

# CENTRAL BUSINESS DISTRICT

736 Market Street,  
Chattanooga, TN 37402

Truist Tower is ideally located in the heart of Chattanooga's growing and vibrant Central Business District. The building offers some of the best 360 degree views across Chattanooga.



## Property Highlights

- 160,000 SF building
- 18 story building
- Year renovated - 2019
- Attached parking garage
  - Parking ratio of 3 per 1,000 SF
- Onsite property management
- Onsite building security
- Conveniently located
- Easy access to the Interstate
- Nearby local transit
- Walking distance to retail, restaurants, and parks

## Leasing Summary

LEASE RATE:	<b>\$19.50 PSF FULL SERVICE GROSS</b>
PARKING RATE:	<b>\$85 per month</b>
AVAILABLE SPACE:	<b>224± SF - 12,421± SF</b>
YEAR BUILT:	<b>1969</b>
YEAR RENOVATED:	<b>2019</b>
KEY TENANTS:	<b>Truist Bank</b> <b>McGriff Insurance</b> <b>Benwood Foundation</b> <b>Total Quality Logistics</b> <b>Polyloom Corporation</b>

 520 Lookout Street Chattanooga, TN 37403

 +1 423 267 6549

 [naicharter.com](http://naicharter.com)

For more information,  
please contact:



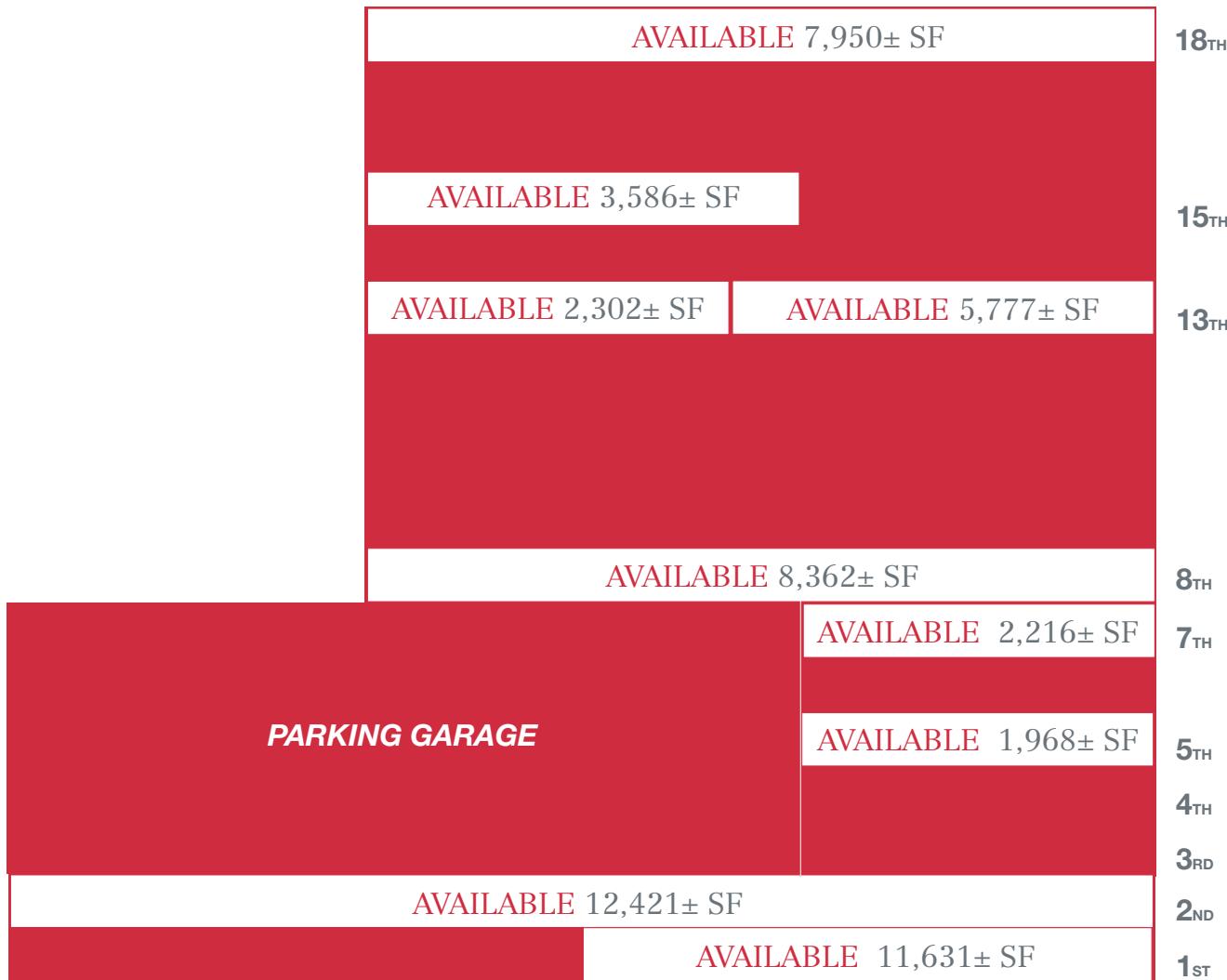
**Frazier DeVaney, SIOR**  
 Senior Vice President | Partner  
 o: 423 308 3760  
 e: [fdevaney@charterre.com](mailto:fdevaney@charterre.com)



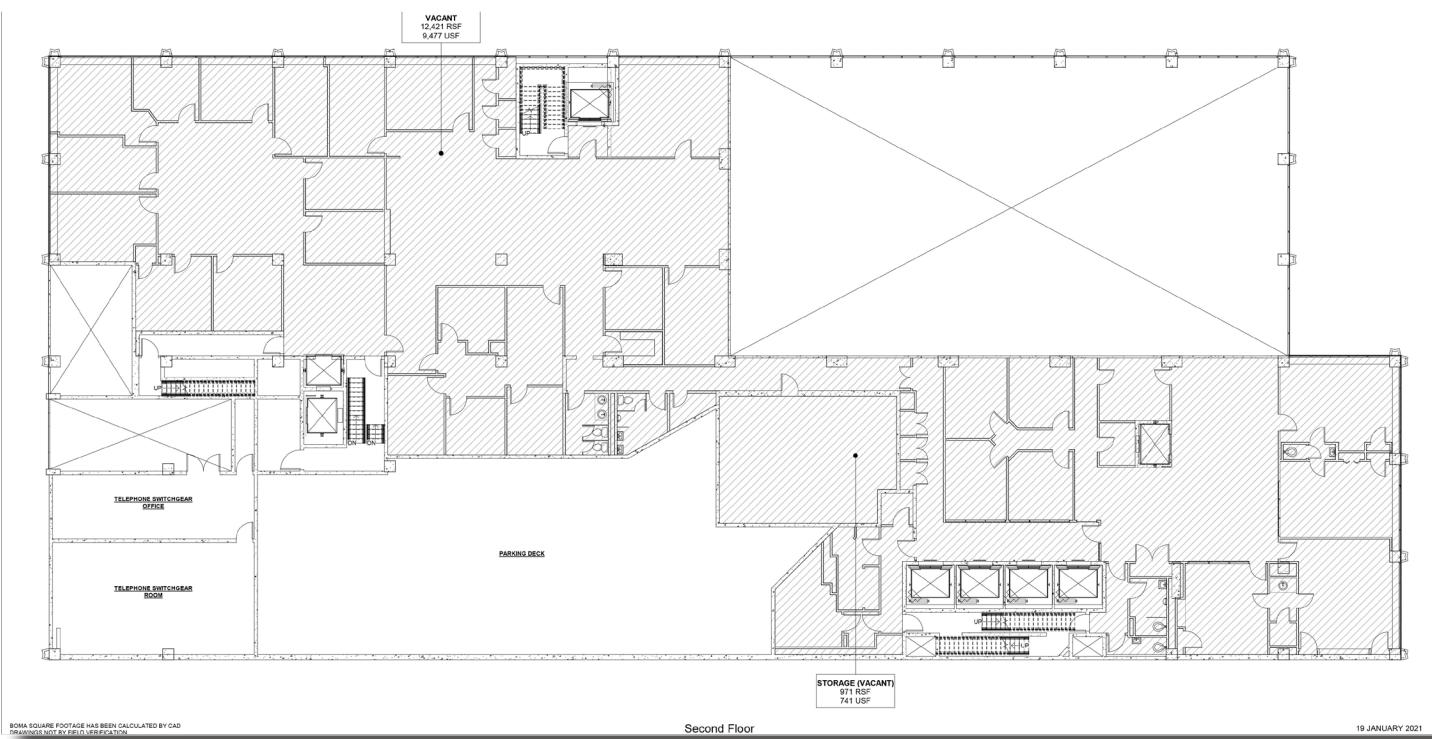
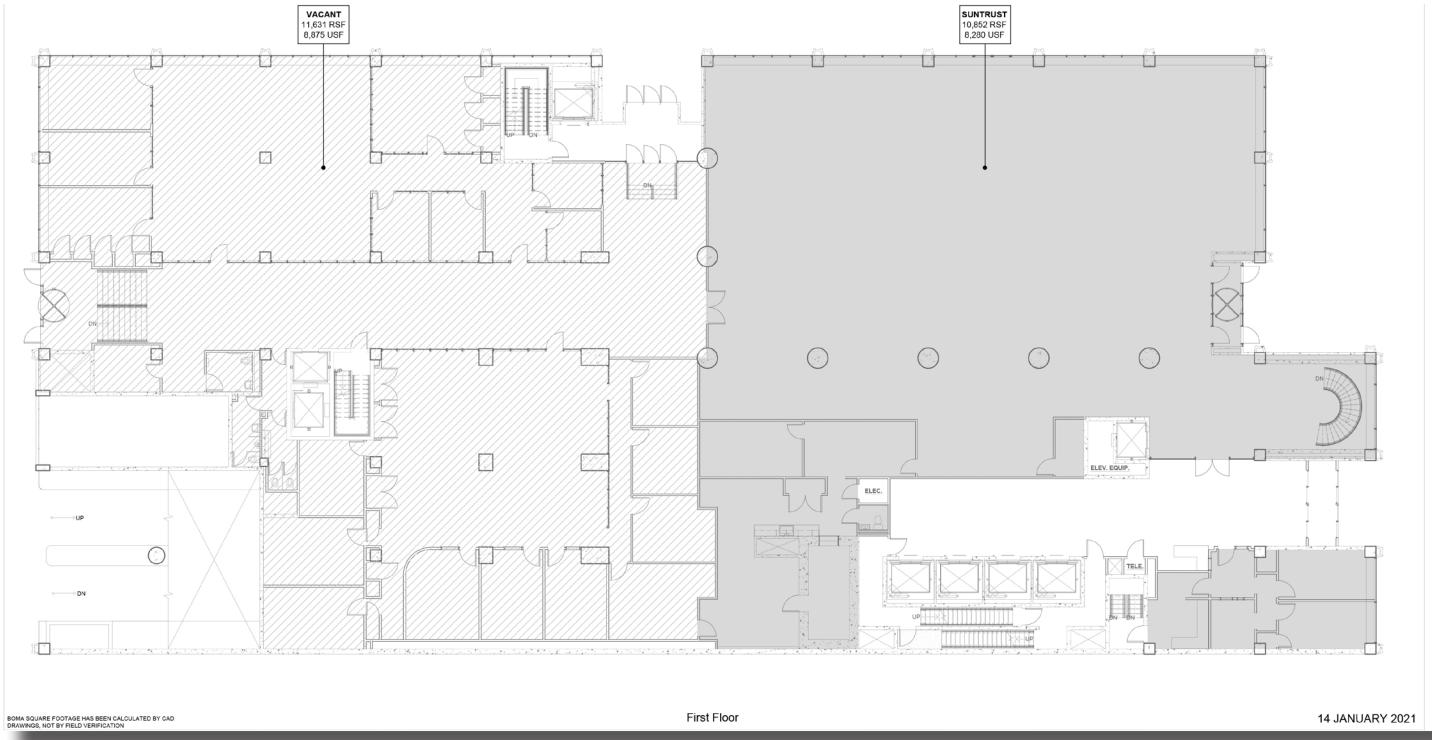
**Christopher "Pher" Moore**  
 Senior Advisor  
 o: 423 308 3772  
 e: [cmoore@charterre.com](mailto:cmoore@charterre.com)

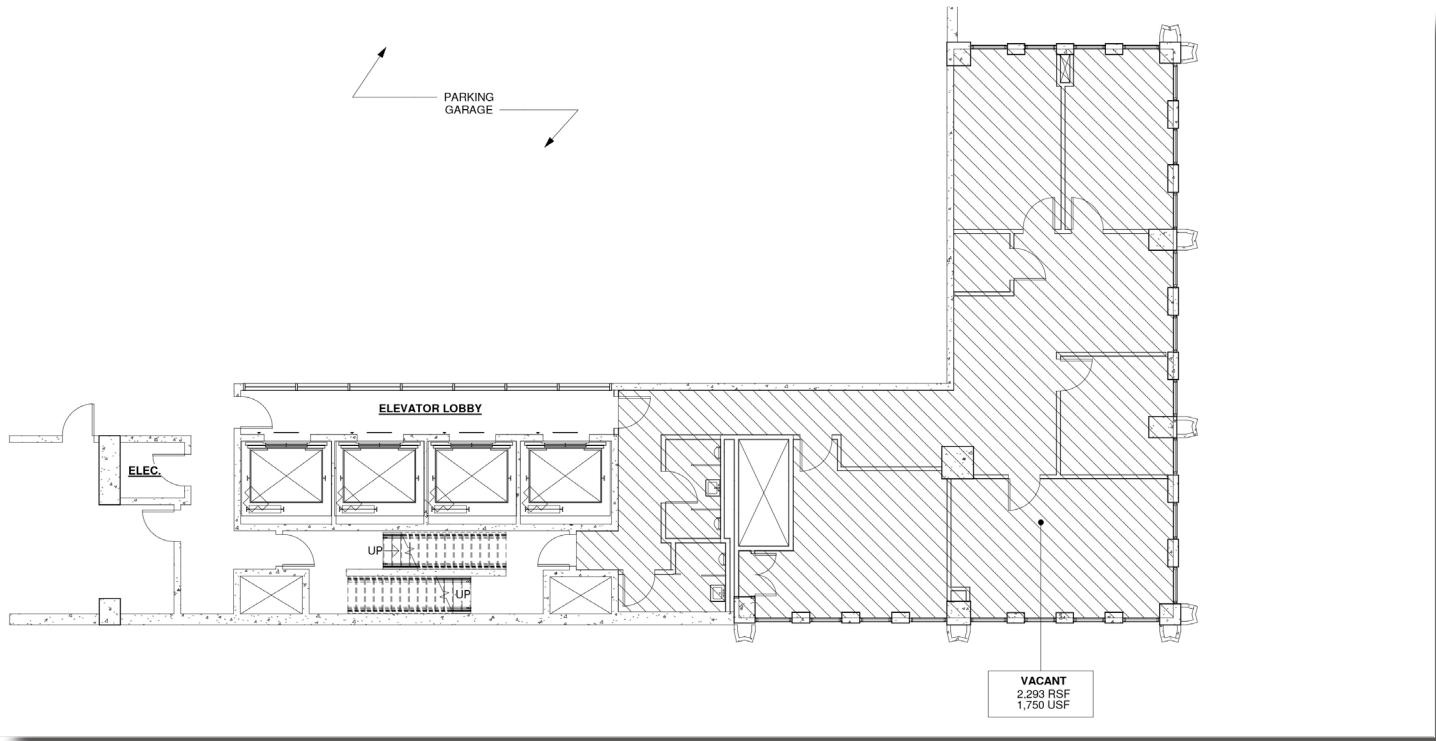
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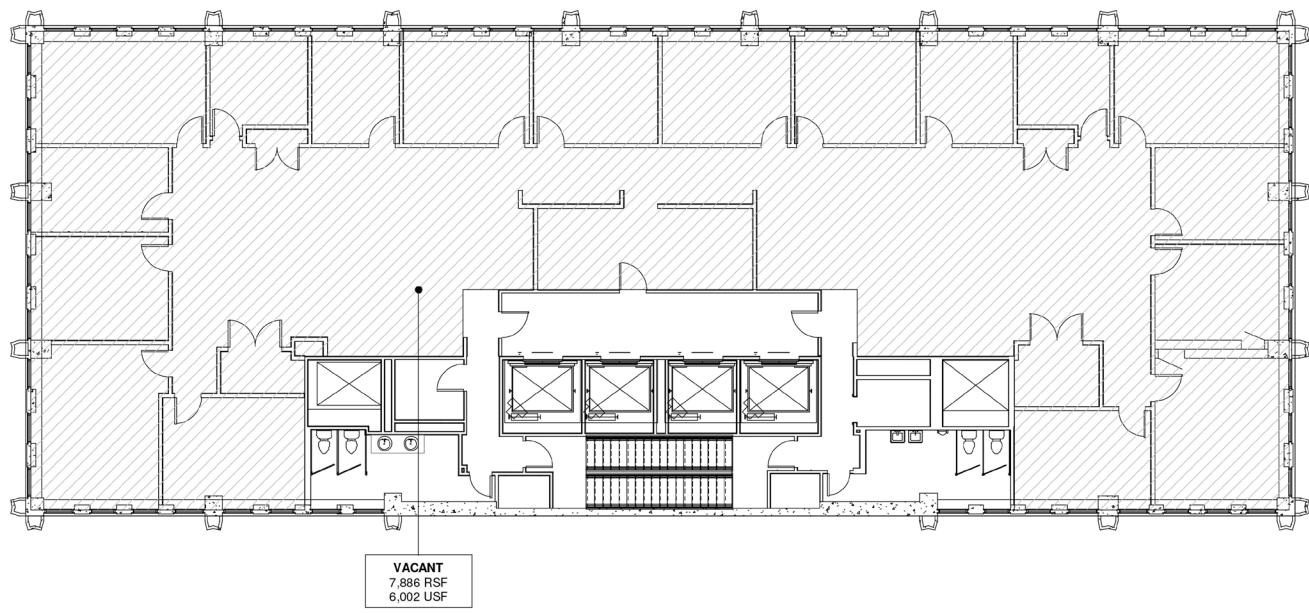


<b>1<sup>st</sup> Floor</b> <b>2<sup>nd</sup> Floor</b>	<b>11,631± SF</b> <b>12,421± SF</b>	<b>5<sup>th</sup> Floor</b> <b>7<sup>th</sup> Floor</b> <b>8<sup>th</sup> Floor</b> <b>13<sup>th</sup> Floor</b>	<b>1,968± SF</b> <b>2,216± SF</b> <b>8,362± SF</b> <b>2,302± SF</b> <b>&amp; 5,777± SF</b>	<b>15<sup>th</sup> Floor</b> <b>18<sup>th</sup> Floor</b>	<b>3,586± SF</b> <b>7,950± SF</b>
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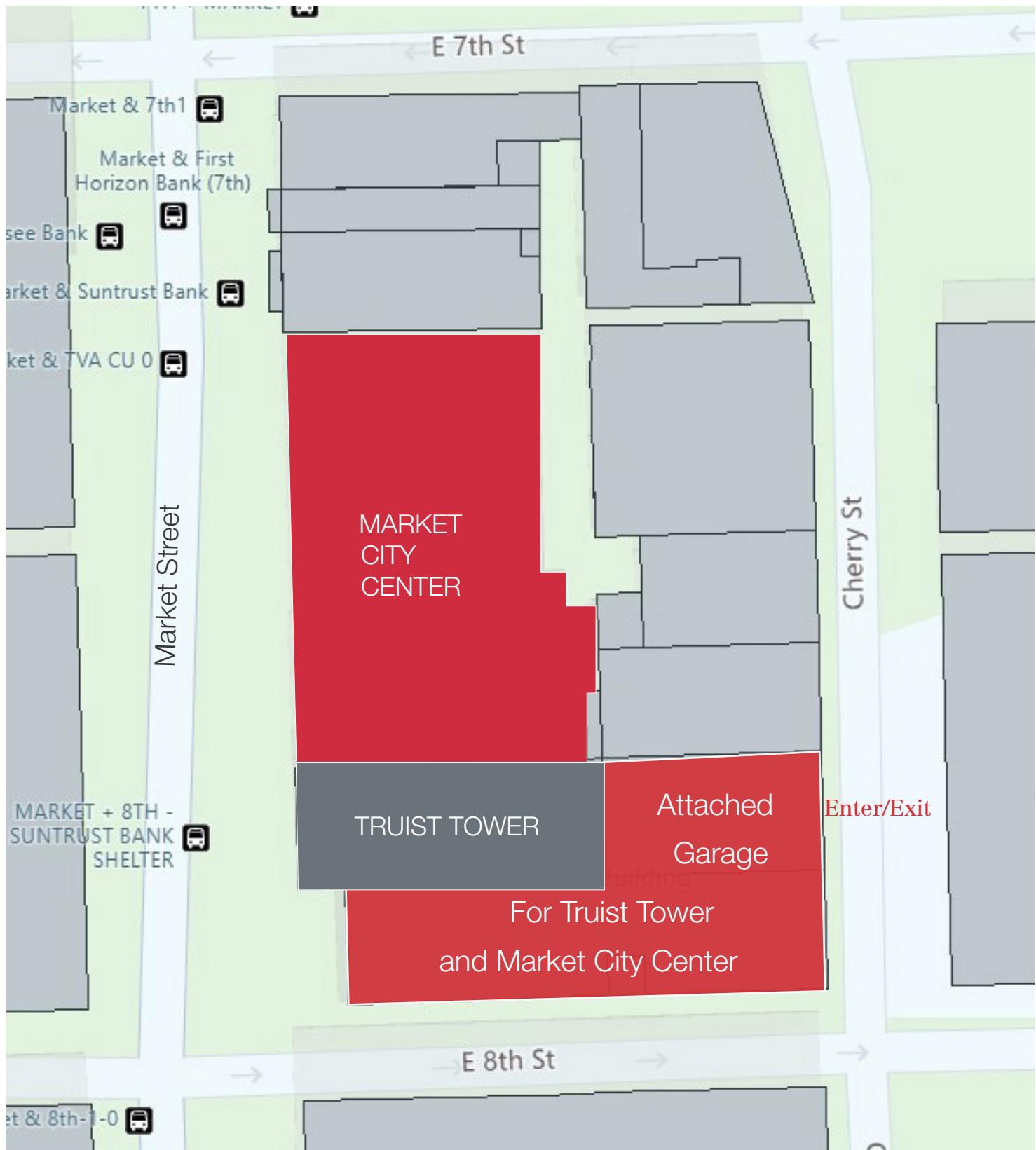


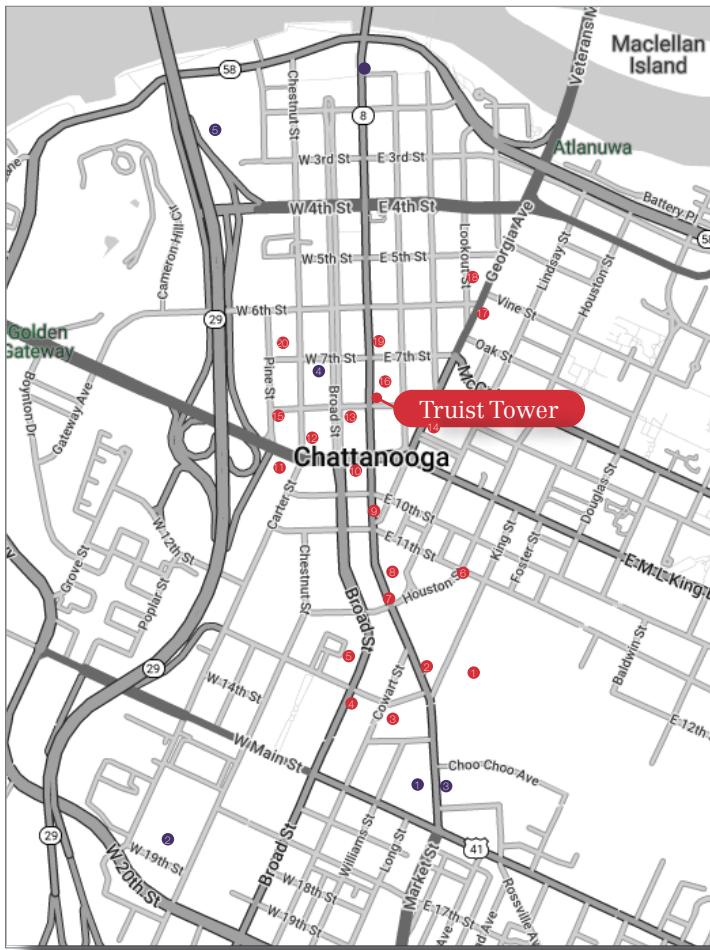


Typical Floor Plate - Floors 3-7



Typical Floor Plate - Floors 8-18





## Amenities

## FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 St. John's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant
- 8 Tupelo Honey Southern Kitchen
- 9 Pickel Barrel
- 10 Jimmy John's
- 11 City Cafe Dinner
- 12 The Read House
- 13 Mexiville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Six18 Restaurant & Lounge
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club

## TOURISM

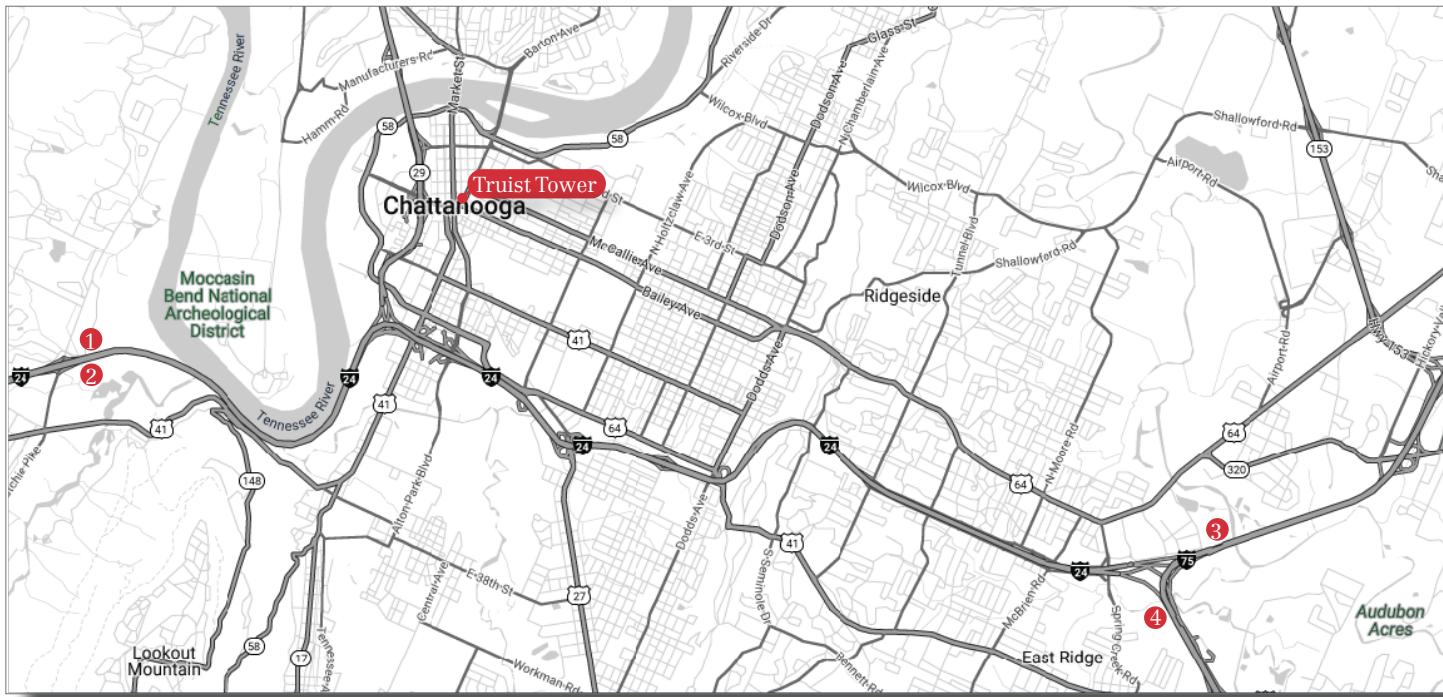
- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium

## *Miles to Major Cities*

1 Nashville  
135 miles

2 Birmingham  
110 miles 120 miles

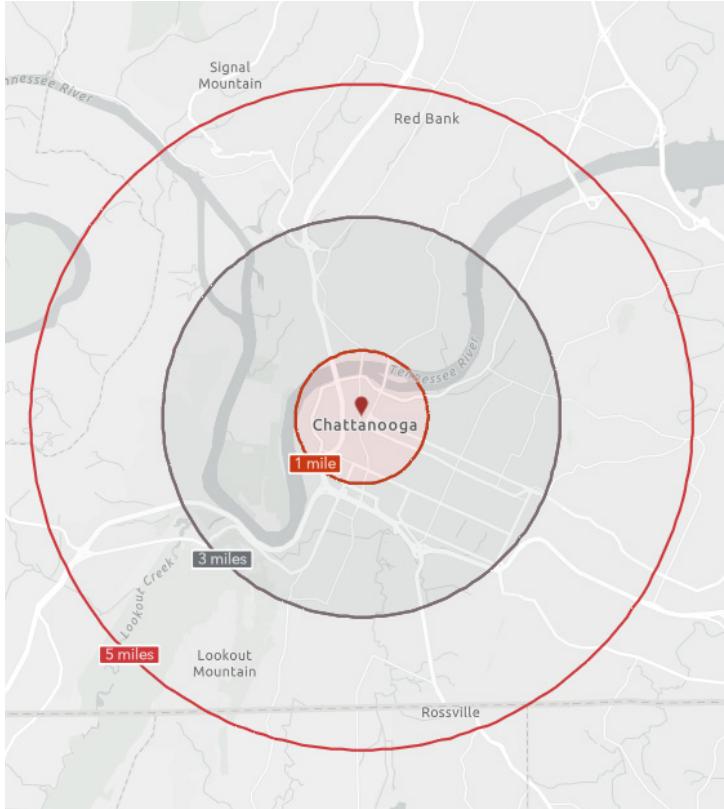
● Knoxville Atlanta 148 miles  $\frac{4}{4}$



## DOWNTOWN CHATTANOOGA MAJOR EMPLOYERS



Company	Product/Service	Full-Time Employees	Approx. Distance From River Rock (mi)
•Erlanger Health System	Health System	5,580	1
•BlueCross BlueShield of Tennessee	Health Care Financing	5,498	1
•Hamilton County Schools	Elementary & Secondary Schools	4,857	-
Tennessee Valley Authority	Utility - Electric Service	3,402	<1
•Unum	Insurance	2,800	<1
•McKee Foods Corporation	Mfr. Cakes & Cookies	2,798	20
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	2,564	15
CHI Memorial	Health Care	2,474	3
•City of Chattanooga	Government	2,348	1
Roper Corporation	Mfr. Cooking Products	1,900	30
•Hamilton County Government	Government	1,842	1
Cigna HealthCare	Health Services	1,830	10
Amazon.com Services LLC	Distribution Center	1,643	15
•Astec Industries, Inc.	Mfr. Asphalt & Construction Equipment	1,493	10
The University of TN at Chattanooga	University	1,393	<1
Parkridge Medical Center, Inc.	Health Care - Hospital	1,312	2
Pilgrim's Pride Corporation	Poultry Producer, Processor	1,209	1
•U.S. Xpress Enterprises, Inc.	Transportation Services	1,091	15
T-Mobile	Telecommunications	843	10
•Orange Grove Center, Inc.	Private, Non-Profit Serving Developmentally Disabled Adults & Children	745	3
TN State Department of Transportation	Government, Transportation	724	10
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	673	20
•Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	664	2
Koch Foods, LLC	Poultry Producer, Processor	647	2
•Chattanooga State Community College	Two Year State College	642	5
•EPB	Electric Power & Fiber Optics Internet, TV & Phone	637	<1
•Vision Hospitality Group, Inc.	Lodging	631	<1
Chattanooga Coca-Cola Bottling Co. UNITED, Inc. / United Packers	Mfr. Soft Drinks (Bottles and Cans)	618	5
Sanofi Consumer Health Care	Mfr. Health & Beauty Products	615	3
HomeServe USA	Emergency Repair Plan Services	578	10
Chattanooga Times Free Press	Publications		1



### KEY FACTS - 5 MILES

**68,017**

Population

**\$60,422**

Median Income



**\$60,422**

Median Household Income



**\$38,206**

Per Capita Income



**\$118,736**

Median Net Worth

<b>Population</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2024 Population	11,881	38,609	68,017
2029 Population	12,336	41,628	68,315
Median Age	29.7	34.2	37.7
<b>Household</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2024 Households	6,010	16,418	28,894
Average Household Income	\$93,019	\$95,816	\$89,039