

Medical Office Sublease Available

935 Spring Creek Rd., Suite 103, East Ridge, TN 37412



Property Description

Well-positioned medical office space directly behind Parkridge East Hospital, offering an efficient and patient-friendly layout ideal for a wide range of healthcare users. The space is fully built out for medical use and can accommodate immediate occupancy with minimal modifications.

The suite features a spacious waiting area, eight (8) exam rooms, and two (2) physician offices with dedicated nurses' stations, allowing for smooth patient flow and operational efficiency. A dedicated lab area supports clinical services, while a large break room with kitchenette provides comfort and convenience for staff.

All existing medical equipment and office furniture are negotiable, creating a turnkey opportunity for practices looking to minimize startup costs and downtime.

With its close proximity to the hospital campus, strong accessibility, and functional medical layout, this property presents an excellent opportunity for primary care, specialty, or ancillary medical providers seeking a strategic East Ridge location.

Property Highlights

- Directly behind Parkridge East Hospital
- Spacious patient waiting area
- 8 exam rooms
- 2 physician offices with nurses' stations
- Dedicated lab area
- Large staff break room with kitchenette
- Medical equipment and office furniture negotiable
- Sublease through 7/31/2031

Offering Summary

Lease Rate:	\$18 SF/yr (Full Service)
Number of Units:	6
Available SF:	6,080 SF
Lot Size:	290,594 SF

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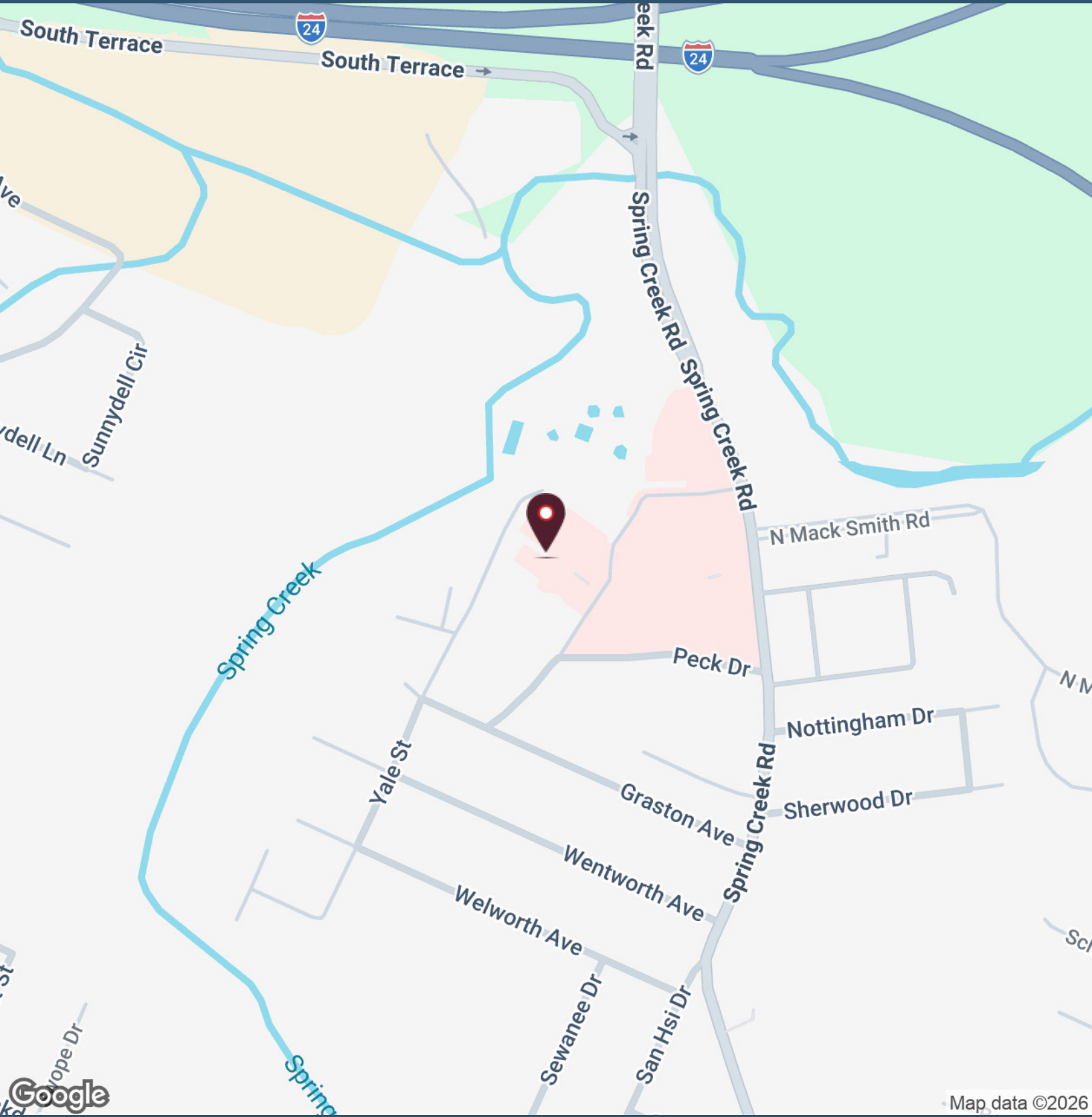
Additional Photos

935 Spring Creek Rd., Suite 103, East Ridge, TN 37412



Location Map

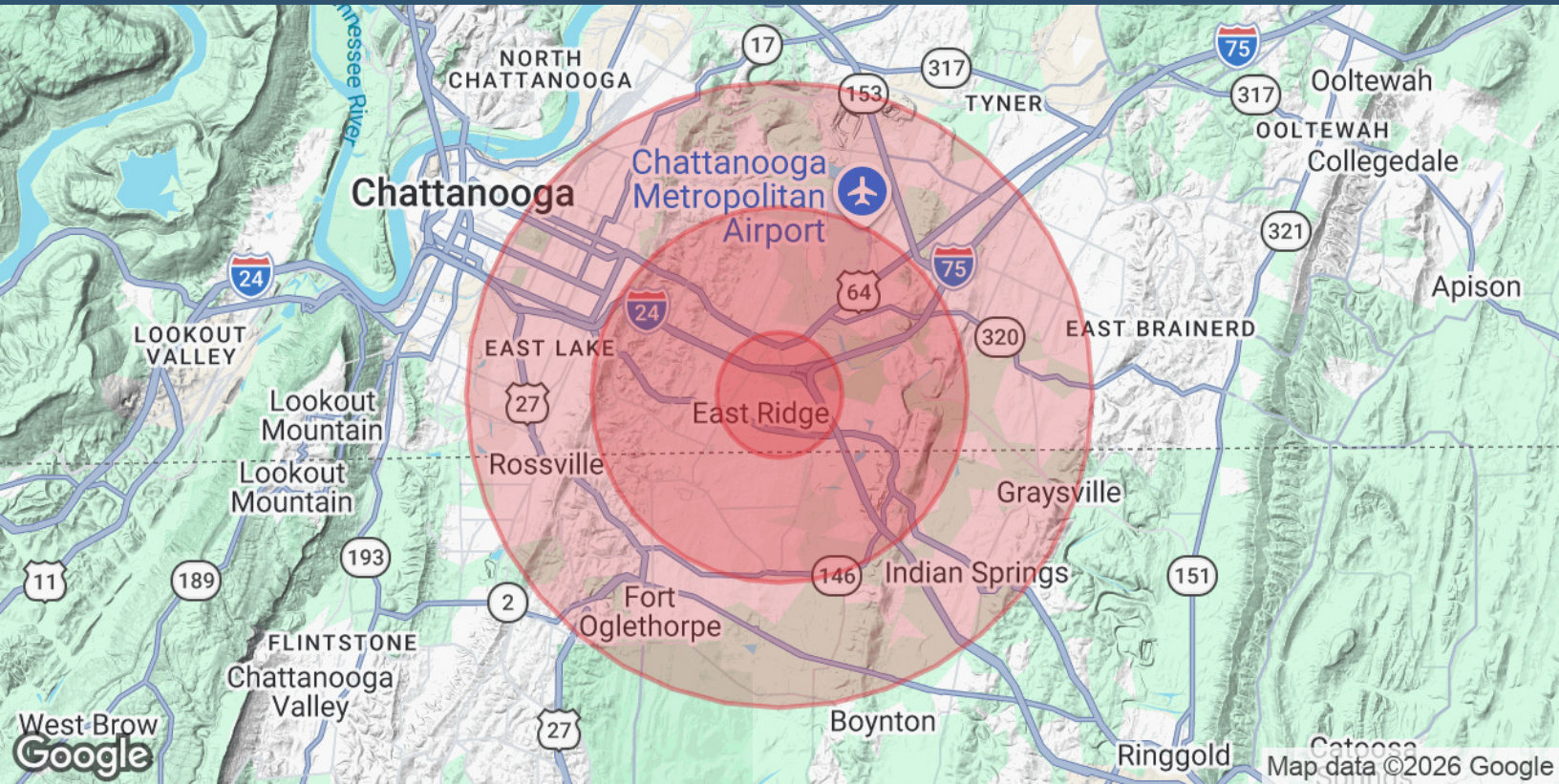
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Map data ©2026

Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,980	55,578	136,102
Average Age	39	41	40
Average Age (Male)	38	39	38
Average Age (Female)	41	43	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,361	24,030	56,027
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$57,358	\$71,168	\$71,439
Average House Value	\$300,678	\$265,156	\$275,006

Demographics data derived from AlphaMap