

60 FRONT ST

Rossville, TN 38066

OFFICE SPACE FOR SALE/LEASE



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



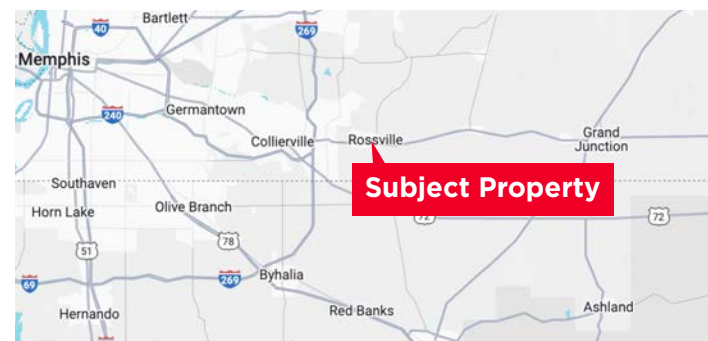
OFFICE SPACE AVAILABLE +/- 6,935 TOTAL SF

Commercial Advisors is pleased to offer multiple office spaces available for sale or lease in the heart of Rossville, Tennessee. The property consists of a +/- 6,935 SF office building comprised of four separate suites that can be leased individually or occupied as a full-building user opportunity. Available spaces include 435 Main St (+/- 580 SF), 40 Front St (+/- 1,341 SF), 50 Front St (+/- 1,341 SF), and 60 Front St (+/- 3,673 SF).

The property is being offered for sale at \$2,149,000 or for lease at \$22.00 PSF NNN. The building provides flexible occupancy options suitable for a variety of office, professional service, or boutique commercial users seeking a presence in rapidly growing Fayette County.

AVAILABLE STOREFRONTS

- 60 Front St- 3,673 sf
- 50 Front St- 1,341 sf
- 40 Front St- 1,341 sf
- 435 Main St- 580 sf



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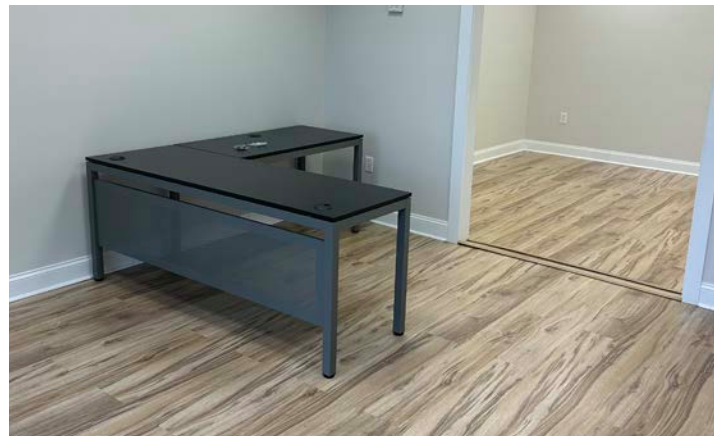


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THE PROPERTY



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FLOOR PLAN - 60 FRONT STREET



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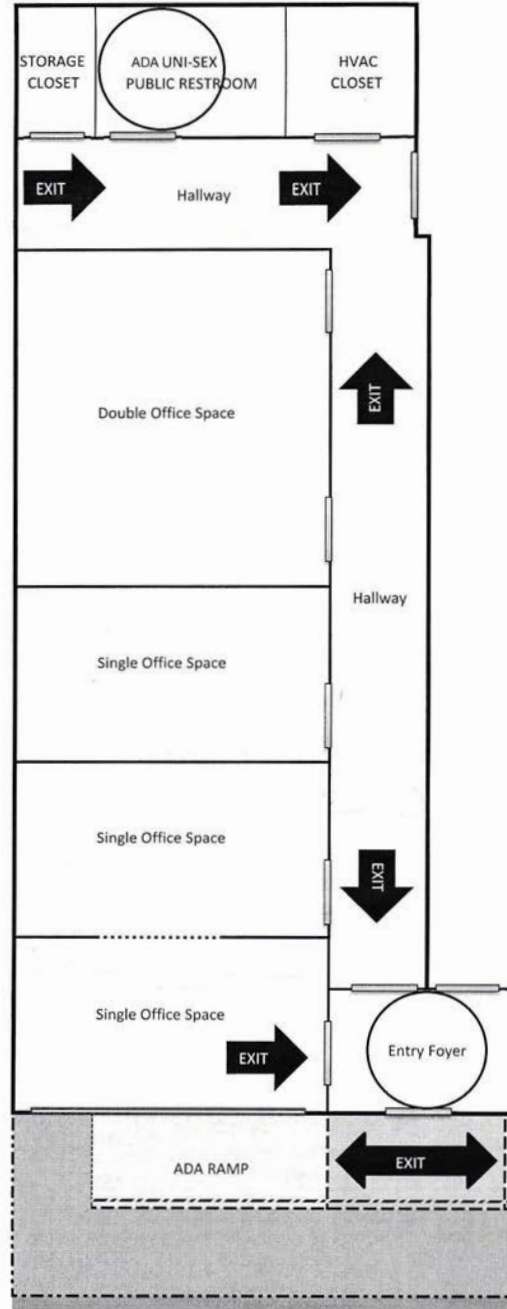


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FLOOR PLAN - 50 FRONT STREET



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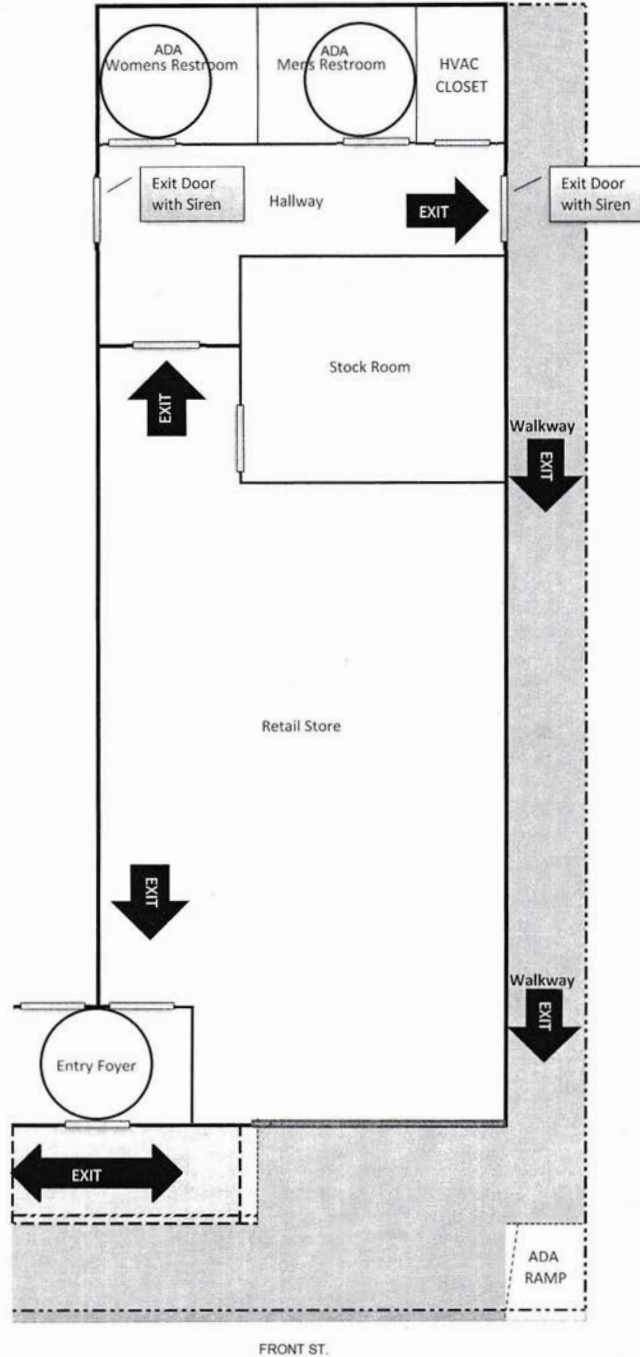


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FLOOR PLAN - 40 FRONT STREET



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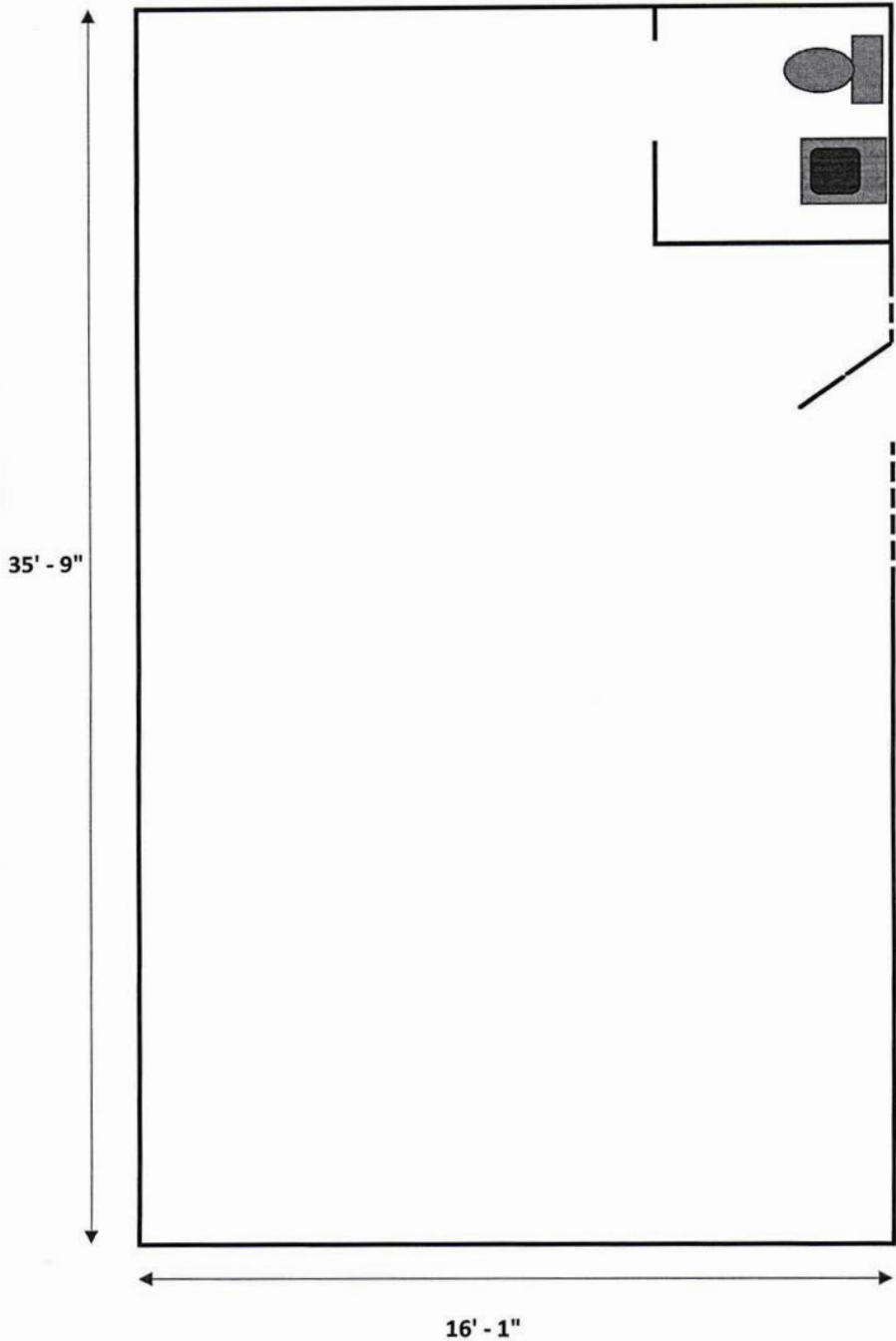


CUSHMAN & WAKEFIELD



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FLOOR PLAN - 435 MAIN STREET



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OFFICE SPACE FOR SALE/LEASE



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SITE PLAN



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