

FOUR SQUARES BUSINESS CENTER 1200 MOUNTAIN CREEK ROAD CHATTANOOGA, TENNESSEE



- ◆ Up to 2,625 SF of contiguous office space available For Lease
- ◆ Tenant Improvements allowance available for long-term lease
- ◆ Well Landscaped/Maintained premises
- ◆ Ample Free Parking for Employees/Clients
- ◆ Single Level Campus Setting
- ◆ Located in a Quiet, Pleasant, Prestigious Mountain Setting
- ◆ Better Quality of Life
- ◆ Local on-site Ownership and Management
- ◆ Favorable Lease Terms
- ◆ Access to space 24/7/365
- ◆ Internet connections through EBP Fiber Optics, Comcast and AT&T

FOUR SQUARES BUSINESS CENTER

Single story, multi-tenant, campus style suburban office complex. Join the other 20+ professionals that have discovered a better quality of life. Located at the foot of Signal Mountain, with easy access to Downtown Chattanooga via Highway 27 and Morrison Springs Road. Rent is based on a Modified Gross Lease. Landlord has flexibility with tenant build out and tenant improvement allowance is available for a long-term lease. Well-landscaped and well maintained premises. Ample free parking for employees and clients. Local on-site Ownership and Management with favorable lease terms. Rent is based on Modified Gross Lease. Access to space 24/7/365.

FOR LEASING INFORMATION

CONTACT:

BILL RAINES, CCIM, CRX, CSM, RPA

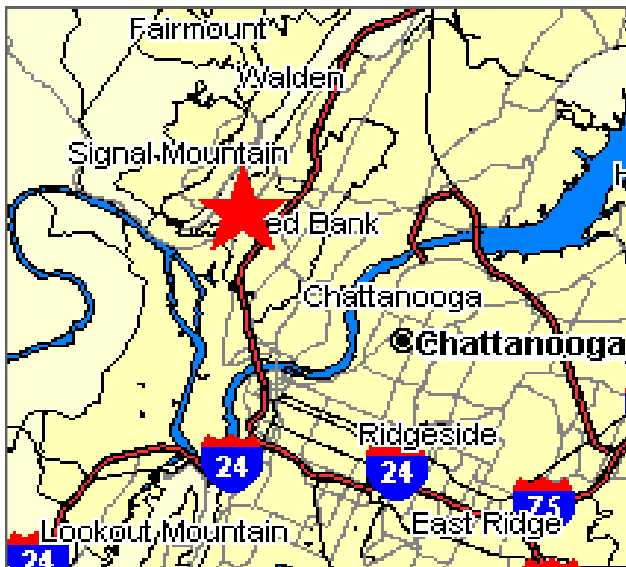
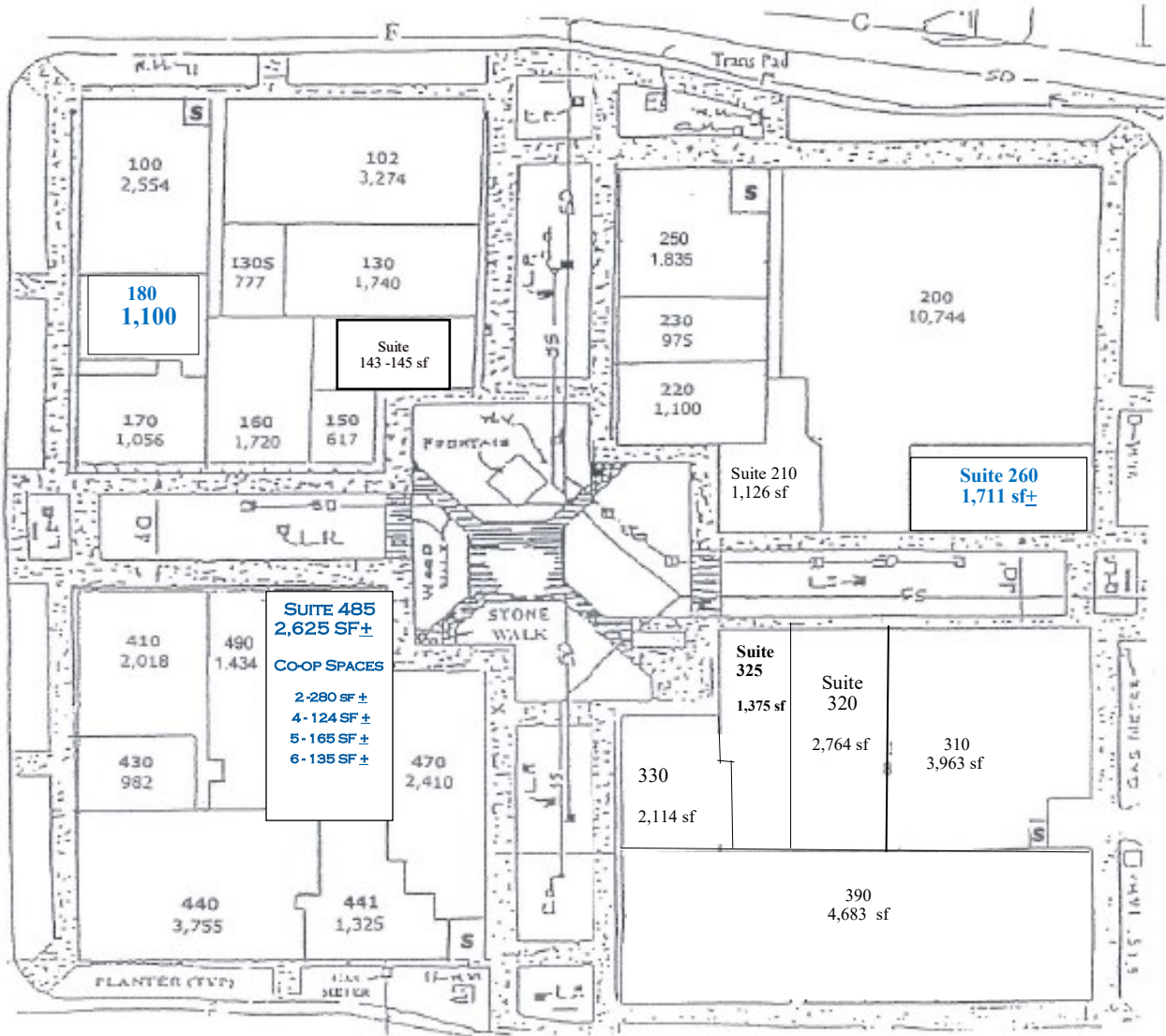
THE RAINES GROUP, INC.
FOUR SQUARES BUSINESS CENTER
1200 MOUNTAIN CREEK ROAD
SUITE 100
CHATTANOOGA, TN 37405

PHONE: 423-875-3600

EMAIL: BRAINES@RAINESGROUP.COM
RAINESGROUP.COM



FOUR SQUARES BUSINESS CENTER



SUITE 180 - 1,100 SF_±=\$16PSF/MG

SUITE 260 - 1,711SF±=\$18PSF/MG

SUITE 485— 2,625SF_± = \$16PSF/MG

SUITE 485.2- 280SF \pm = \$600 PER MONTH (COOP)

SUITE 485.4- 124SF += \$375 PER MONTH (COOP)

SUITE 485.5— 165SF ± = \$375 PER MONTH (COOP)

SUITE 485.6- 135SF ±= \$375 PER MONTH (COOP)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	3,440	38,941	82,924
Avg. Family Income:	\$55,532	\$68,957	\$60,146
Per Capita Income :	\$26,388	\$29,223	\$25,301

Traffic Count: Approximately 11,188 cars per day on Mountain Creek Road, Chattanooga, TN 37405

FOUR SQUARES BUSINESS CENTER



Courtyard



Suite 485 lobby



Suite 485 breakroom



Suite 485 office space

THE
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REAL ESTATE

Disclaimer: The data contained herein has been provided by reliable sources, however, they should be considered estimates and/or projections, are subject to change without notice, and are not warranted by The Raines Group, Inc. It is advised that the Investor or Tenant carry out his own due diligence through his own professional advisors before making any final decisions on the property in question.

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FOUR SQUARES BUSINESS CENTER



Suite 260 - office



Suite 260



Suite 260



Suite 260- office space

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FOUR SQUARES BUSINESS CENTER



Suite 260 - office



Suite 260 - office



Suite 260 - office



Suite 260- restroom

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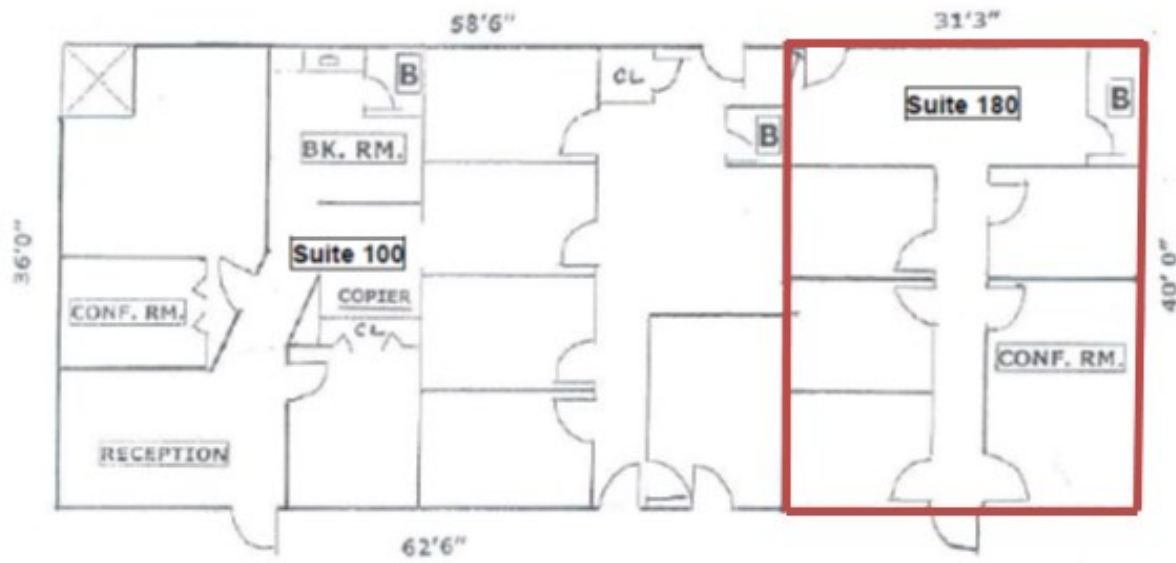
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FOUR SQUARES BUSINESS CENTER

Suite 180

1,100 SF±



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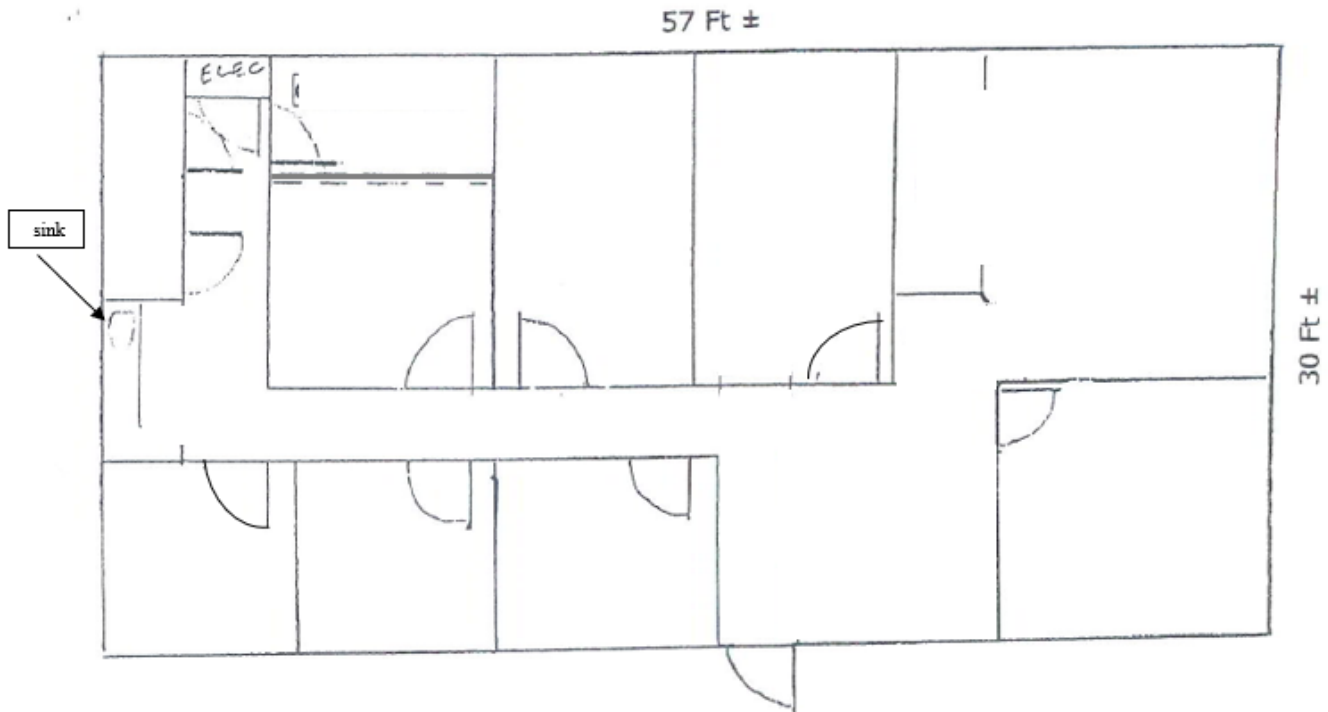
FOUR SQUARES BUSINESS CENTER

Four Squares Business Center

Floor Plan

Suite 260

1,711 Sq. Ft. \pm



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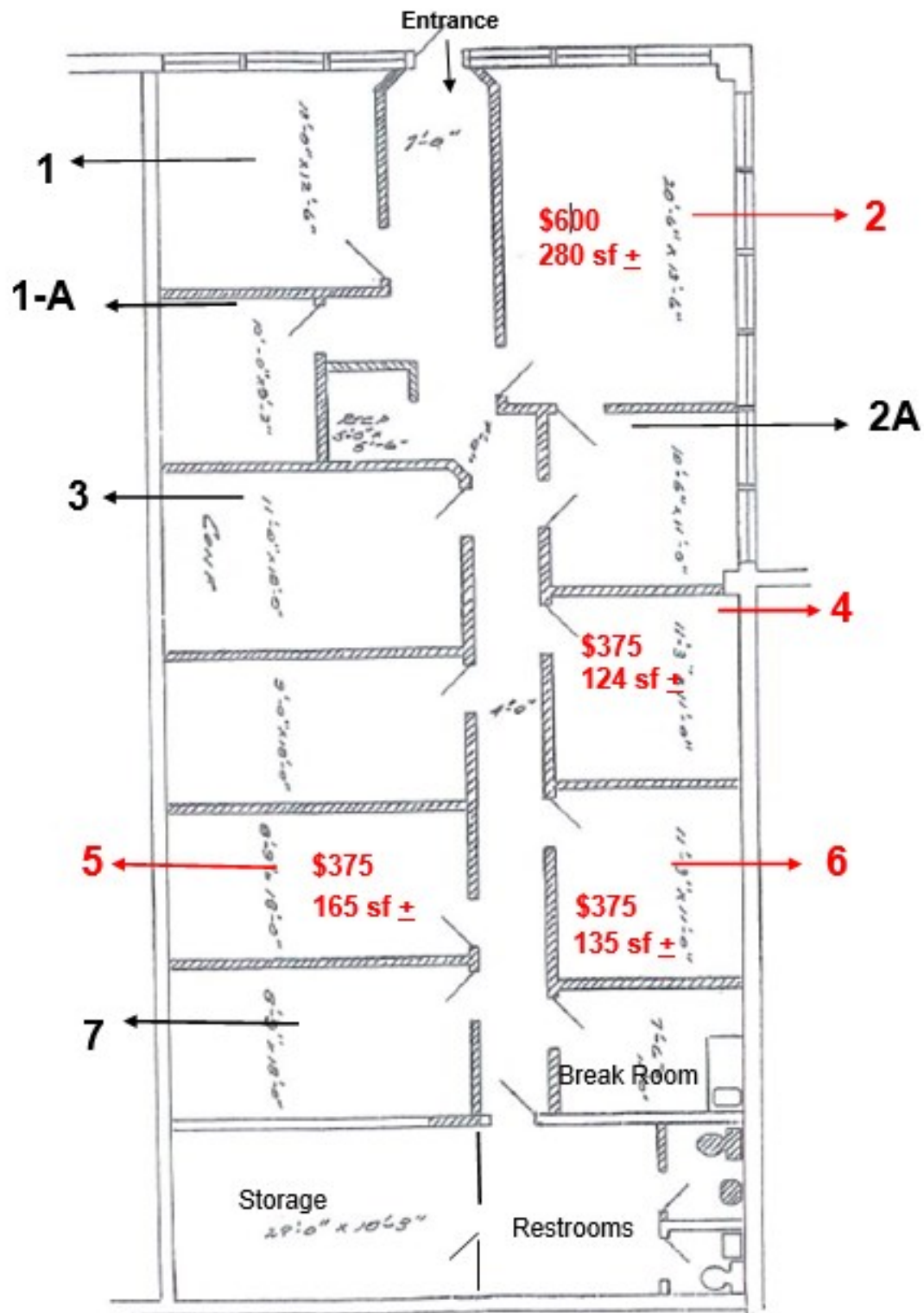
Four Squares Business Center

Floor Plan

Suite 485

Co-Op Space

2,625 Sq. Ft. ±



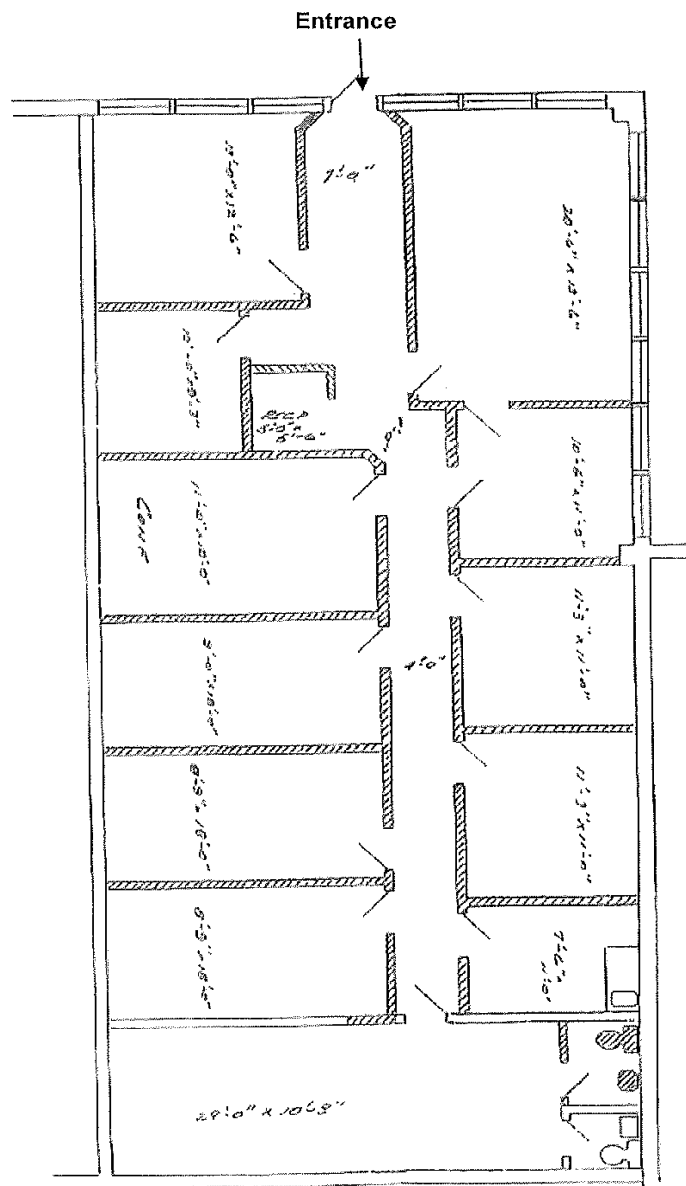
FOUR SQUARES BUSINESS CENTER

Four Squares Business Center

Floor Plan

Suite 485

2,625 Sq. Ft. ±



REAL ESTATE

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