



FOR LEASE

1791 Reggie White Blvd

Chattanooga, TN 37408

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LOCATION DESCRIPTION

Nestled in Chattanooga's vibrant Southside, 1791 Reggie White Boulevard is ideally positioned at the energetic edge of downtown. This historic foundry building, once home to Naked River, was built around 1875 by railway car manufacturing company- Wasson Car Works. In 2018, the building was completely renovated blending industrial charm with contemporary flair. Inside you will find a flexible floor plan, soaring ceilings, and an abundance of natural light, creating an inviting and productive atmosphere. With convenient on-site parking and excellent visibility, this location suits well for a multitude of uses.

OFFERING SUMMARY

Lease Rate:	\$19/SF NNN
Estimated NNN's:	\$2.45/SF
Available Space:	8,928 SF



LOCATION DESCRIPTION

Located at the gateway to Chattanooga's booming Southside and downtown, 1791 Reggie White Blvd sits in a corridor flaunting historic charm and modern potential. Directly across from Finley Stadium, home to UTC Mocs football and Chattanooga FC, the property is at the epicenter of activity and upcoming transformation.

This is a neighborhood in motion:

- Finley Stadium 2.0** will fuse entertainment, mixed-use development, and green spaces into an immersive campus experience.
- Eureka Foundry:** a large-scale, mixed-use development featuring up to three 20-story towers with residences, hotel space, retail, restaurants, and parking garages, alongside rehabilitated historic foundry buildings and new greenways.
- Parkway Towers** redevelopment injects new residential and retail energy across the street.
- Erlanger Park**, a new state-of-the-art baseball stadium, is rising just blocks away with planned opening in Fall 2026.

This property presents rare access to culture, sports, urban revitalization, and future-forward development



