

**PRE-LEASING, PHASE 2: UP TO 11,000 SF**

# The Bend Medical

**1247 RIVERFRONT PARKWAY**

Chattanooga, TN 37402

**PRESENTED BY:**

**NATALIE HOSTETLER**

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## CLASS A MEDICAL OFFICE BUILDING

Riverfront Medical at the Bend is a brand new two story Medical Office Building with a surgery center on ground level. Phase 1 was completed in Summer 2022. The second phase is a 11,000 sf extension of the second floor, cantilevered over the surface parking lot. There is a 5 per 1,000sf parking ratio and easy access to the building from I-75. The building is situated between all 3 large hospital systems and the University of Tennessee at Chattanooga.

## THE BEND

The Bend is a legendary 4 billion dollar redevelopment project consisting of over 120 acres on the Riverfront in Chattanooga, TN. The project will take approximately 5 years to complete and consist of living, working, and dining along the downtown riverfront. This building is an anchor tenant for the entire redevelopment site.

LEVEL 2 PLAN



OFFERING SUMMARY

|                |                            |
|----------------|----------------------------|
| LEASE RATE:    | Negotiable                 |
| BUILDING SIZE: | 36,500 SF                  |
| AVAILABLE SF:  | up to 11,000 SF on level 2 |
| DELIVERY :     | Early 2023                 |

PROJECT OVERVIEW:

Phase 1: 25,500 sf Complete, 100% Leased

Tenants Phase 1:

Riverfront Surgery Center

Four Bridges Dermatology

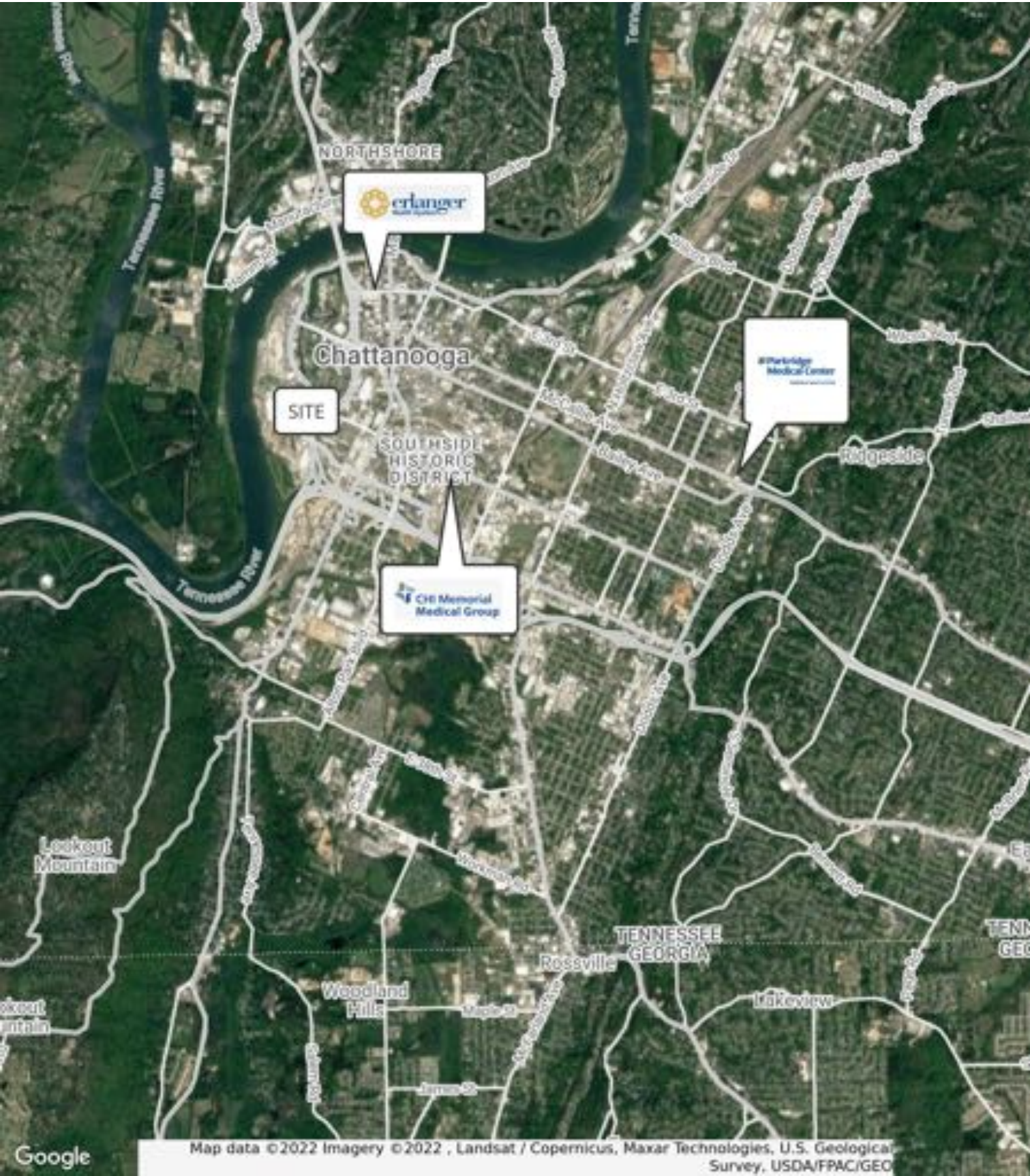
Athena Esoteric

Phase 2: 2,000sf-11,000 sf, Pre-leasing NOW

Space delivered as 'warm shell' with full service construction coordination available.



HOSPITAL MAP





PHASE 2 RENDERING



## ADVISOR BIO



### NATALIE HOSTETLER

VP of Commercial Brokerage

natalie.hostetler@svn.com

**Direct:** 423.682.8241 | **Cell:** 423.290.2141

## PROFESSIONAL BACKGROUND

Natalie has over 15 years of progressive experience in corporate training and sales, commercial leasing and brokerage, and development. She has worked for three Fortune 100 companies, a national retail REIT, and is a founding member at her current firm, SVN Second Story Real Estate Management.

She loves connecting people and incorporating fun with work while assisting developers and landlords through the design-bid-build and site selection processes.

As an expert dealmaker, she thrives at helping tenants find their perfect space and guiding them through the lease or purchase process.

LEED credentialed, ICSC Member, BOMA Member. Licensed in several states.

Natalie has been recognized as a Costar Power Broker in multiple categories for several years.

## MEMBERSHIPS

Specializations:

Academic Institutions/Properties

Asset/Portfolio Management

Brokerage: Commercial Investment

Build-To-Suit

Buyer Representation

Exchange

Government Real Estate Operations

Ground Lease

Historic Properties

Investment: Principal

Leasing

Market Analysis

Net Leased Properties

REIT

Redevelopment/Rehabilitation

Sale/Leaseback

Site Selection

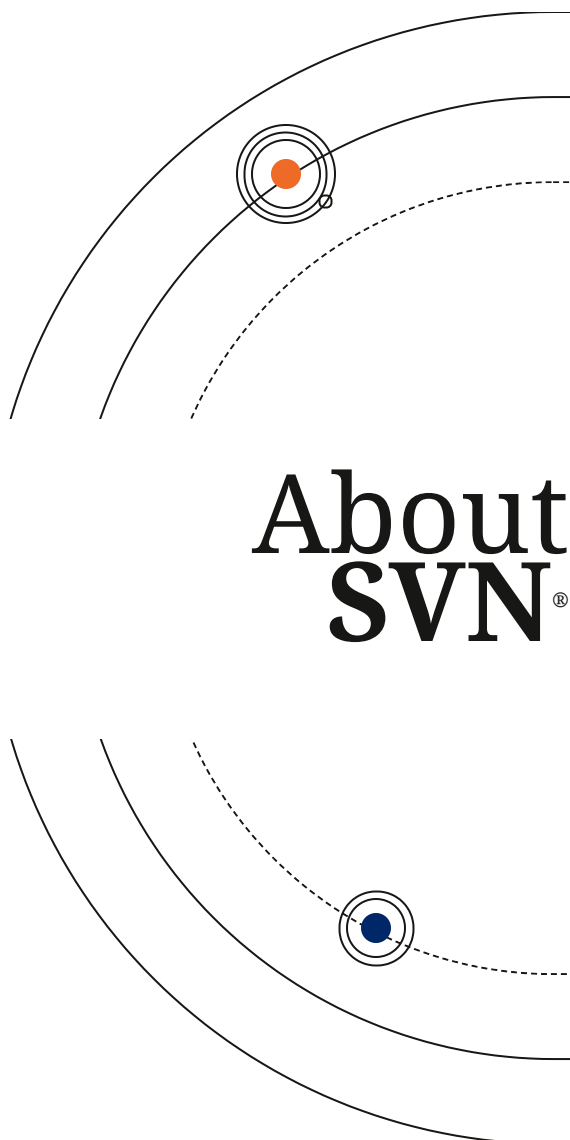
Valuation

### SVN | Second Story Real Estate Management

800 Market Street, Suite 222

Chattanooga, TN 37402

## ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

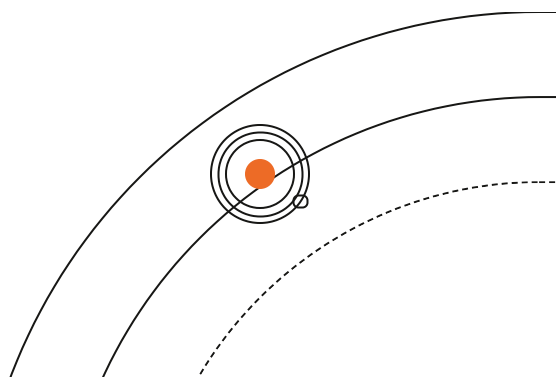
Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

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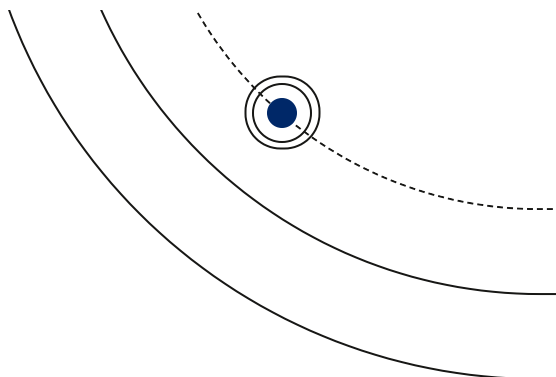


# SVN TRANSACTION VOLUME



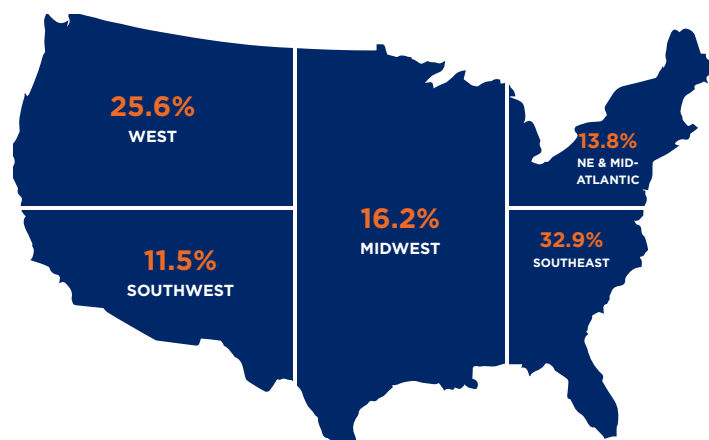
SVN®

## transaction volume USA | 2021



### TRANSACTION VOLUME

united states national distribution\*



**\$20.4B**

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

### CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

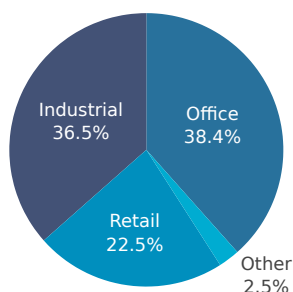
### SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

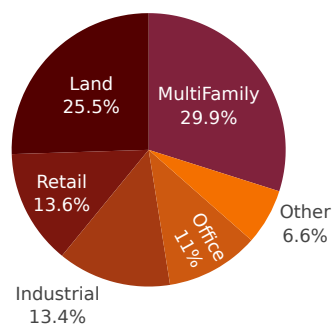
### PRODUCT TYPE

national distribution by product volume\*\*\*

#### Leasing\*\*



#### Sales



\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2021. They are not audited.