

FOR LEASE

611 & 633 Chestnut Street, Chattanooga, TN

REPUBLIC PLAZA
&
REPUBLIC CENTRE



Colliers

BEST IN CLASS TROPHY OFFICE

in the heart
of downtown

REPUBLIC CENTRE HIGHLIGHTS

- + 264,200 SF Building
- + 21 Story Building
- + 1976 Built
- + 1989 Year Renovated
- + Available suites ranging from 1,402 - 22,377 SF
- + Rare super floor opportunity with 22,377 SF available on one floor
- + 787 parking spaces adjacent to Liberty Tower



Republic Plaza & Republic
Centre are clear LEADERS
and set the STANDARD in
the CLASS A OFFICE sector
in CHATTANOOGA



REPUBLIC PLAZA HIGHLIGHTS

- + 47,908 SF Building
- + 4 Story Building
- + 1976 Built
- + 1989 Year Renovated
- + Available suites ranging from 4,310 - 22,377 SF
- + Rare super floor opportunity with 22,377 SF available on one floor
- + 787 parking spaces adjacent to Liberty Tower



AVAILABILITY

REPUBLIC PLAZA

FLOOR	SUITE	SQUARE FOOTAGE
4	400	11,977
3	330	3,275
3	320	1,035
2	200	14,424

REPUBLIC CENTRE

FLOOR	SUITE	SQUARE FOOTAGE
16	1630	3,542
8	810	1,550
7	710	1,402
4	400	10,400
3	340	1,954
3	300	2,089
1	150	8,377

AMENITY RICH NEIGHBORHOOD



Popular Downtown
YMCA across the street



On site grab & go
sandwich shop



High profile building with
unrivaled interstate visibility



Conference facilities
on-site



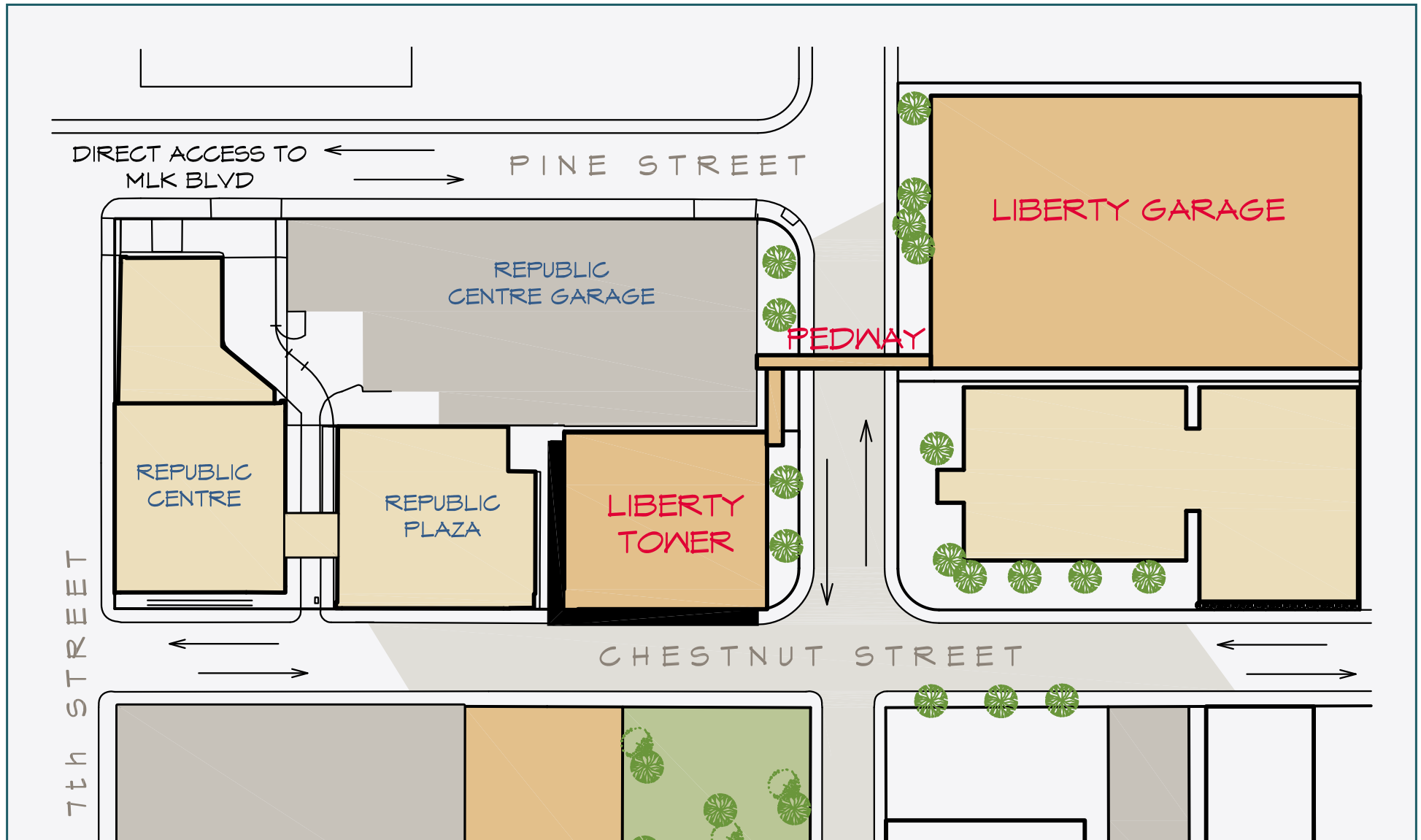
Numerous restaurants
within walking distance



Leed Gold certified



LOCATION MAP



HIGH PROFILE CHESTNUT
STREET ADDRESS

STACKING PLAN

REPUBLIC CENTRE

21ST

20TH

19TH

18TH

17TH

16TH

15TH

14TH

13TH

12TH

11TH

10TH

9TH

8TH

7TH

6TH

5TH

4TH

3RD

2ND

1ST



Tenant Improvement
Allowances available

- Rare super floor potential available on one floor
- Retail Opportunity with high ceilings and potential to be split into as small as 1,500 SF with ground floor access

AVAILABLE
3,542

AVAILABLE
1,550

AVAILABLE
1,402

REPUBLIC PLAZA

SUPER FLOOR POTENTIAL AVAILABLE
22,377

AVAILABLE 2,089 AVAILABLE 1,954

AVAILABLE
14,424

RETAIL OPPORTUNITY
8,377

AMENITY RICH NEIGHBORHOOD



HOTELS

- 1 - Westin
- 2 - Read House
- 3 - Bode Chattanooga
- 4 - Hotel Indigo
- 5 - DoubleTree by Hilton
- 6 - Hampton Inn & Suites
- 7 - The Edwin Hotel, Autograph Collection
- 8 - Marriott Downtown Chattanooga

CULTURAL & NOTEWORTHY ATTRACTIONS

- 1 - Walden Club
- 2 - Mountain City Club
- 3 - Tivoli Theatre
- 4 - Tennessee Aquarium
- 5 - Creative Discovery Museum
- 6 - Chattanooga Convention Center
- 7 - Chattanooga Lookouts, MiLB

RESTAURANTS

- 1 - Easy Bistro & Bar
- 2 - Alimentari Cucina e Bar
- 3 - City Cafe Diner
- 4 - Starbucks Coffee
- 5 - Peets Coffee
- 6 - Sleepyhead Coffee
- 7 - Pickle Barrel
- 8 - Syrup & Eggs
- 9 - Community Pie
- 10 - Jack Brown's
- 11 - Mayan Kitchen
- 12 - Cupcake Kitchen
- 13 - Ruby Sunshine
- 14 - Sticky Fingers BBQ
- 15 - Rodizio Grill

MULTIFAMILY

- 1 - Maclellan - 85 Units
- 2 - Market City Center - 125 Units
- 3 - First TN Bank Bldg (Prospective) - 75 Units
- 4 - River Rock (Under Const.) - 163 Units
- 5 - Walnut Commons - 100 Units
- 6 - Vista Cameron Harbor - 235 Units
- 7 - Vue on 5th - 64 Units
- 8 - Lindsay 414 - 72 Units
- 9 - Douglas Heights Phases 1 & 2 (Prospective) - 195 & 200 Units
- 10 - 1400 Chestnut - 200 Units

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