



# Medical Office

2707 Citico Avenue  
Chattanooga, TN 37406

Class A Medical Office Opportunity

## Property Information

The property is a two-story medical office building with a total area of 10,580 square feet. The lower level, comprising 4,790 square feet, is fully leased to Benchmark Physical Therapy. The upper level, which spans 5,790 square feet, is partially leased to Chattanooga Foot Specialist, leaving approximately 4,000 square feet available for use.

## Property Highlights

- Built: 2005
- Lower Level: 4,790± SF
- Upper Level: 5,790± SF
- Land Size: 0.829± Acres
- Parking: 51
- Power: 3 Phase 600 Amps
- Deed restricted for medical and office use only
- Located near Memorial Hospital & Parkridge Hospital

## Offering Summary

Sale Price:	\$2,950,000
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2024 Real Estate Taxes:	\$25,462.74
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## Lease Summary

Lease Rate:	\$25.00 PSF NNN
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Available Space:	4,000± SF
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**For Sale | Lease**





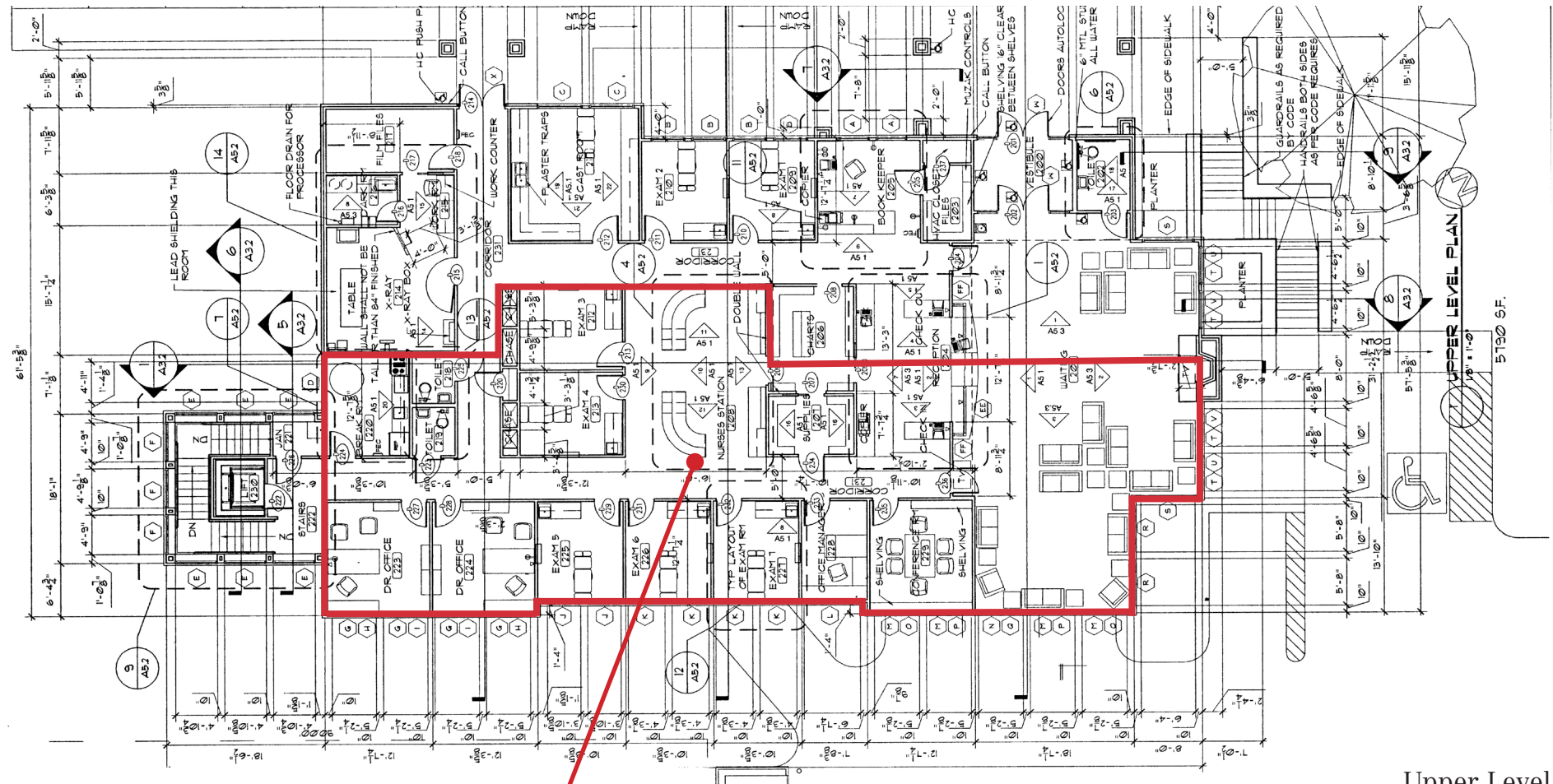
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4,000± SF Available  
FOR LEASE

Upper Level  
5,790± SF



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**10,580± SF | Medical Office**



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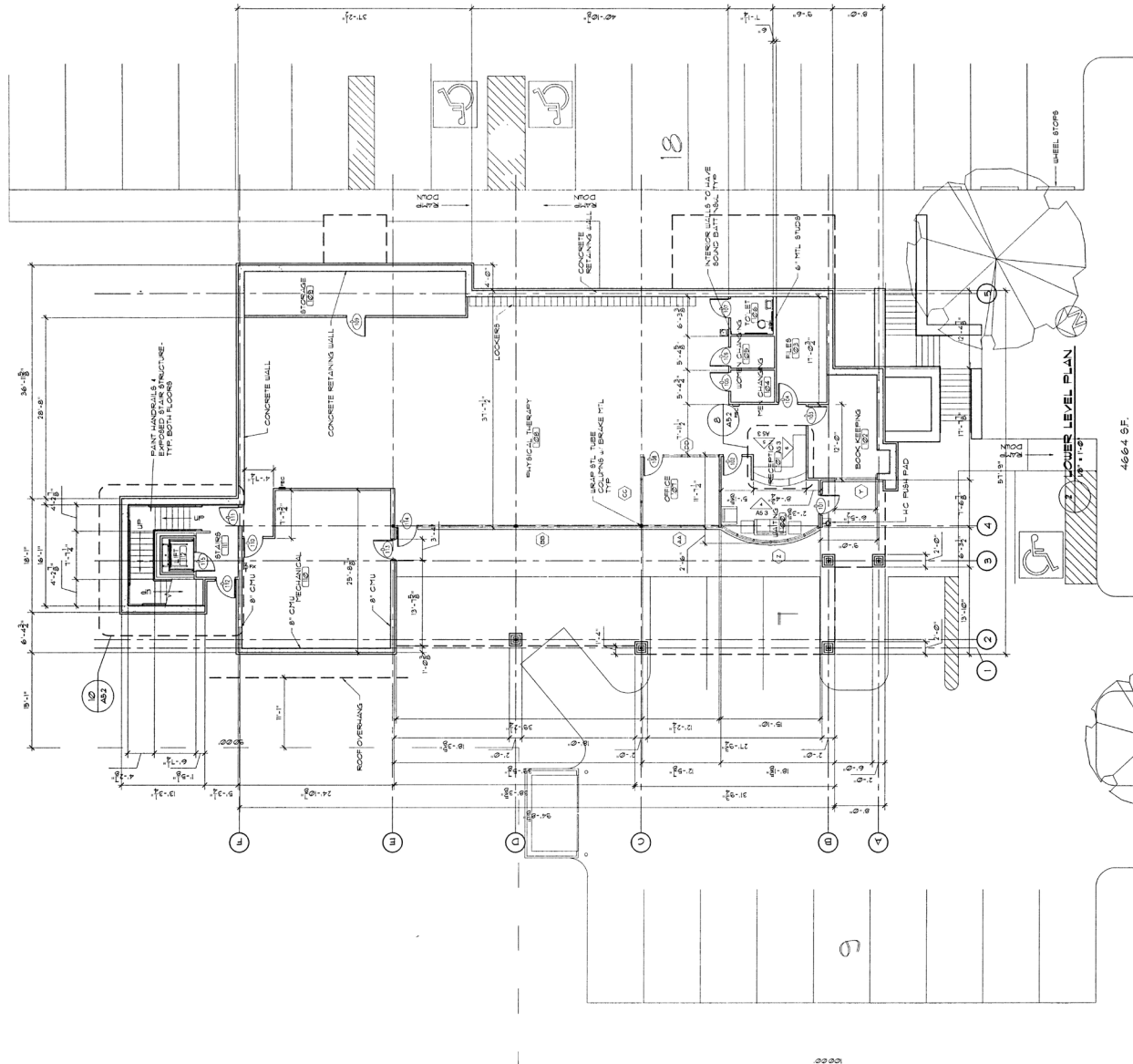
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Lower Level  
4,790± SF



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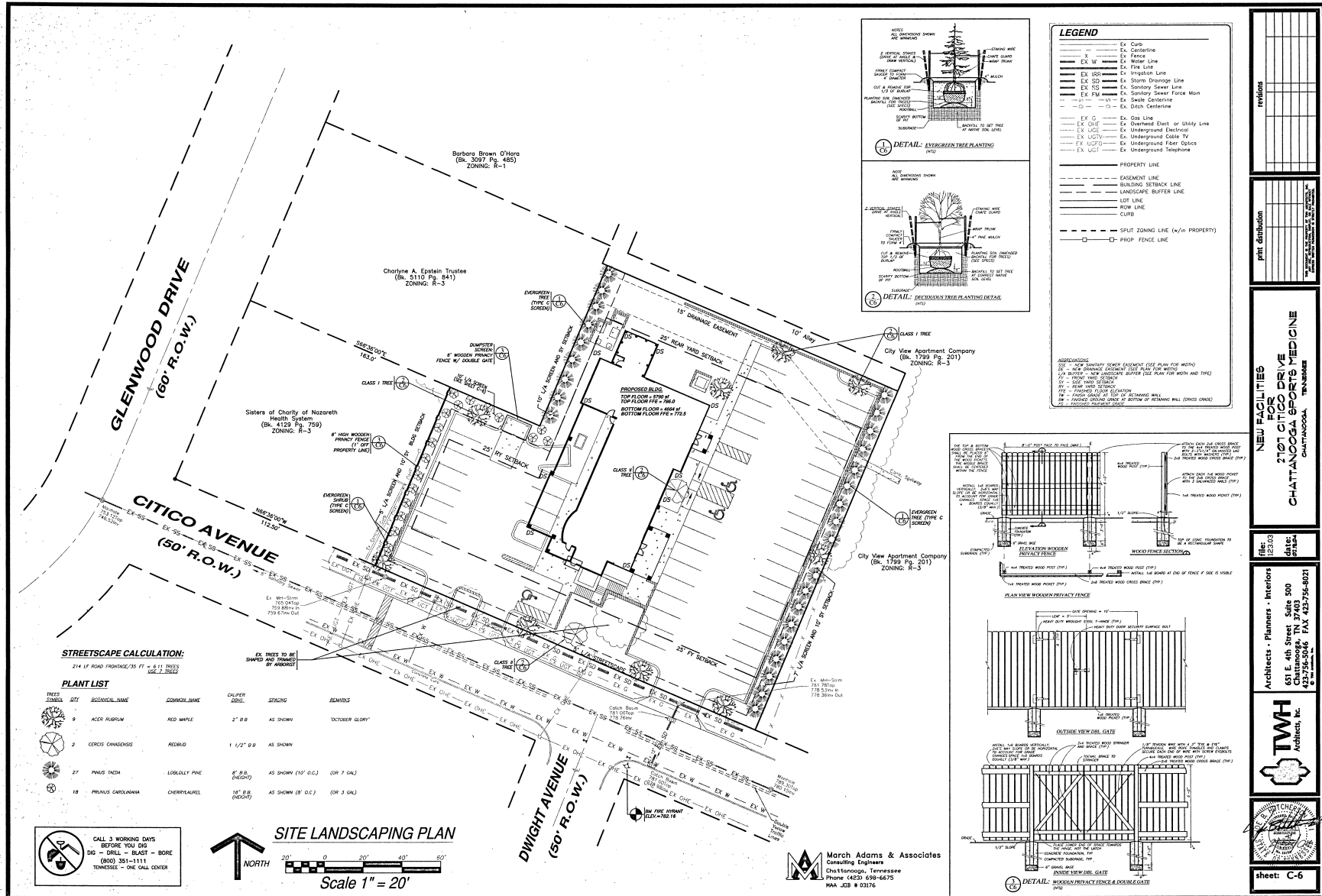
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