

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



Conference facilities on-site



On site grab & go sandwich shop



Numerous restaurants within walking distance



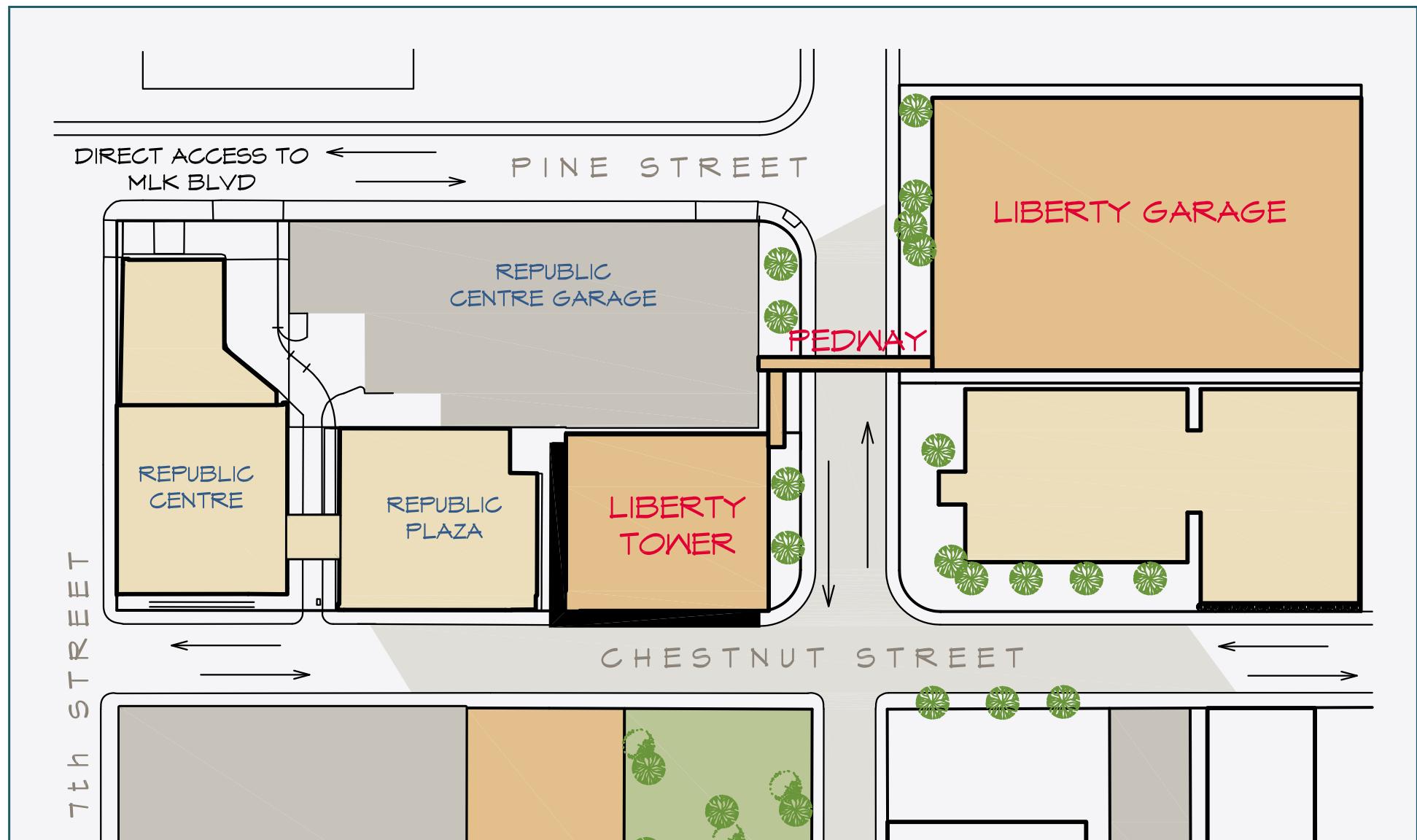
High profile building with unrivaled interstate visibility



Leed Gold certified



LOCATION MAP



H I G H P R O F I L E C H E S T N U T
S T R E E T A D D R E S S

STACKING PLAN

21ST

20TH

19TH

18TH



Tenant Improvement
Allowances available

17TH

16TH

15TH

14TH

13TH

12TH

11TH

10TH

9TH

8TH

7TH

6TH

5TH

REPUBLIC PLAZA

4TH

SUPER FLOOR POTENTIAL AVAILABLE
22,377

3RD

AVAILABLE 2,089 AVAILABLE 1,954

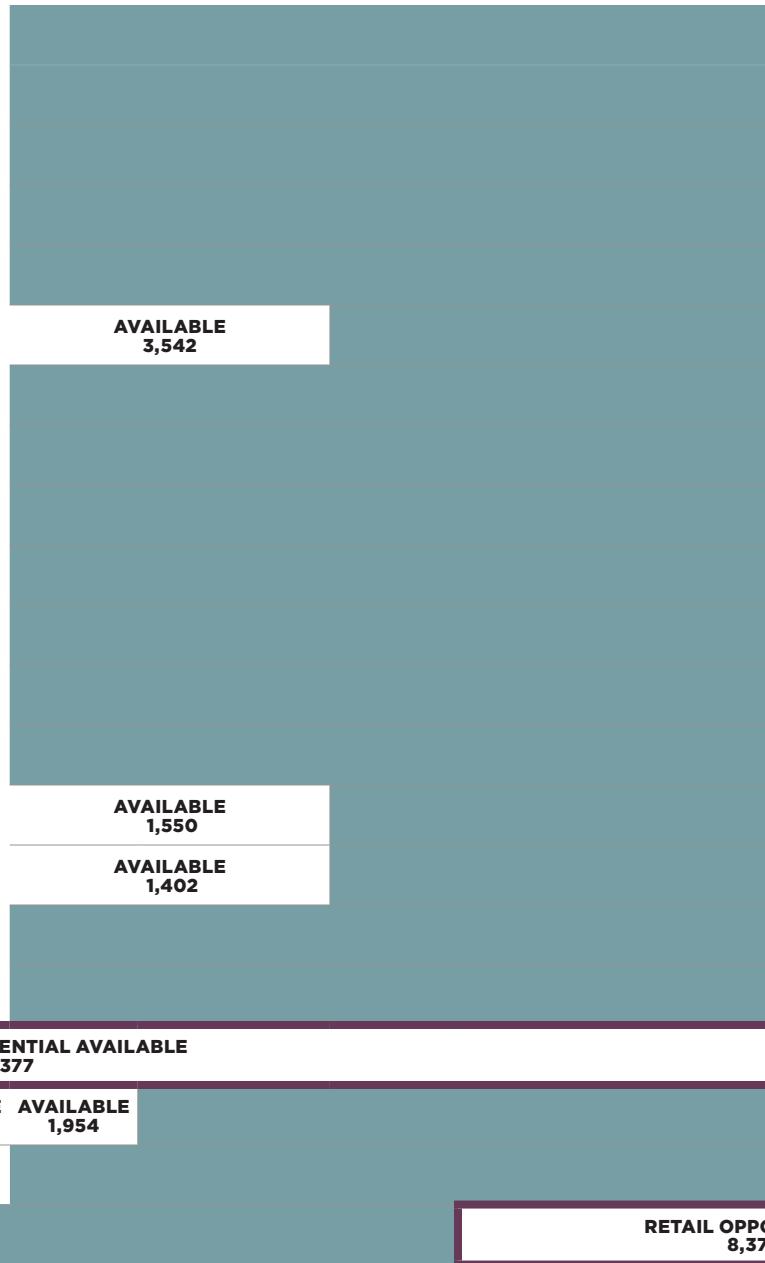
2ND

AVAILABLE
14,424

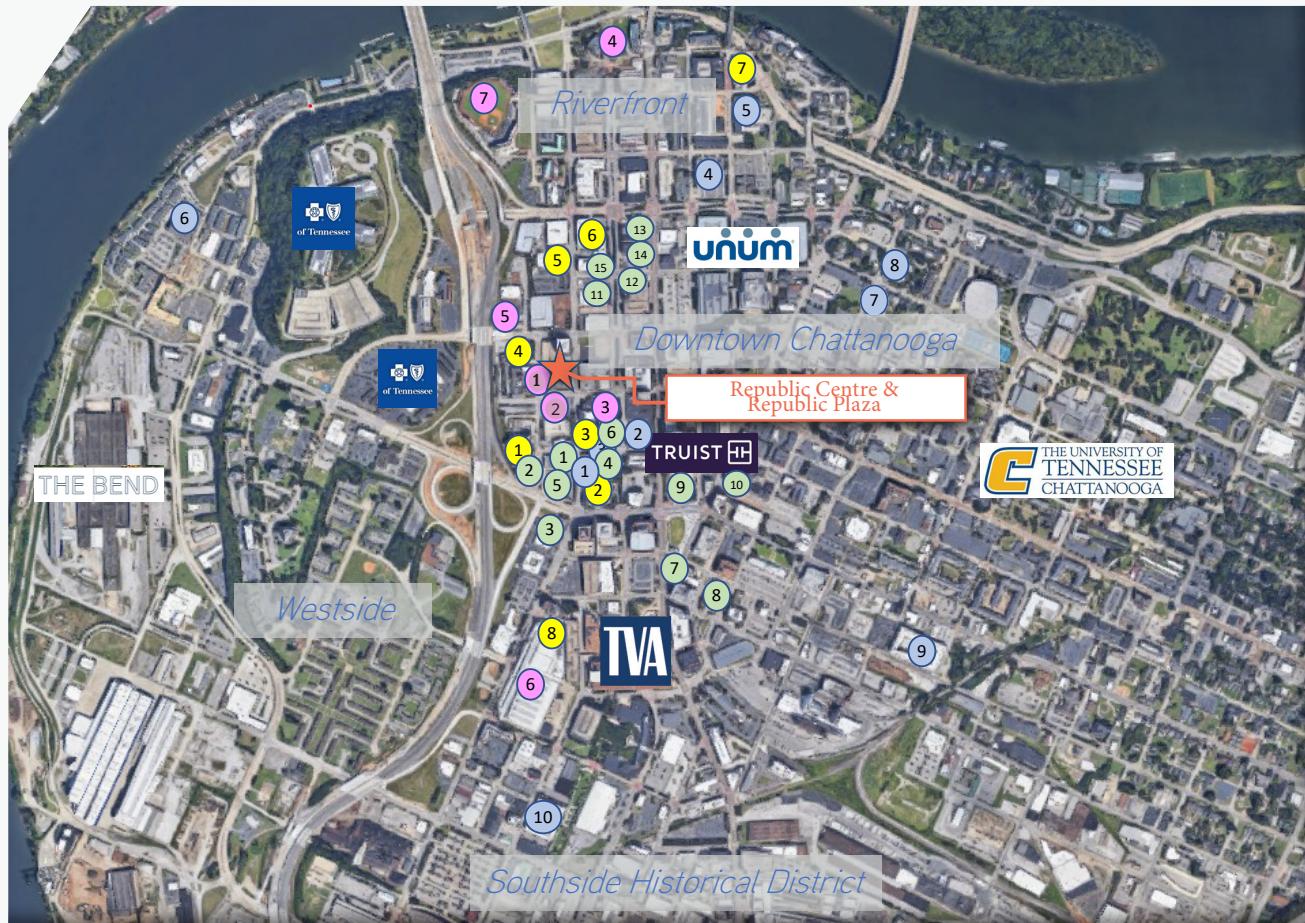
1ST

RETAIL OPPORTUNITY
8,377

REPUBLIC CENTRE



AMENITY RICH NEIGHBORHOOD



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

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

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CONTACT US

Patrick Inglis
Senior Vice President
+1 615 850 2766
patrick.inglis@colliers.com

Shane Douglas
Principal & Executive VP
+1 615 850 2734
shane.douglas@colliers.com

Ashley Harrison
Vice President
+1 615 850 2782
ashley.harrison@colliers.com

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