

# EXECUTIVE BUSINESS PARK

Chattanooga, Tennessee

## FOR LEASE



6025 Lee Highway in Chattanooga, Tennessee 38421

- ♦ Professional Office Park
- ♦ Conveniently Located next to Sam's
- ♦ Free Surface Parking
- ♦ Great Road Frontage and Visibility
- ♦ High Volume Traffic on Lee Hwy
- ♦ Beautiful & Well Maintained Landscape
- ♦ One Story Building with Handicap Access
- ♦ Less than five minutes from Airport, Hwy 153 & I-75
- ♦ Open Floor Plans Available
- ♦ Tenant Improvements Negotiable

Executive Business Park is a beautifully landscaped and maintained one-story professional office complex with spaces available from 1,980 sq. ft. to 3,486 sq. ft. It is conveniently located at 6025 Lee Highway, adjacent to Sam's Wholesale Club. The Property is near the TN Highway 153 and I-75 intersection, as well as near Hamilton Place Mall, many restaurants, banks and local bus service is nearby. The property has ample free parking with ground level entrances, on-site security and 24/7 access. Approximately 7 miles from the Volkswagen Plant.

## SPACE AVAILABLE

FOR LEASING INFORMATION CONTACT:  
TONY BROCK, V.P. LEASING (CELL: 423-260-2429)

OR

WILLIAM B. RAINES, JR., CCIM, CRX, CSM, RPA

THE RAINES GROUP, INC.

FOUR SQUARES BUSINESS CENTER

1200 MOUNTAIN CREEK ROAD • SUITE 100

CHATTANOOGA, TN 37405

PHONE: 423-875-3600

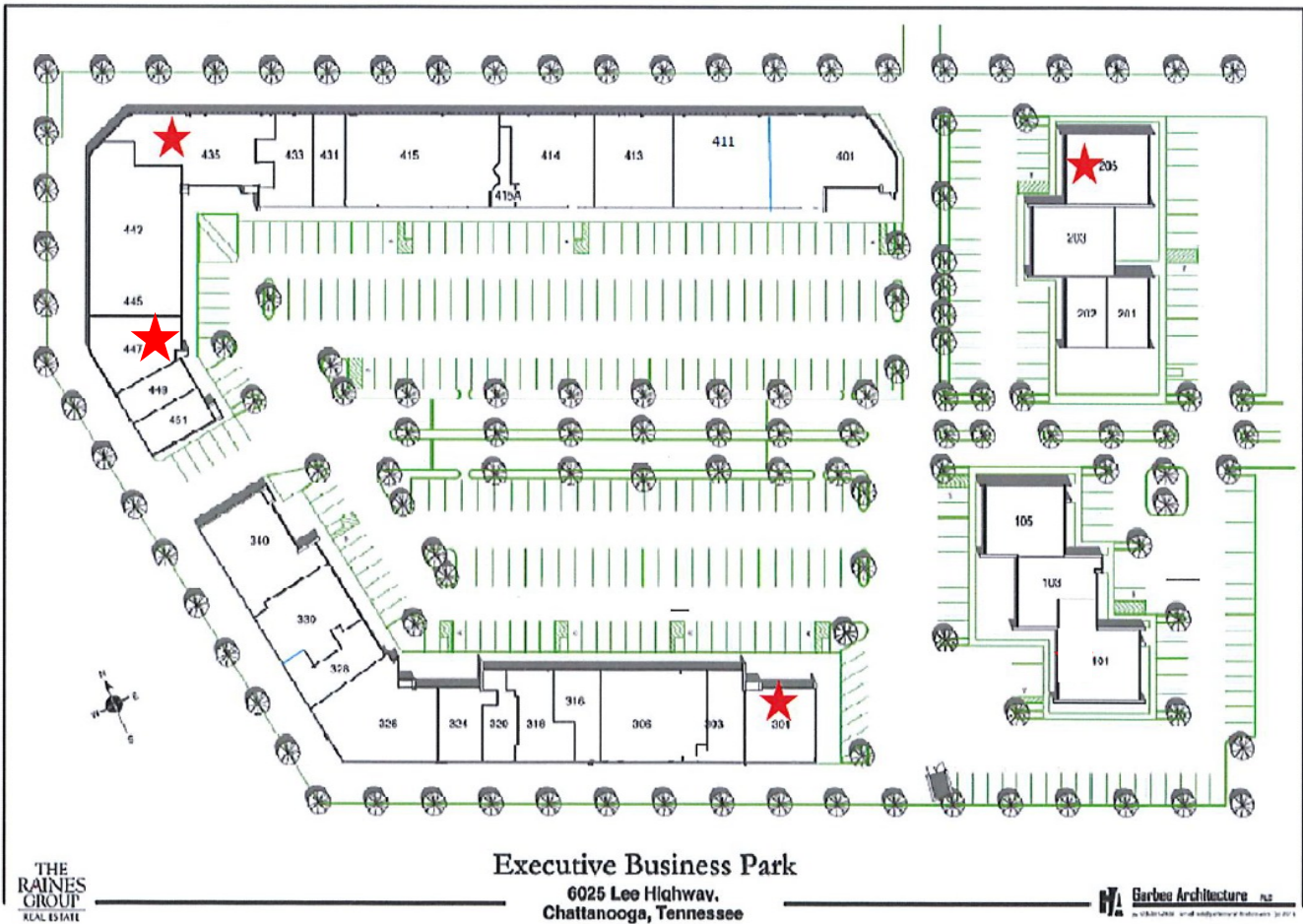
EMAIL: [TBROCK@RAINESGROUP.COM](mailto:TBROCK@RAINESGROUP.COM)

[BRAINES@RAINESGROUP.COM](mailto:BRAINES@RAINESGROUP.COM)

[WWW.RAINESGROUP.COM](http://WWW.RAINESGROUP.COM)



## EXECUTIVE BUSINESS PARK SITE PLAN



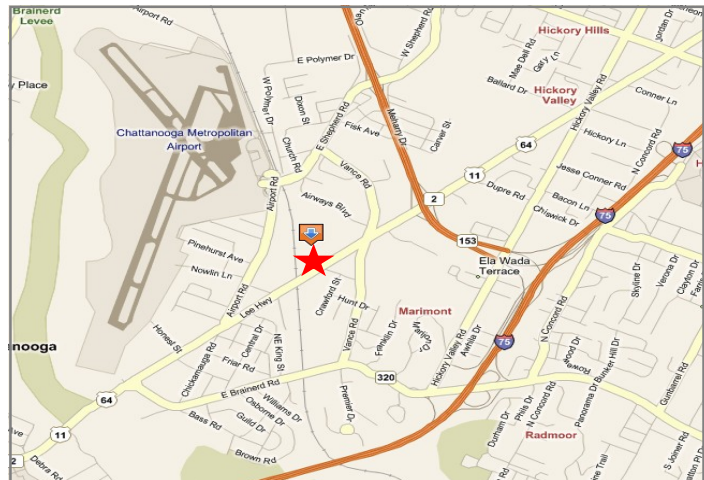
### SPACES CURRENTLY AVAILABLE

Suite #	Sq. Ft.	Base Rent/SF/YR
Suite 205	2064 SF	\$15.00
Suite 301	1980 SF	\$15.00
Suite 435	3486 SF	\$12.00
Suite 447	1980 SF	\$13.50

### NNN OPERATING COSTS

[CAM, Property Taxes & Insurance]

Currently \$3.46/ SF/ YR



**THE RAINES GROUP**  
REAL ESTATE

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www.rainesgroup.com

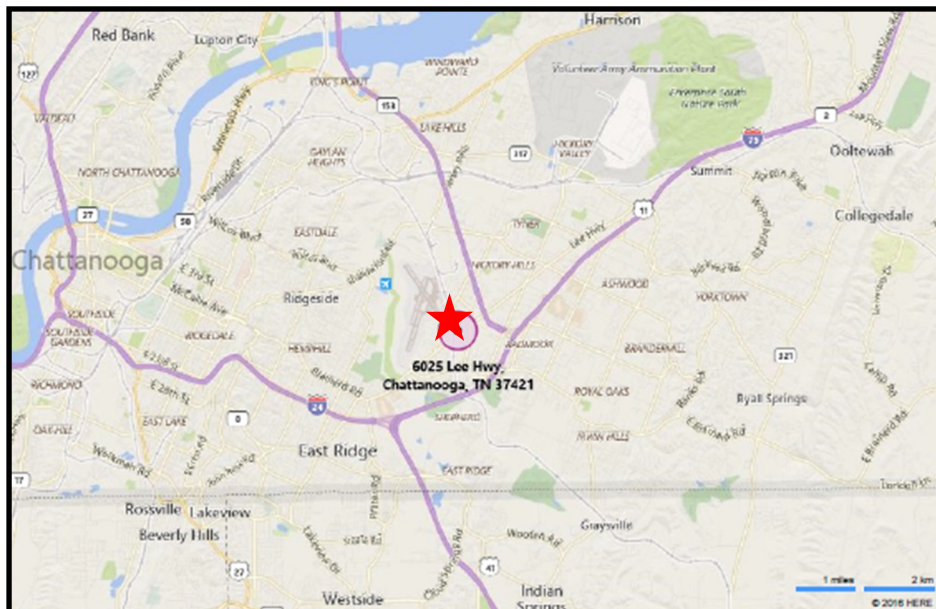
Disclaimer: The data contained herein has been provided by reliable sources, however, they should be considered estimates and/or projections, are subject to change without notice, and are not warranted by The Raines Group, Inc. It is advised that the Investor or Tenant carry out his own due diligence through his own professional advisors before making any final decisions on the property in question.



## EXECUTIVE BUSINESS PARK AERIAL MAP



## LOCATION MAP



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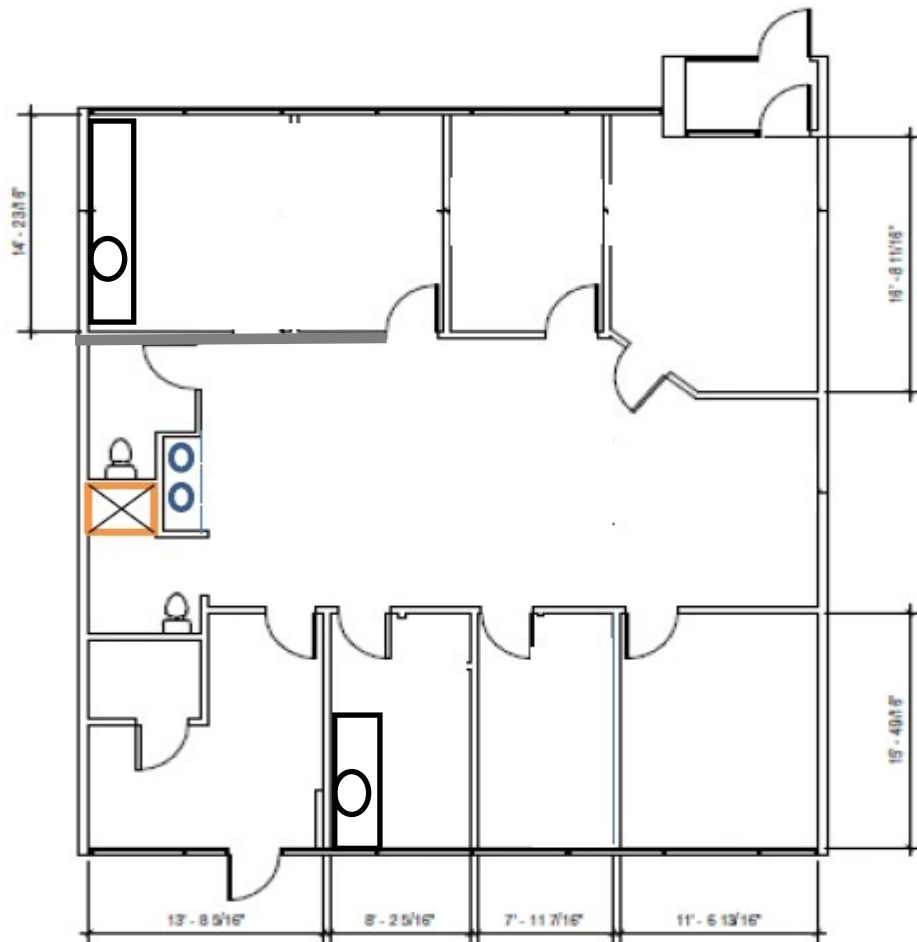
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## EXECUTIVE BUSINESS PARK

SUITE 205

FLOOR PLAN

2,064 SF  $\pm$



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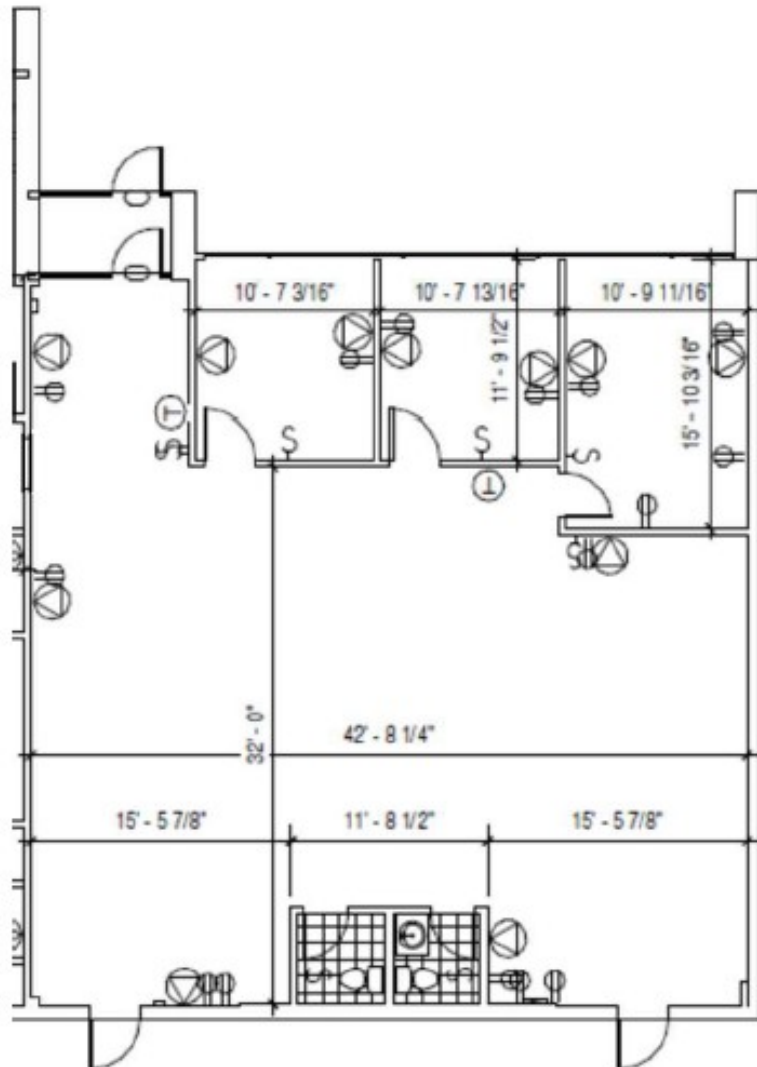
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## Executive Business Park

Suite 301

Floor Plan

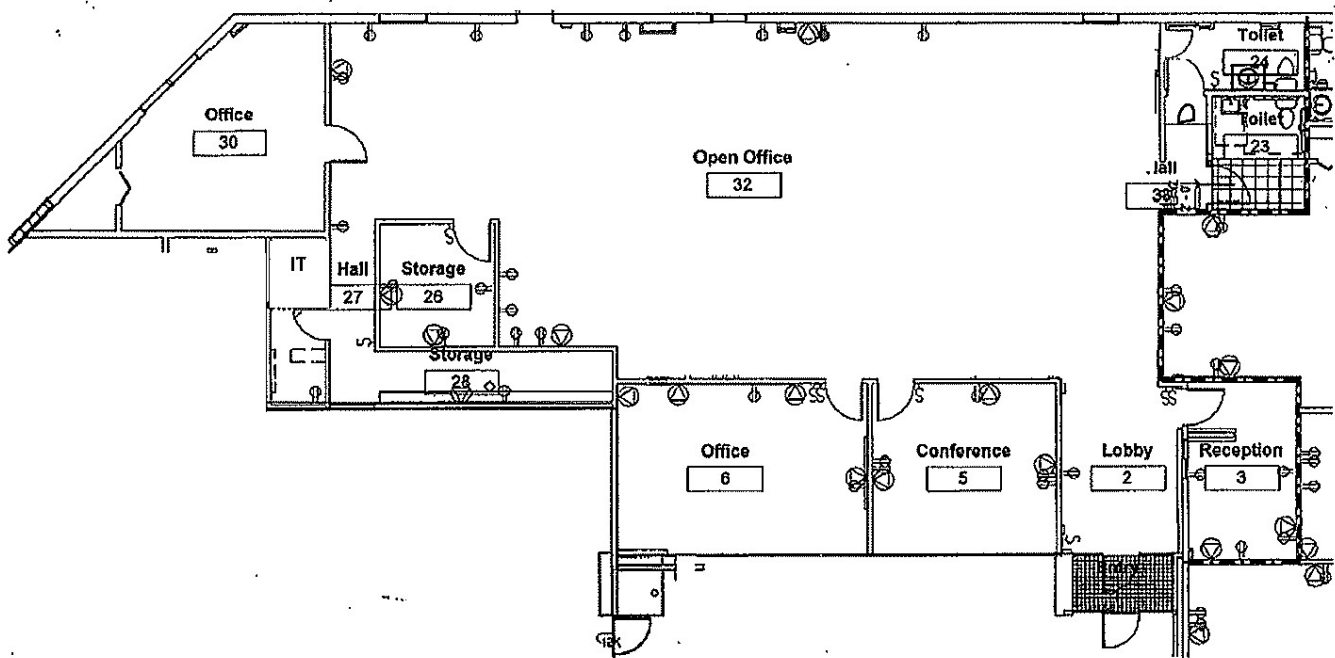
1980 SF ±



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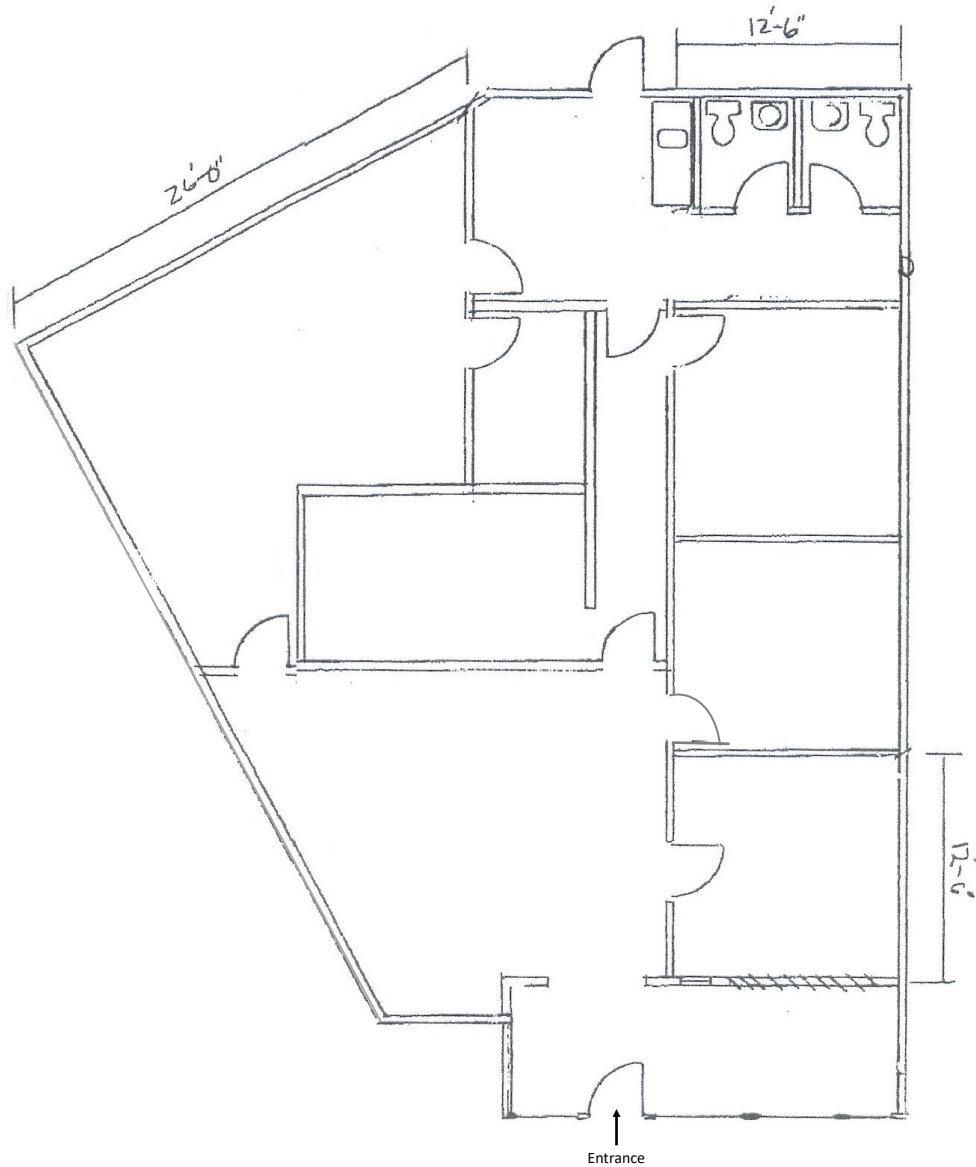
**SUITE 435**  
**FLOOR PLAN**  
**3,486 SF +/-**



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**SUITE 447**  
**FLOOR PLAN**  
**1,980 SF +/-**



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