

FOR LEASE | OFFICE

232 E 11TH ST

CHATTANOOGA, TENNESSEE 37402

THE FLEETWOOD BUILDING

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE SF: ± 2,459 (SUITE 202)

TOTAL BUILDING SF: ± 106,000

LEASE RATE: \$19.50/SF/YR NNN

OPEX (ESTIMATED): \$6.70 PSF

PARKING: ON SITE AND ADJACENT PARKING LOTS

PROPERTY SUMMARY

SUITE 202 OFFERS A HIGHLY FUNCTIONAL, OPEN-CONCEPT OFFICE SPACE WITHIN THE MIXED-USE FLEETWOOD BUILDING, WHICH COMBINES MULTIFAMILY, RETAIL, AND OFFICE TENANT. LOCATED IN THE HEART OF DOWNTOWN AND DIRECTLY ADJACENT TO WAREHOUSE ROW, THE PROPERTY PROVIDES EXCELLENT WALKABILITY TO DINING, SHOPPING, AND AMENITIES.

THE SUITE FEATURES 16 FT HIGH CEILINGS, ABUNDANT NATURAL LIGHT, GREAT MIX OF A MODERN BUILD OUT WHILE KEEPING THE EXISTING EXPOSED WOOD BEAMS AND BRICK TO SHOW THE HISTORY OF THE BUILDING.

- CONFERENCE ROOM
- ONE PRIVATE PHONE BOOTH
- DEDICATED STORAGE/IT ROOM
- KITCHENETTE
- RESTROOMS CONVENIENTLY LOCATED IN THE COMMON AREA

MERCHANT
REAL ESTATE GROUP



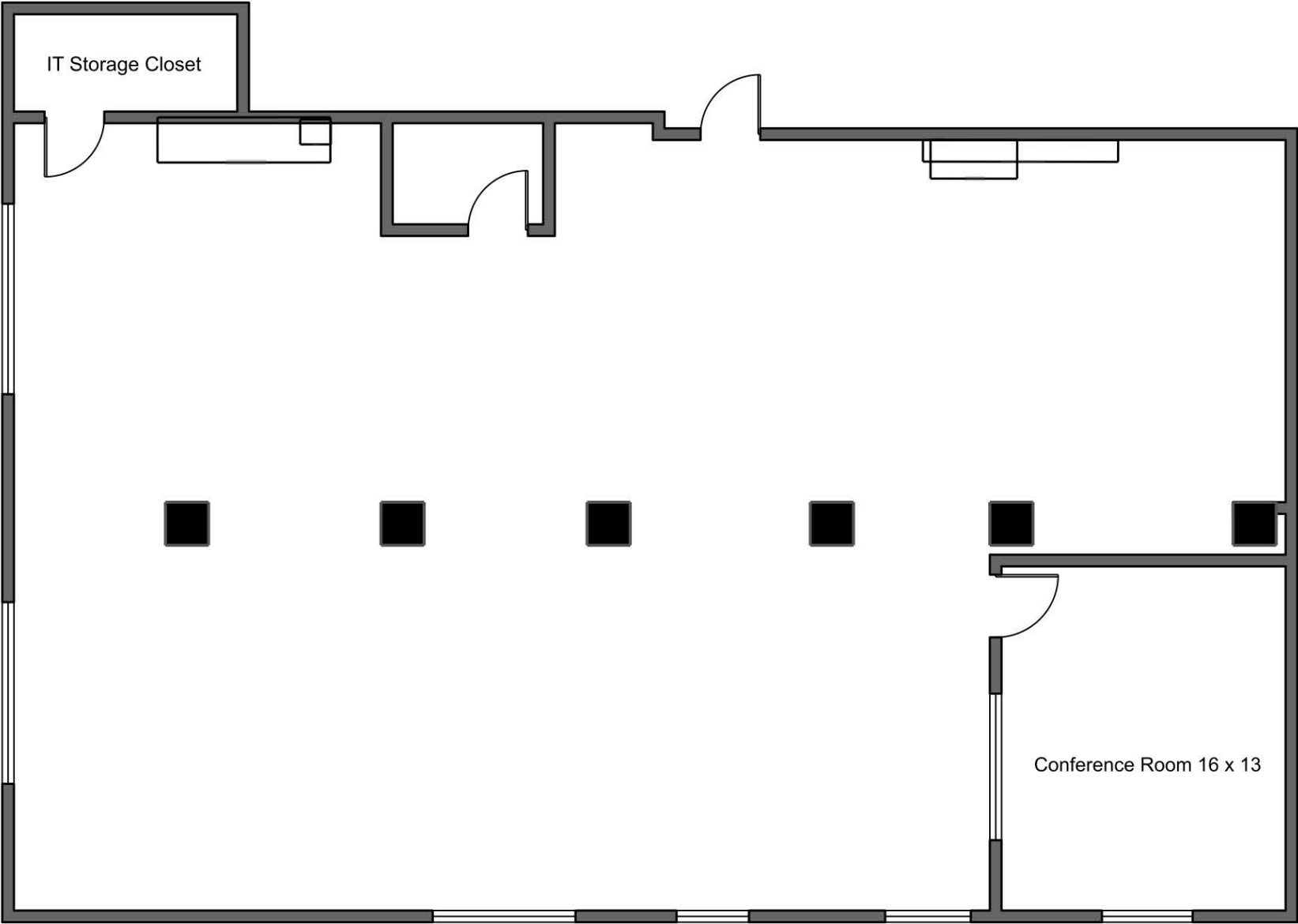
INTERIOR PHOTOS

THE FLEETWOOD BUILDING
232 E 11TH ST CHATTANOOGA, TN 37402



FLOOR PLAN

THE FLEETWOOD BUILDING
232 E 11TH ST CHATTANOOGA, TN 37402



AERIAL OVERVIEW

THE FLEETWOOD BUILDING

232 E 11TH ST CHATTANOOGA, TN 37402



MERCHANT
REAL ESTATE GROUP

+1 423 654-7106

BARRETT KIBBLE
BROKER

+1 423 715 9645

BARRETT@MERCHANTLH.COM

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND THE USE OF SUCH LOGOS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF MERCHANT REAL ESTATE GROUP. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.