

Jarnigan Medical Center

AVAILABLE FOR SUB-LEASE

7268 Jarnigan Rd, Chattanooga, TN 37421

2,618 RSF
Remaining

4th Floor
Penthouse

Shell Condition
Build-to-Suit

Multi-Specialty
Tenancy





About The Property

Designed to support a wide range of healthcare users, Jarnigan Medical Center offers flexible medical office space within a LEED Gold-certified, four-story building. The property features modern layouts, ample parking, and a covered patient drop-off, while its location in the Hamilton Place corridor provides convenient access to I-75 and close proximity to Erlanger East Hospital, supporting strong regional patient draw.

- Medical office building within Chattanooga's Hamilton Place healthcare and retail district
- LEED Gold-certified facility emphasizing sustainability and efficiency
- Existing tenancy includes established outpatient and specialty medical providers
- Covered patient drop-off area enhancing ease of arrival and patient flow
- Flexible suite options including second-generation and customizable penthouse space



PROPERTY OVERVIEW

Designed to support a wide range of healthcare users, the building offers a mix of second-generation and build-to-suit opportunities, including a full-floor penthouse suite. The property's modern design, efficient layouts, and patient-focused features create a functional environment for both established providers and growing practices seeking flexibility within a well-maintained medical setting.

±50,186 SF

Total Size

JARNIGAN MEDICAL CENTER

Designed for patient convenience and provider visibility, the building features a covered entry, ample surface area parking, and excellent accessibility.



SURFACE PARKING

The property offers ample surface parking spaces, providing convenient access for both patients and staff.



COVERED ENTRY

Prominent covered entry canopy provides a defined and welcoming arrival point for patients and visitors.



ACCESSIBILITY

The building is wheelchair accessible and designed to support patient circulation throughout.

7268 Jarnigan Rd, Chattanooga, TN 37421

Jarnigan Medical Center

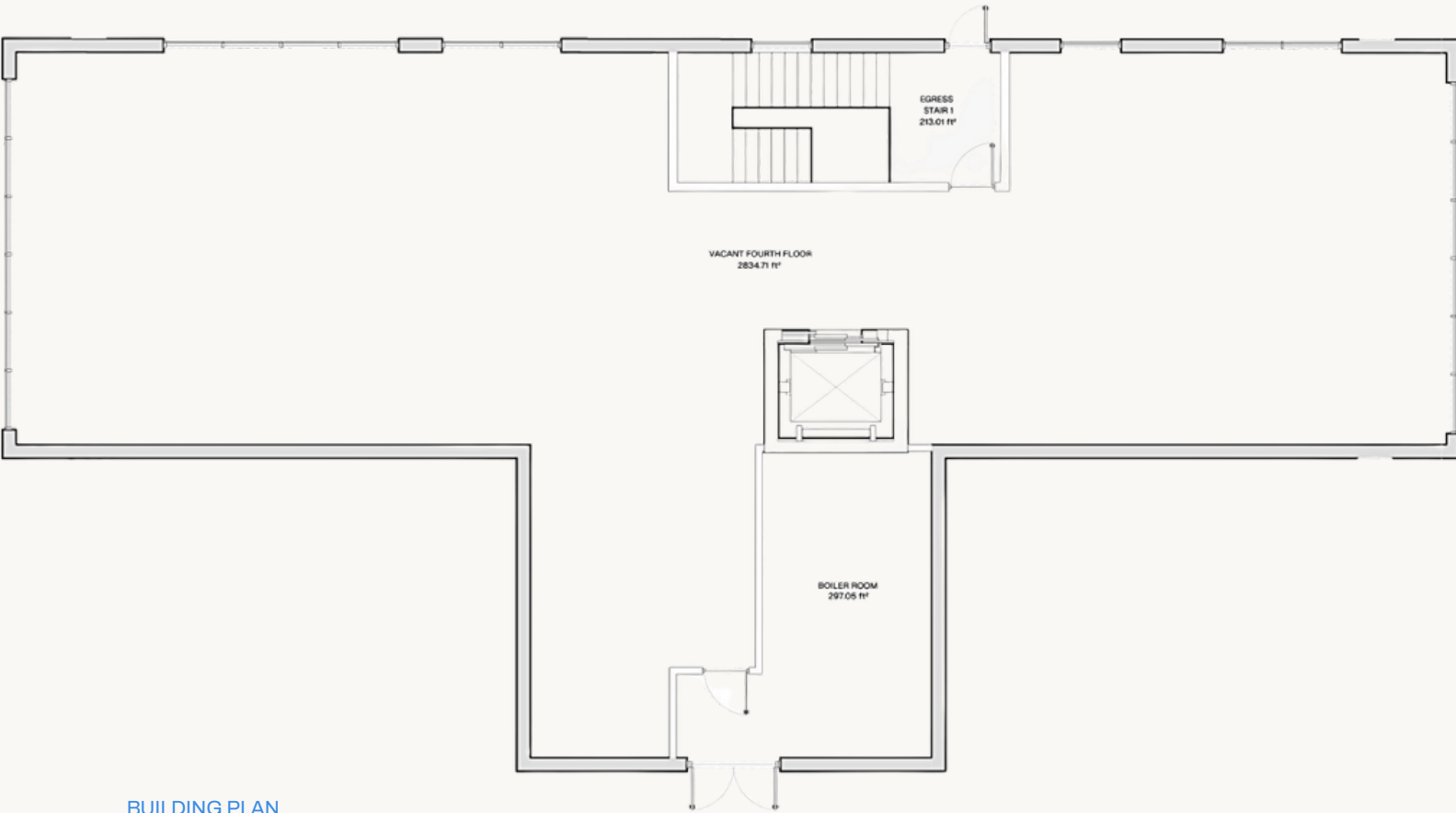
SHELL SPACE AVAILABLE FOR LEASE

2,618 RSF Available

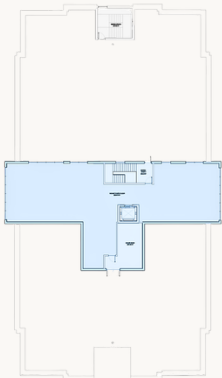
Penthouse Suite

4th Floor

Available Now - Shell Condition



BUILDING PLAN



 Transwestern

TAD WOOD, CCIM
Healthcare Advisory Services
615.269.9494
tad.wood@transwestern.com

KEY DRIVE-TIME DESTINATIONS

Erlanger East Hospital 4 min | 0.9 mi

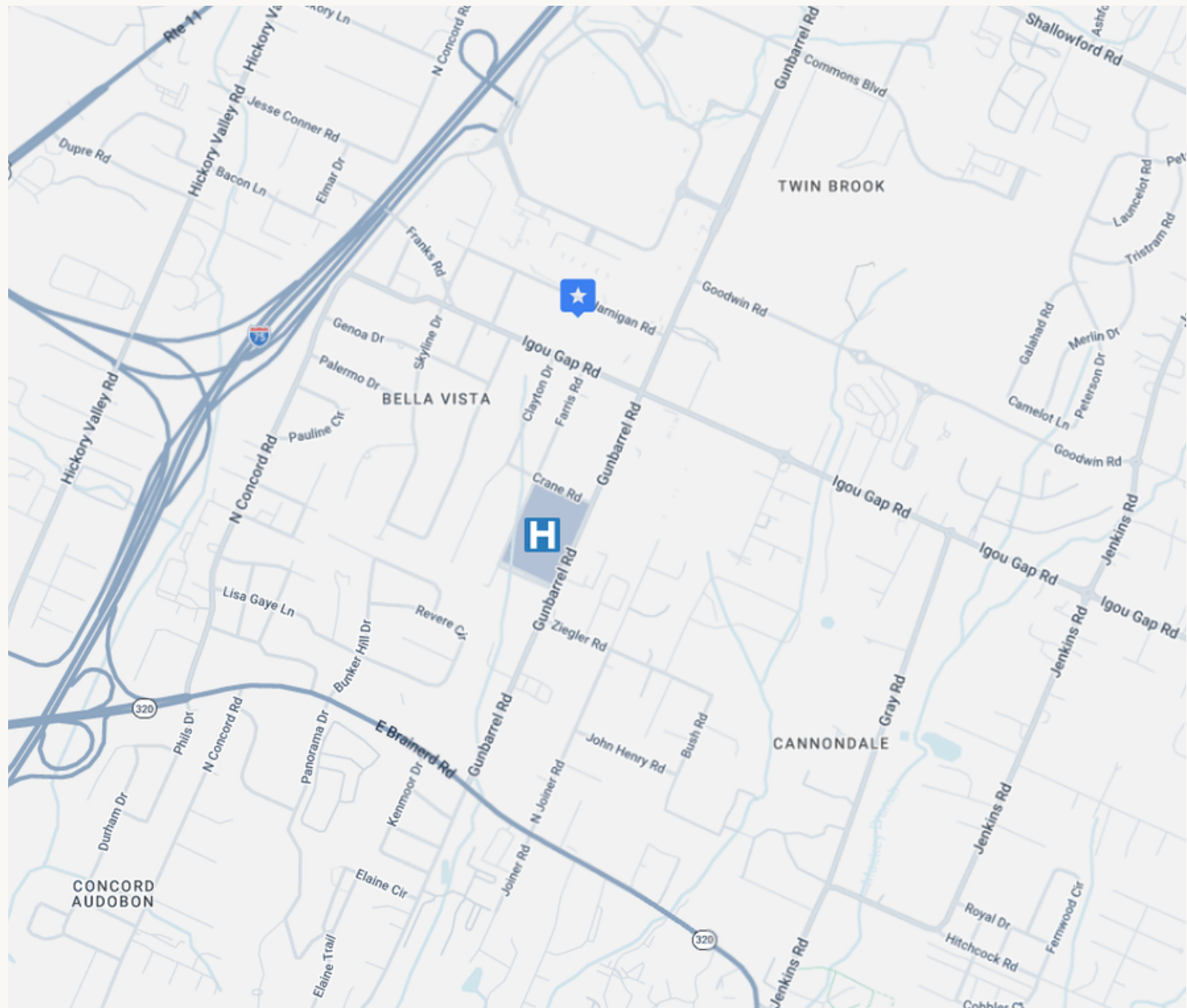
Hamilton Place Mall 2 min | 0.6 mi

I-75 8 min | 1.5 mi



7268 Jarnigan Rd, Chattanooga, TN 37421

Strategically positioned within the Hamilton Place corridor, the property benefits from a highly active trade area with strong surrounding retail and healthcare presence.





TAD WOOD, CCIM
Director,
Healthcare Advisory Services
615.269.9494
tad.wood@transwestern.com