

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) <small>* Can be subdivided</small> |
|-----------|--|

YEAR BUILT: **2017**

 520 Lookout Street Chattanooga, TN 37403

 +1 423 267 6549

 naicharter.com

For more information,
 please contact:



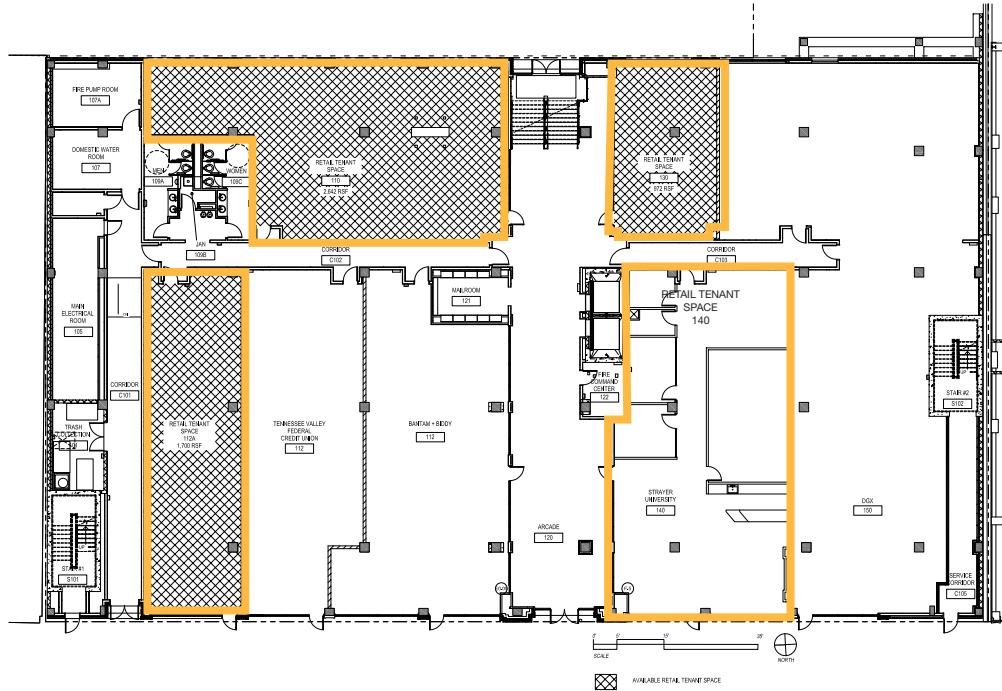
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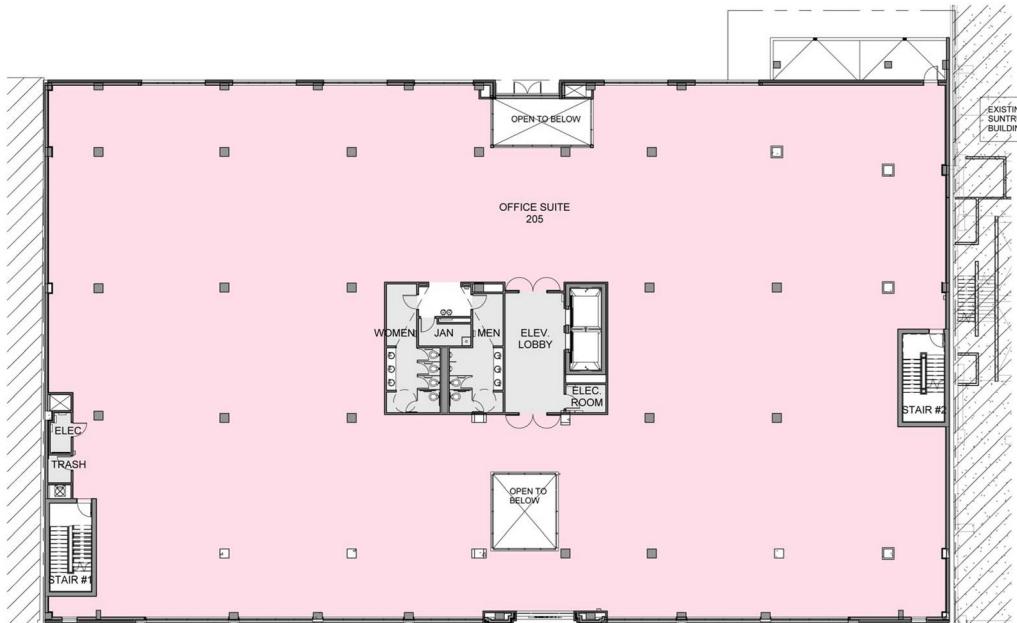
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* Not to Scale



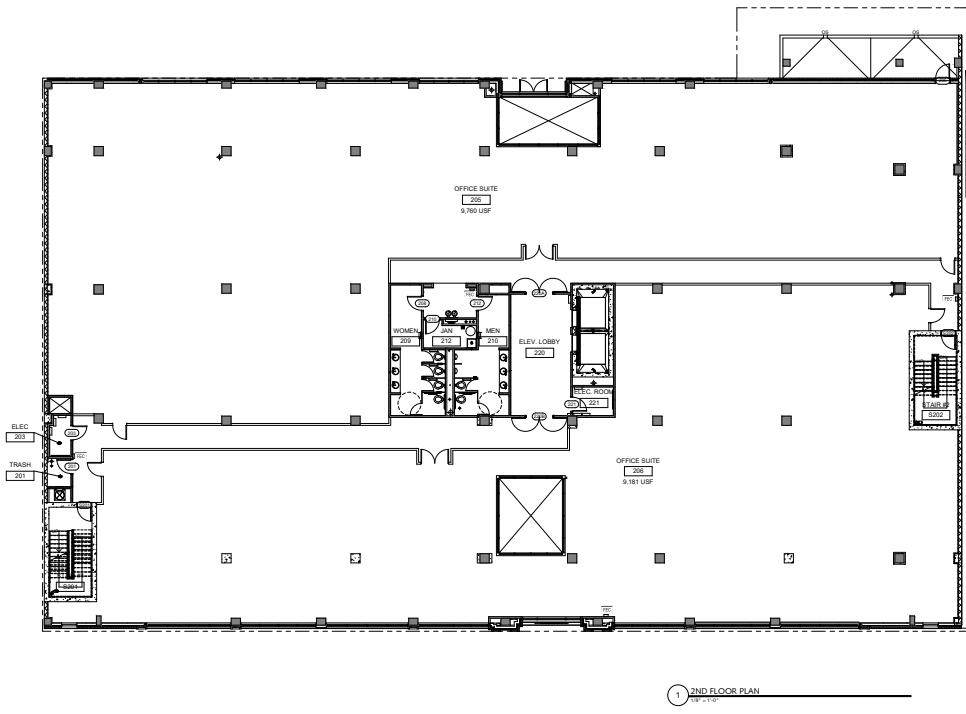
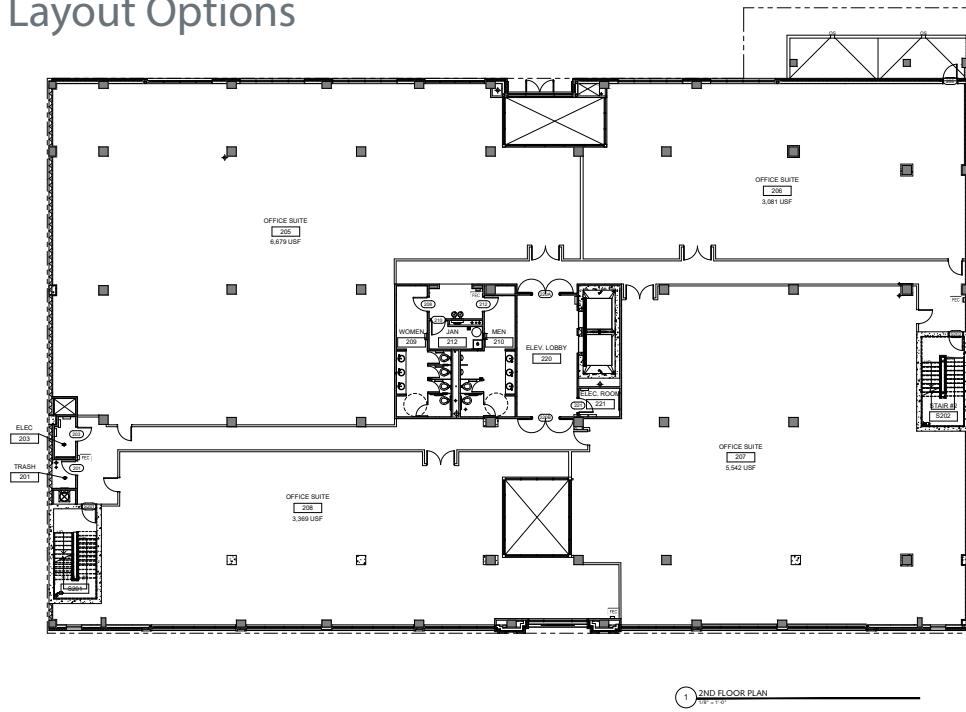
1ST FLOOR RETAIL

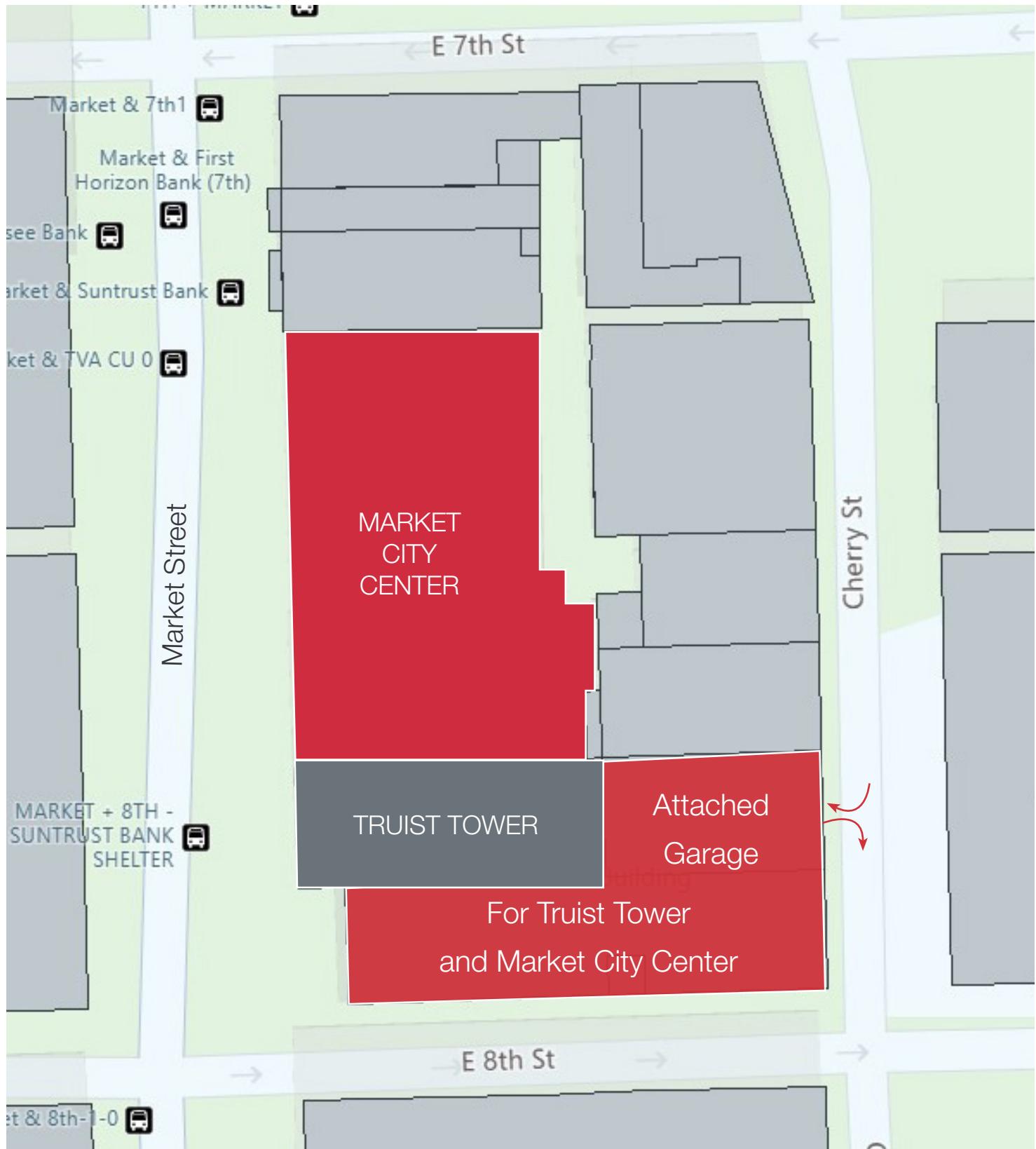


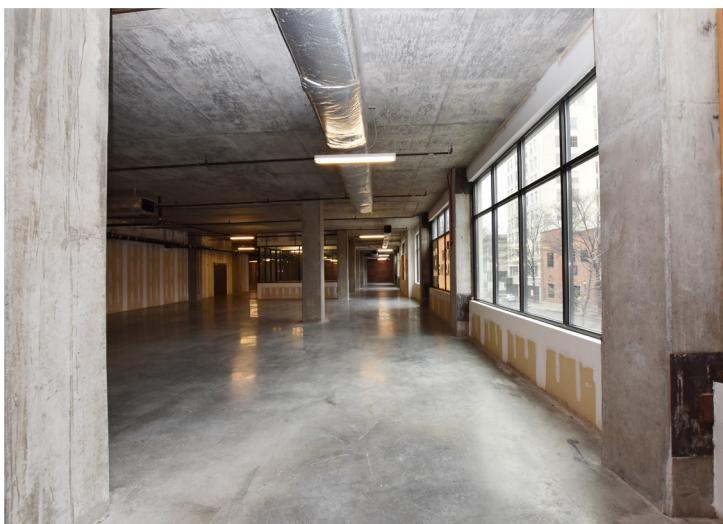
2ND FLOOR OFFICE

* Not to Scale

2ND FLOOR Layout Options



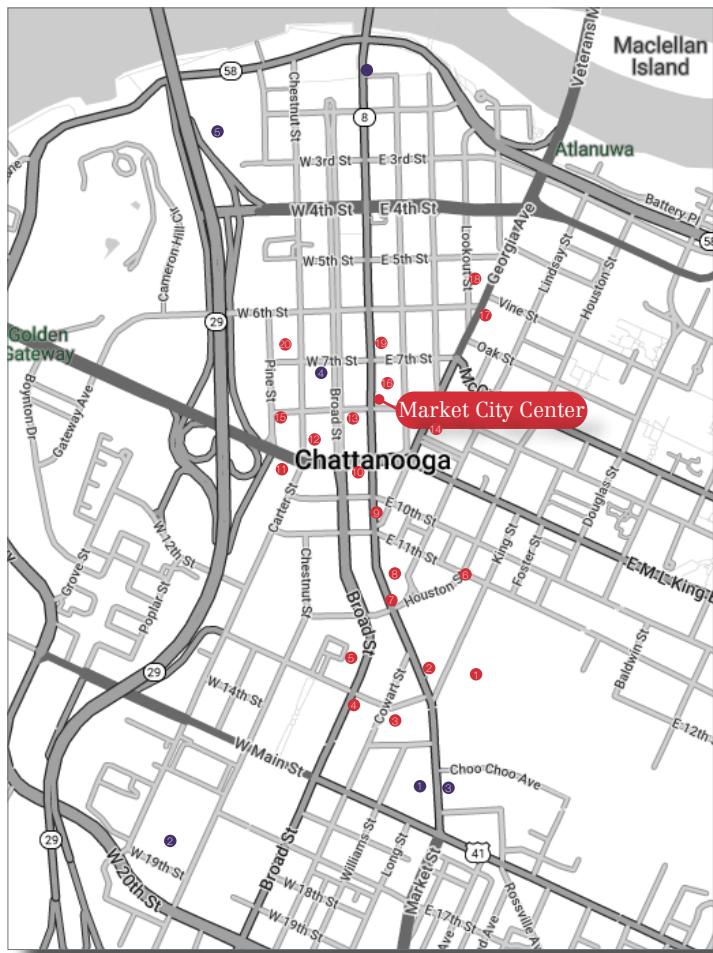








| Company | Product/Service | Full-Time Employees | Approx. Distance From River Rock (mi) |
|--|--|---------------------|---------------------------------------|
| •Erlanger Health System | Health System | 5,580 | 1 |
| •BlueCross BlueShield of Tennessee | Health Care Financing | 5,498 | 1 |
| •Hamilton 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 |



Miles to Major Cities

① Nashville
135 miles

② Birmingham
148 miles

③ Knoxville
110 miles

④ Atlanta
120 miles

Amenities

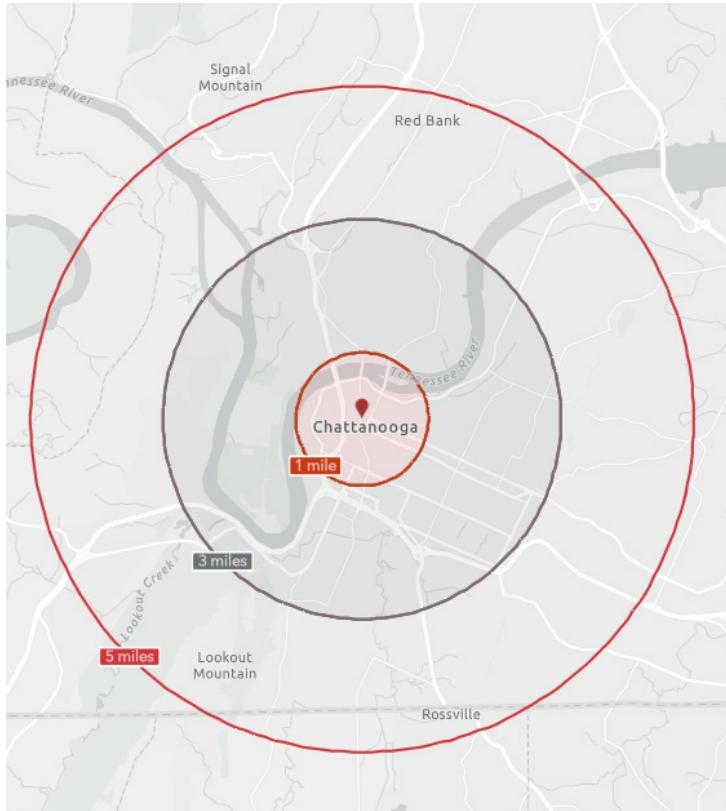
FOOD/BEVERAGES

- 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 Pickle 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

TOURISM

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





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 |