

# Market City Center

728 Market Street  
Chattanooga, TN 37402

Market City Center is ideally located in the heart of Chattanooga's growing and vibrant CBD. Built in 2017, this class A building offers 2 floors of modern office and retail space. Floors 3 through 8 consist of 125 residential apartments that are 98% occupied.



## Property Highlights

- Parking garage access
- 24/7 access controlled elevators
- Pre-wired for EPB Fiber Optic Internet

Market City Center's ground floor offers 17,000+ SF of retail and restaurant space. Retail Space is delivered with MEPs in place and unfinished Slabs. Ownership will credit the cost of slab completion in Tenant Improvement Allowance.

The 1st floor has a well-maintained common area, utilized by the commercial and residential tenants, common area restrooms, and a secured mail room.

The 2nd floor office space is a 22,000+ SF warm shell that comes with high-end finishes and exceptional architectural detail, as well as state of the art technology. Large ceiling-to-floor windows allow street views of Chattanooga's bustling CBD.

## Leasing Summary

LEASE PRICE: **\$25.00-\$30.00 PSF NNN**

NNN COST: **\$8.83 PSF**

### AVAILABLE SPACE 1ST FLOOR - RETAIL

SUITE 112A	1,700 RSF - 25-\$30 PSF (NNN)
SUITE 110	2,642 RSF - \$25-\$30 PSF (NNN)
SUITE 130	1,728 RSF - \$25-\$30 PSF (NNN)
SUITE 140	2,908 RSF - \$25-\$30 PSF (NNN)

### AVAILABLE SPACE 2ND FLOOR - OFFICE

SUITE 205	22,465 RSF - \$25 PSF (Full Service) <i>* Can be subdivided</i>
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YEAR BUILT: **2017**

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 [naicharter.com](http://naicharter.com)

**For more information,  
please contact:**



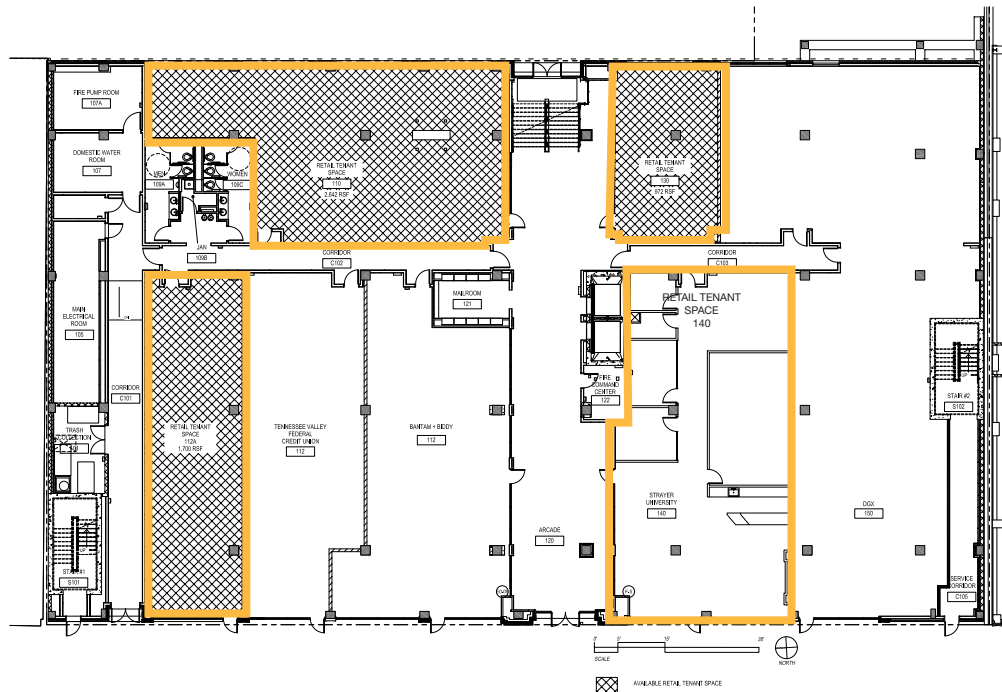
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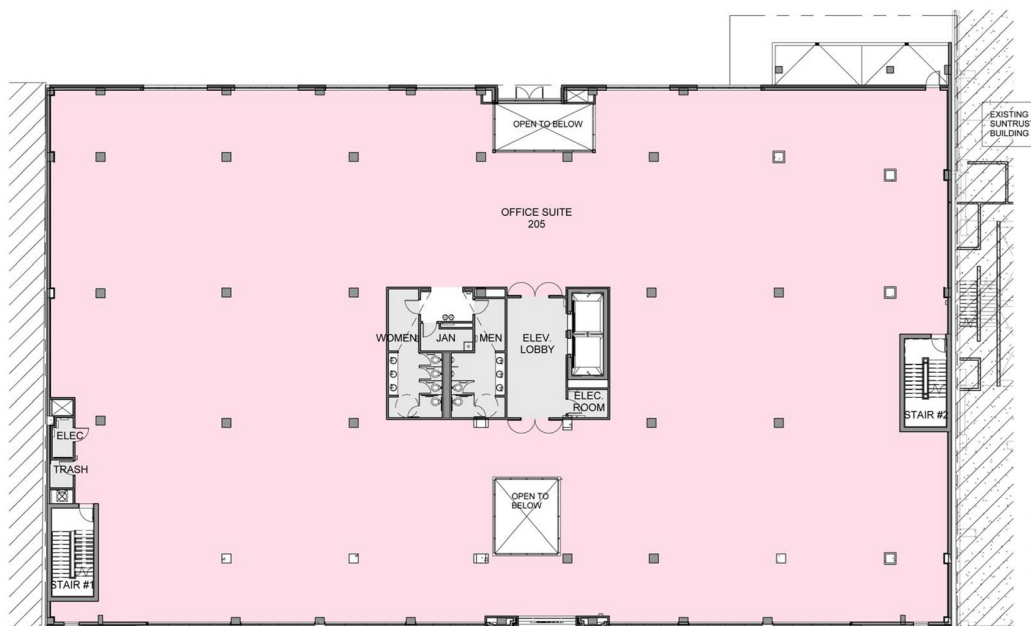
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\* Not to Scale



## 1ST FLOOR RETAIL

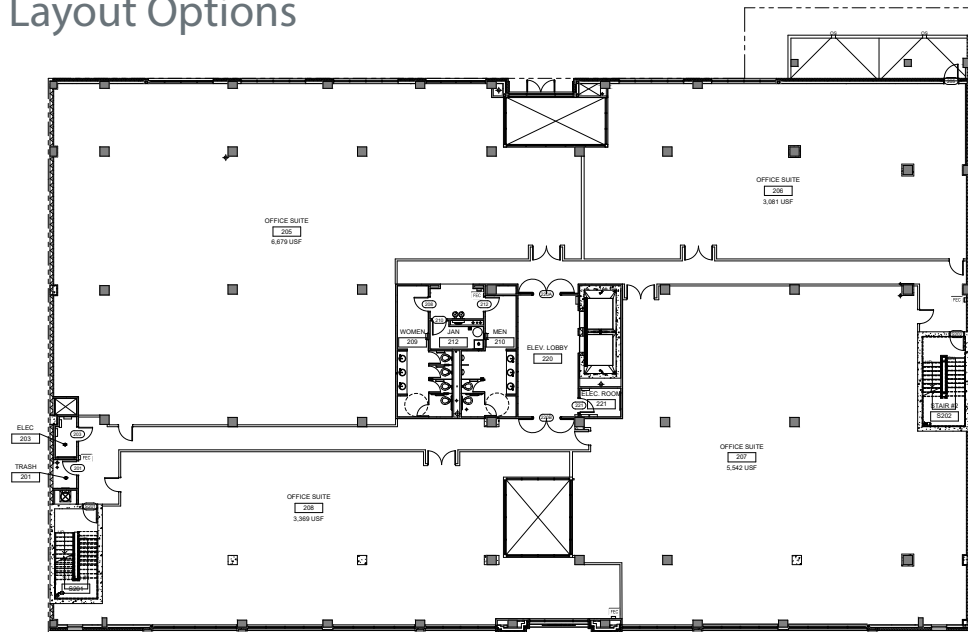
1 1ST FLOOR PLAN  
1/16" = 1'-0"



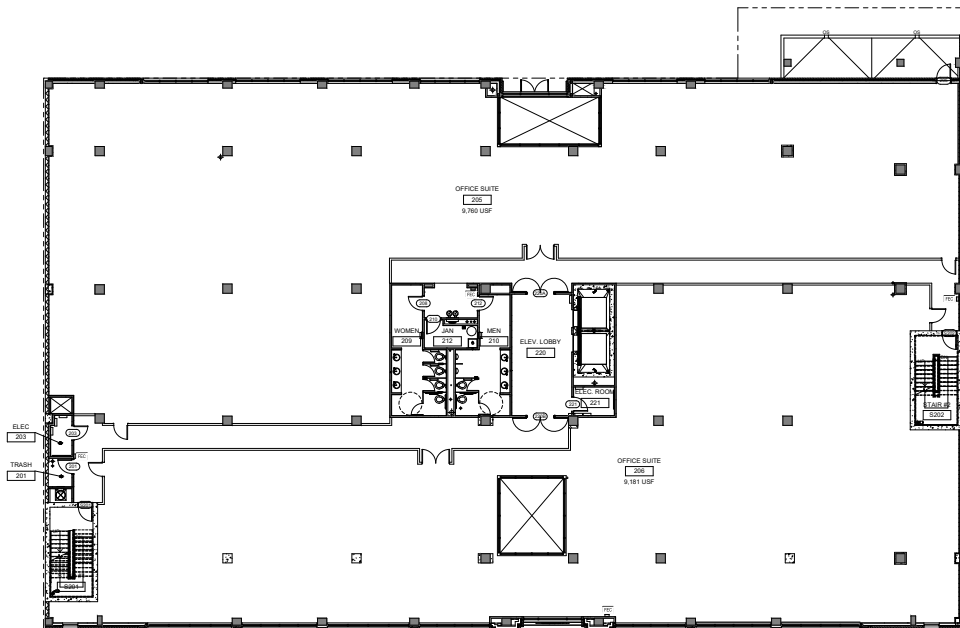
## 2ND FLOOR OFFICE

\* Not to Scale

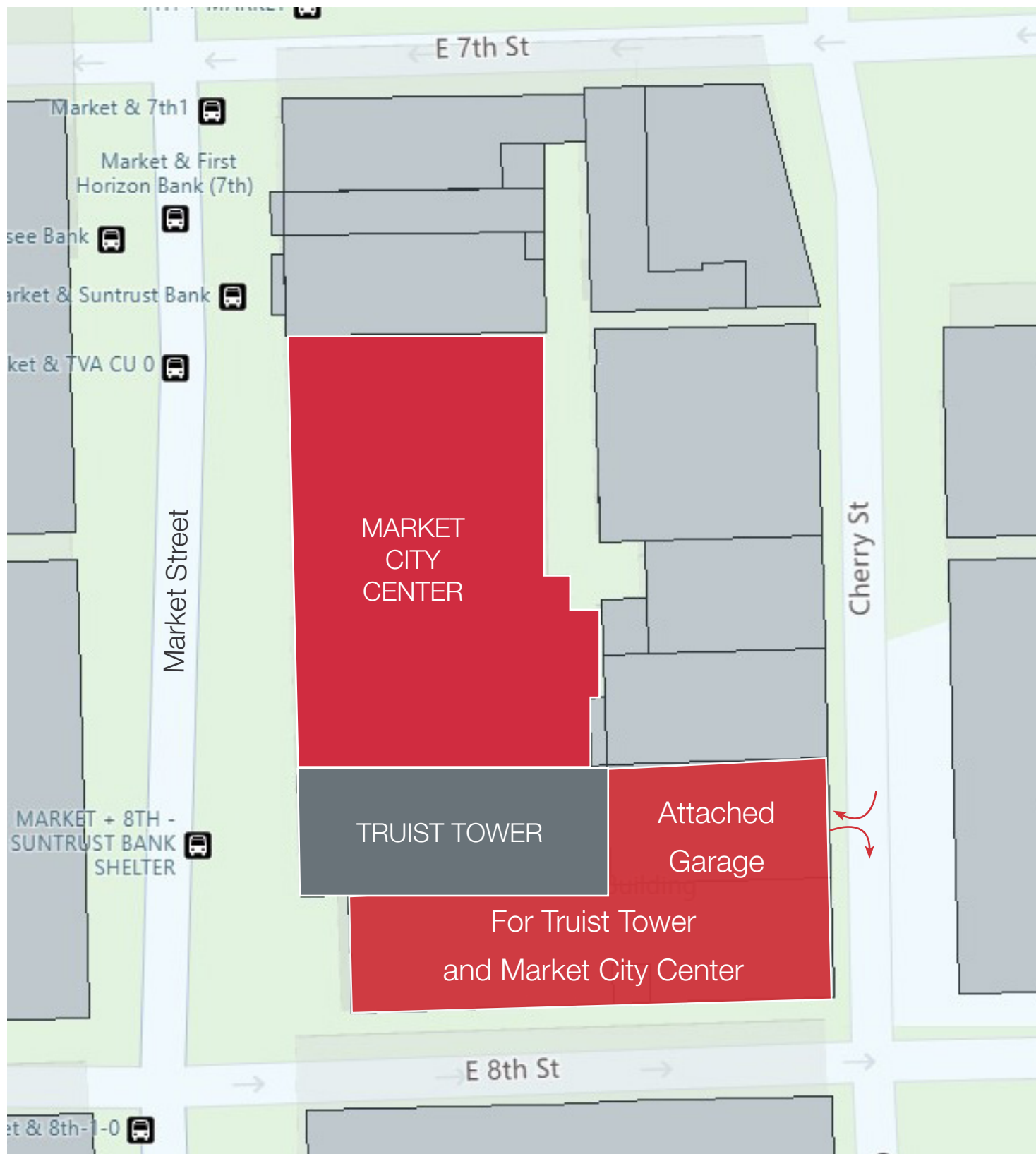
## 2ND FLOOR Layout Options



1 2ND FLOOR PLAN  
10' x 10' = 1" = 10'



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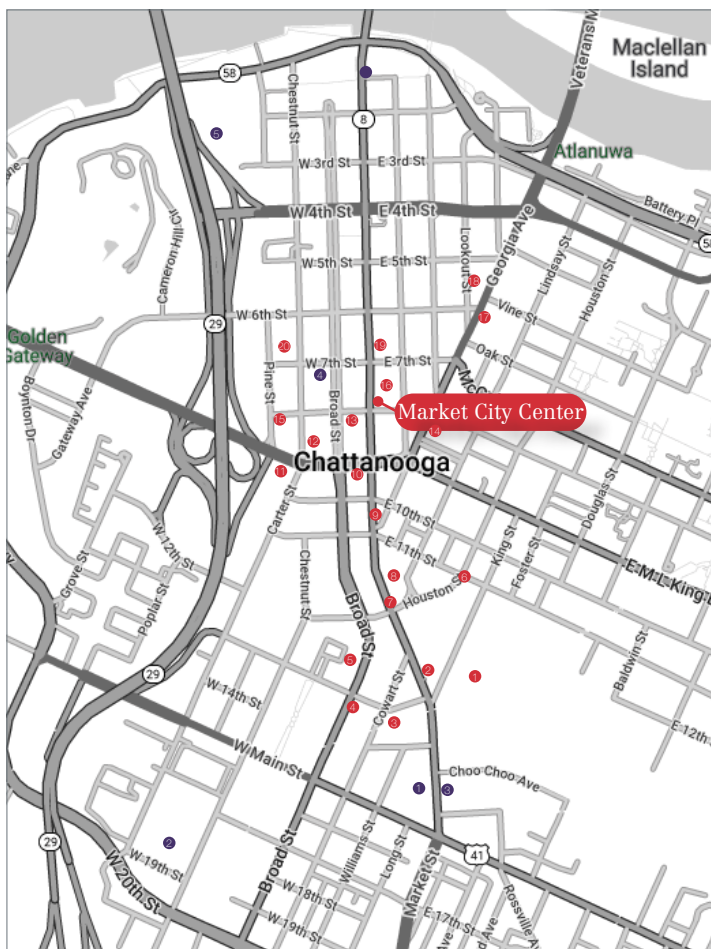








Company	Product/Service	Full-Time Employees	Approx. Distance From River Rock (mi)
•Erlanger Health System	Health System	5,580	1
•BlueCross BlueShield of Tennessee	Health Care Financing	5,498	1
•Hamilton County Schools	Elementary & Secondary Schools	4,857	-
Tennessee Valley Authority	Utility - Electric Service	3,402	<1
•Unum	Insurance	2,800	<1
•McKee Foods Corporation	Mfr. Cakes & Cookies	2,798	20
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	2,564	15
CHI Memorial	Health Care	2,474	3
•City of Chattanooga	Government	2,348	1
Roper Corporation	Mfr. Cooking Products	1,900	30
•Hamilton County Government	Government	1,842	1
Cigna HealthCare	Health Services	1,830	10
Amazon.com Services LLC	Distribution Center	1,643	15
•Astec Industries, Inc.	Mfr. Asphalt & Construction Equipment	1,493	10
The University of TN at Chattanooga	University	1,393	<1
Parkridge Medical Center, Inc.	Health Care - Hospital	1,312	2
Pilgrim's Pride Corporation	Poultry Producer, Processor	1,209	1
•U.S. Xpress Enterprises, Inc.	Transportation Services	1,091	15
T-Mobile	Telecommunications	843	10
•Orange Grove Center, Inc.	Private, Non-Profit Serving Developmentally Disabled Adults & Children	745	3
TN State Department of Transportation	Government, Transportation	724	10
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	673	20
•Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	664	2
Koch Foods, LLC	Poultry Producer, Processor	647	2
•Chattanooga State Community College	Two Year State College	642	5
•EPB	Electric Power & Fiber Optics Internet, TV & Phone	637	<1
•Vision Hospitality Group, Inc.	Lodging	631	<1
Chattanooga Coca-Cola Bottling Co. UNITED, Inc. / United Packers	Mfr. Soft Drinks (Bottles and Cans)	618	5
Sanofi Consumer Health Care	Mfr. Health & Beauty Products	615	3
HomeServe USA	Emergency Repair Plan Services	578	10
Chattanooga Times Free Press	Publications		1



## Amenities

### FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 St. John's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant
- 8 Tupelo Honey Southern Kitchen
- 9 Pickel Barrel
- 10 Jimmy John's
- 11 City Cafe Dinner
- 12 The Read House
- 13 Mexiville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Six18 Restaurant & Lounge
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club

### TOURISIM

- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium

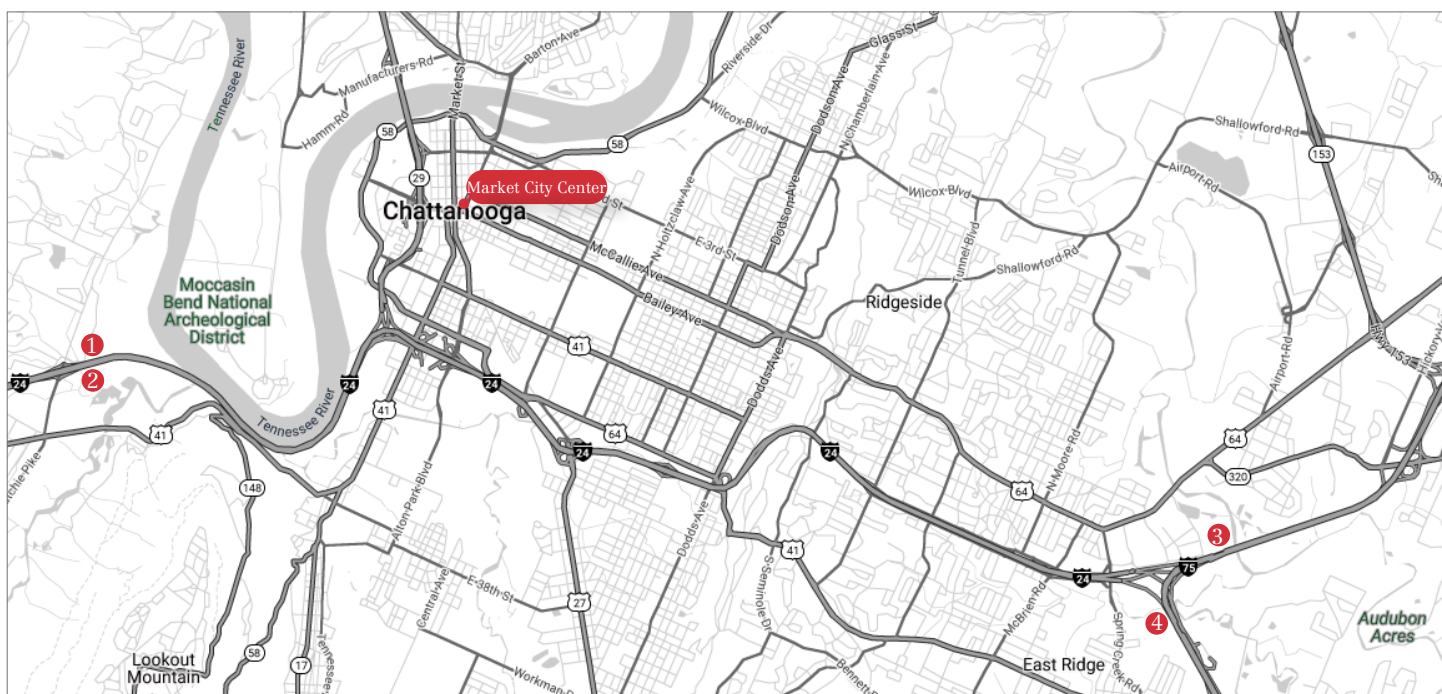
## Miles to Major Cities

1 Nashville  
135 miles

2 Birmingham  
148 miles

3 Knoxville  
110 miles

4 Atlanta  
120 miles







## KEY FACTS - 5 MILES

**68,017**  
Population

**\$60,422**  
Median Income



**\$60,422**  
Median Household  
Income



**\$38,206**  
Per Capita Income



**\$118,736**  
Median Net Worth

Population	1 mile	3 mile	5 mile
2024 Population	11,881	38,609	68,017
2029 Population	12,336	41,628	68,315
Median Age	29.7	34.2	37.7

Household	1 mile	3 mile	5 mile
2024 Households	6,010	16,418	28,894
Average Household Income	\$93,019	\$95,816	\$89,039