

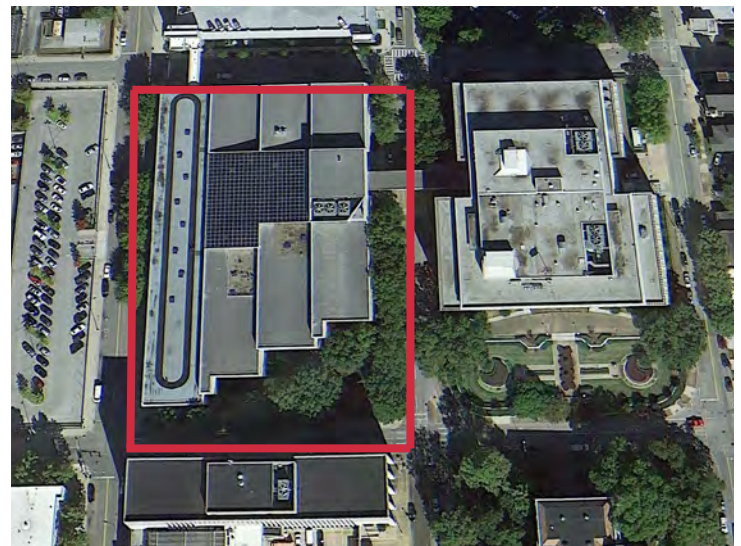


Chattanooga Corporate Center

555 Walnut Street

Property Summary

Six story class "A" 305,465 RSF office building available for lease. This is the first time this property has been available for lease. The office building includes such amenities as large open atrium, cafeteria, breakout rooms, indoor and outdoor walking track, floor vending areas and on-site security. Walking distance to hotels, restaurants and Walnut Street Pedestrian Bridge.



\$23.50 per RSF Full Service

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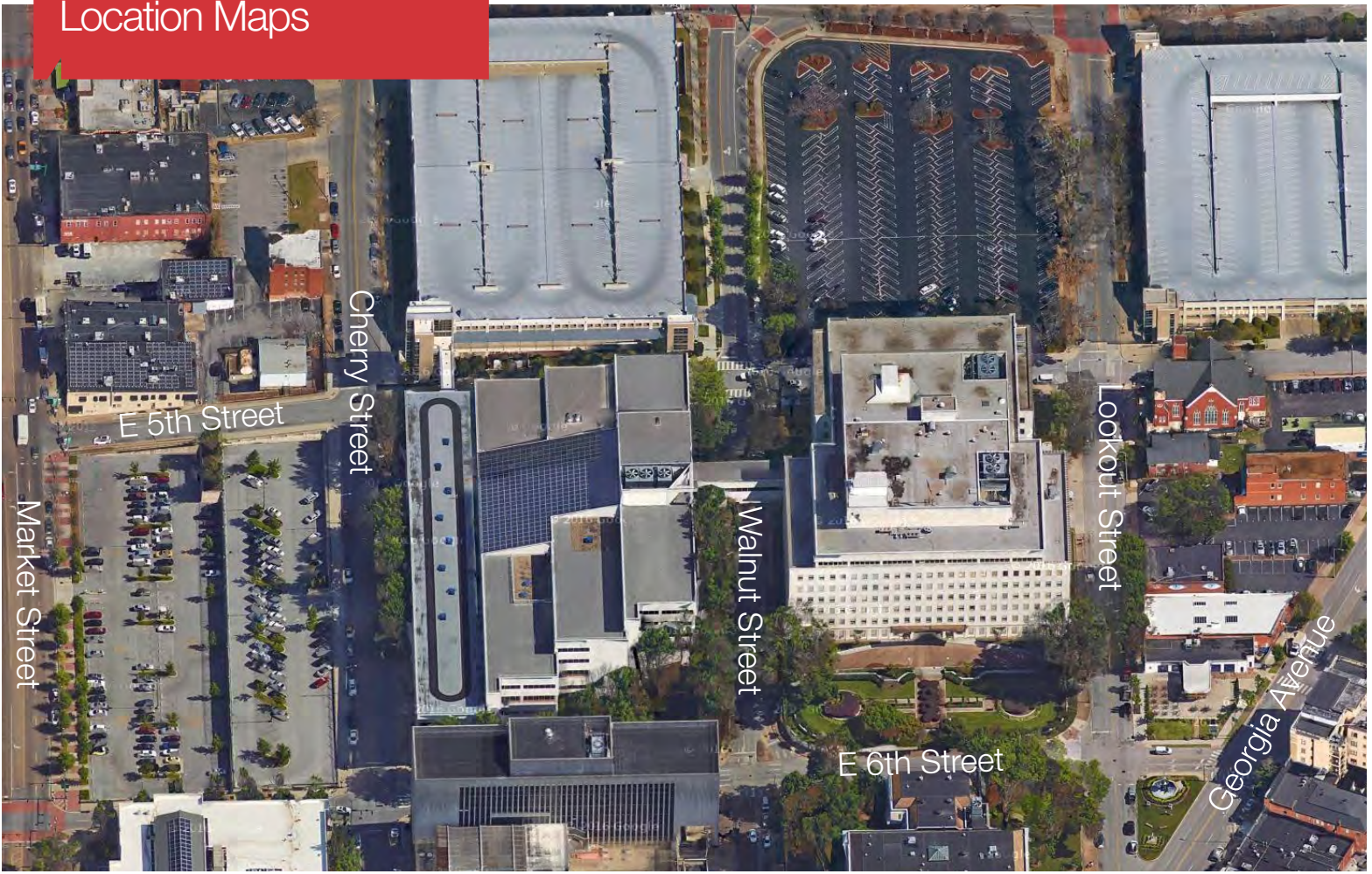


Fact Sheet:

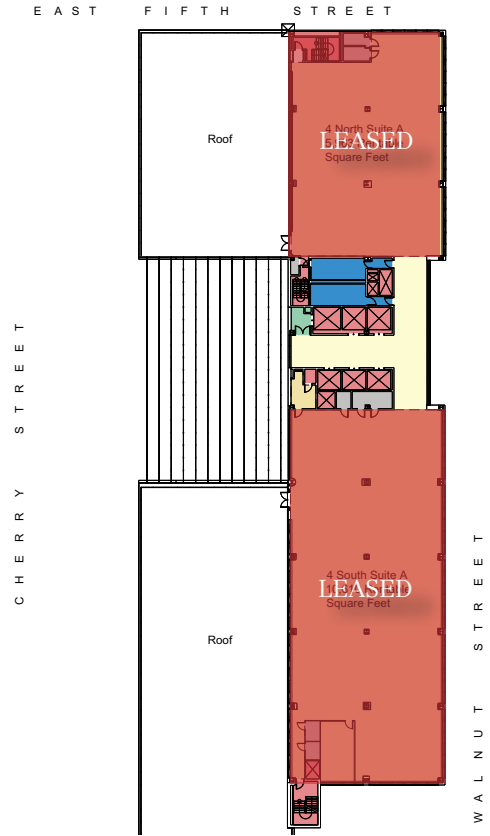
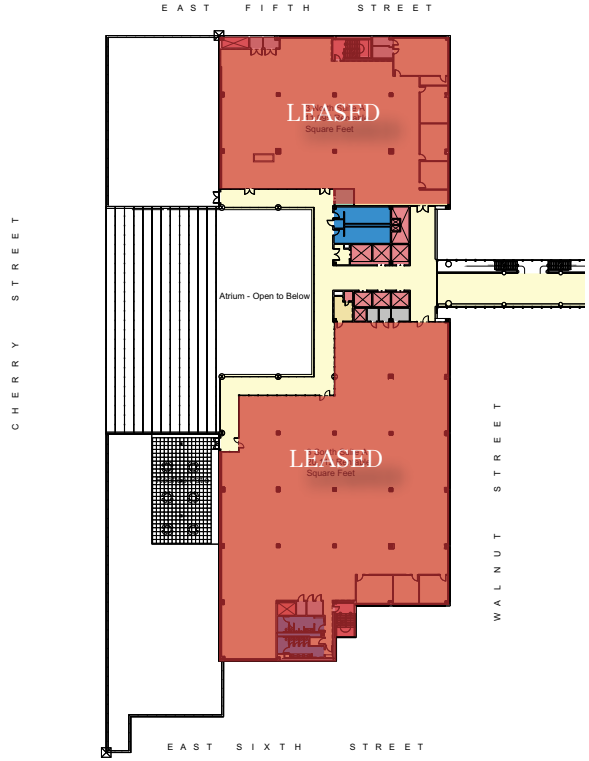
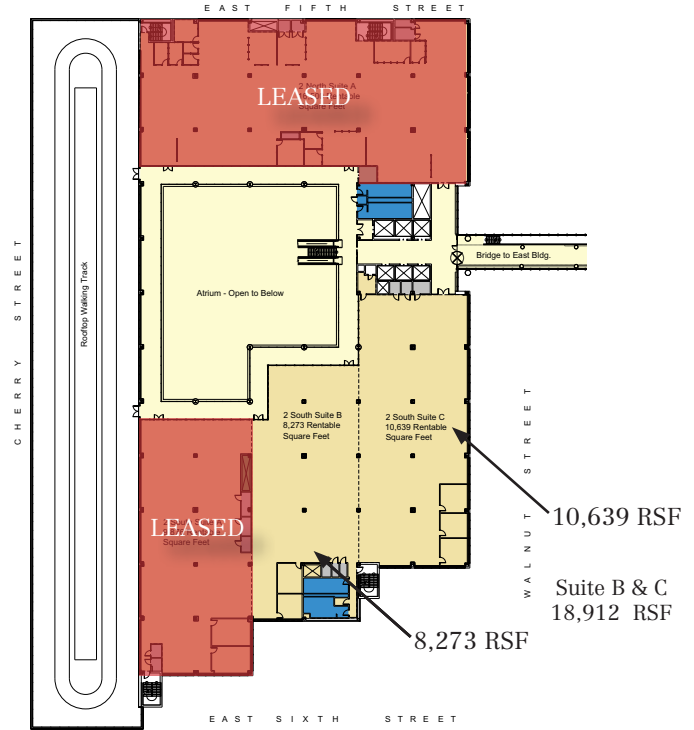
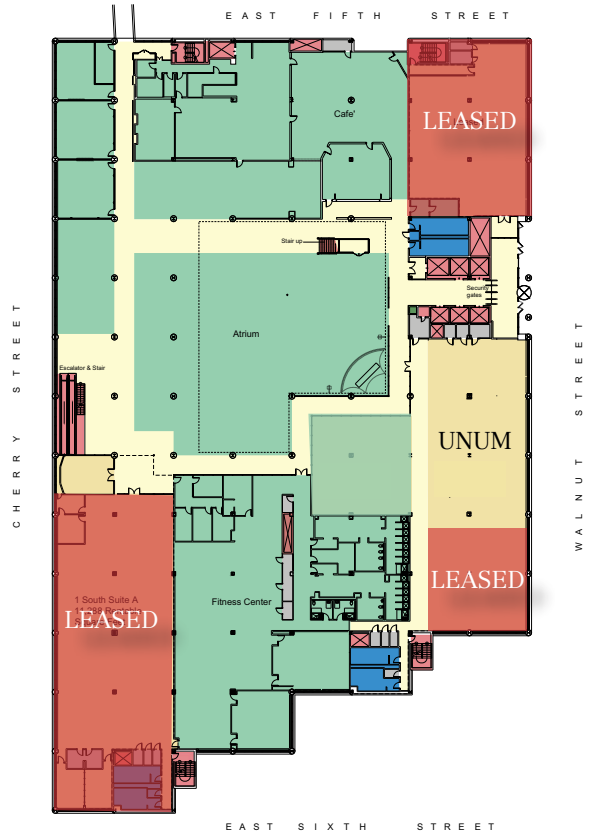
RSF:	305,465
Year Built:	1981 Renovated 2021
6 Floors:	A & B levels West View 1-4 Walnut Street
Security:	Walnut St. Entrance 7am - 6pm 24/7 Camera Monitoring Station 1,424 spaces
Parking Deck:	Built 2011 plus 200 space surface lot
Surface Lot:	Visitor 80 spaces
Amenities:	Cafeteria, Atrium & Conference Rooms Indoor & Outdoor Walking Track 4 Elevators & 1 Service Elevator Exercise Facility (extra fee)
Tenants:	Reliance Partners Patten and Patten Trust Federal Credit Union Elliott Davis Maxim

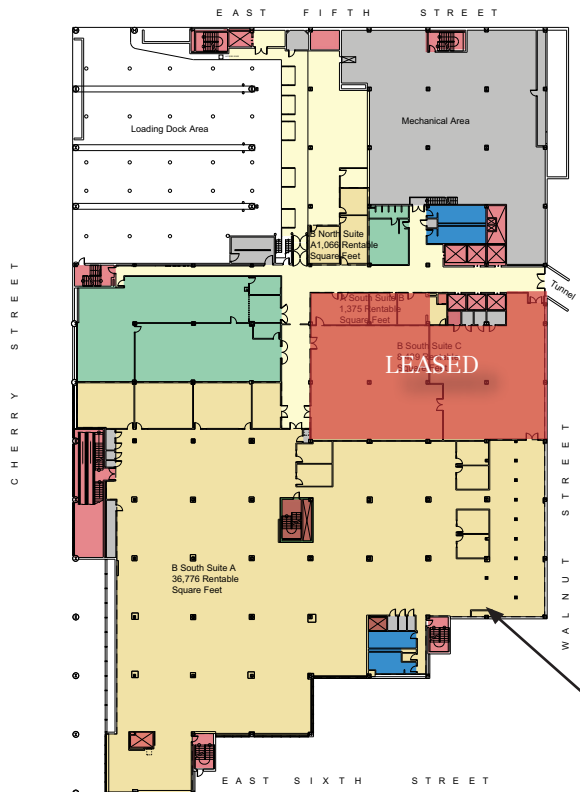
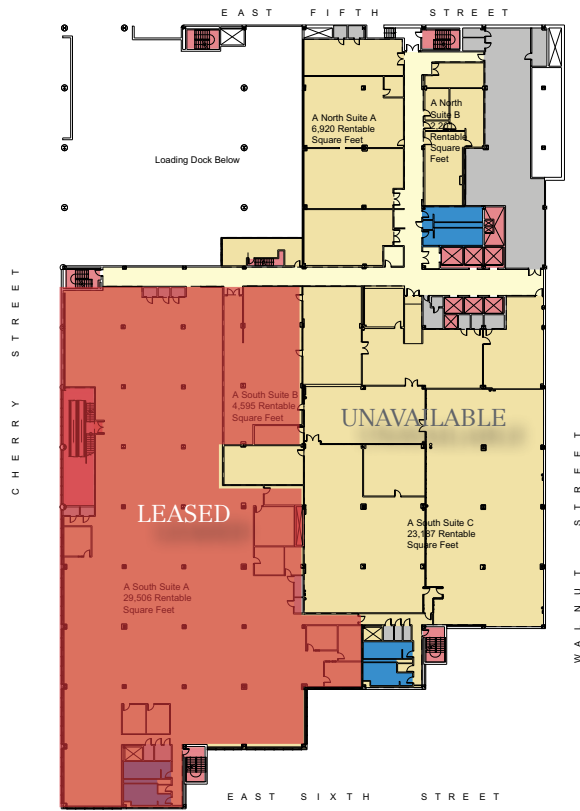


Location Maps



Lease Plans





LEVEL B

32,028 RSF