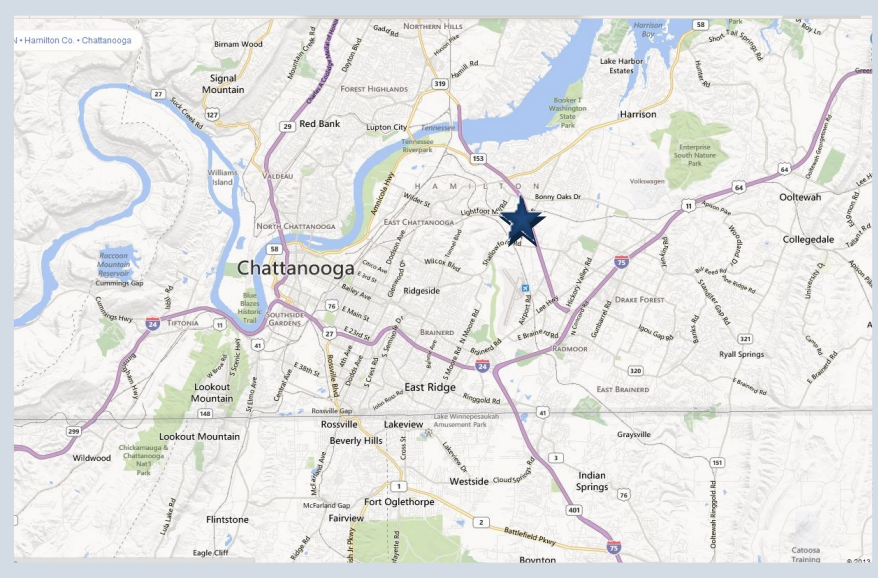


FOR MORE INFORMATION, PLEASE CONTACT:

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- ⇒ GEOGRAPHIC CENTER OF CHATTANOOGA—ALL AREAS OF TOWN ARE ACCESSIBLE
- ⇒ 0.5 MILE ACCESS TO HWY 153 VIA INDUSTRY DRIVE
- ⇒ CHATTANOOGA IS A TRANSPORTATION HUB—MAKING IT AN IDEAL LOCATION FOR DISTRIBUTION BUSINESSES; LOCATED AT CROSSROADS OF SEVERAL MAJOR U.S. HWYS — INTERSTATES 75, 24 AND 59
- ⇒ 15 MINUTES TO DOWNTOWN CHATTANOOGA
- ⇒ LESS THAN 5 MILES TO ENTERPRISE SOUTH (LOCATION OF VOLKSWAGEN AND AMAZON FACILITIES)

