

# EXECUTIVE BUSINESS PARK

Chattanooga, Tennessee

## OFFICE SPACE FOR LEASE



6025 Lee Highway in Chattanooga, Tennessee 37421

- ◆ Professional Office Park
- ◆ Conveniently Located next to Sam's
- ◆ Free Surface Parking
- ◆ Great Road Frontage and Visibility
- ◆ High Volume Traffic on Lee Hwy
- ◆ Beautiful & Well Maintained Landscape
- ◆ One Story Building with Handicap Access
- ◆ Less than five minutes from Airport, and Hwy 153 & I-75 Interchange
- ◆ Suite 318 - 1,600 SF ± (Available 4/26)
- ◆ Suite 340 - 2,737 SF ± (Available 9/26)

Executive Business Park is a beautifully landscaped and maintained one-story professional office complex with two spaces available: Suite 318, with 1,600 sq. ft. and Suite 340 with 2,737 sq. ft. The Property is conveniently located at 6025 Lee Highway, adjacent to Sam's Wholesale Club and near the TN Highway 153 and I-75 intersection, as well as near Hamilton Place Mall, restaurants, banks, airport and local bus service. The property has ample free parking with

## SPACE AVAILABLE

FOR LEASING INFORMATION CONTACT:  
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OR  
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# EXECUTIVE BUSINESS PARK



THE RAINES GROUP  
REAL ESTATE

Executive Business Park  
6025 Lee Highway,  
Chattanooga, Tennessee

Garbee Architecture PLLC  
P. 423.864.2830 • email: info@garbeearchitecture.com © 2014

## SPACES CURRENTLY AVAILABLE

### RENT SCHEDULE

Suite #	Sq. Ft.	Base Rent/ SF/YR	NNN/ SF/YR
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Suite 318	1,600 SF ±	\$15.00	\$4.21
1st Year Total Rent = \$2,561.30/ Month			

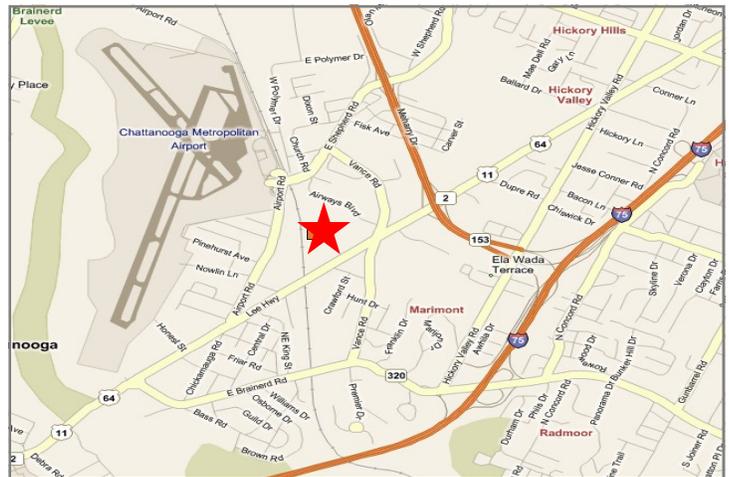
Suite 340	2,737 SF ±	\$13.00	\$4.21
1st Year Total Rent = \$4,925.30/ Month			

Base Rent Annual Increases of 3%)

### NNN OPERATING COSTS

[CAM, Property Taxes & Insurance]

Currently \$4.21 / SF/ YR



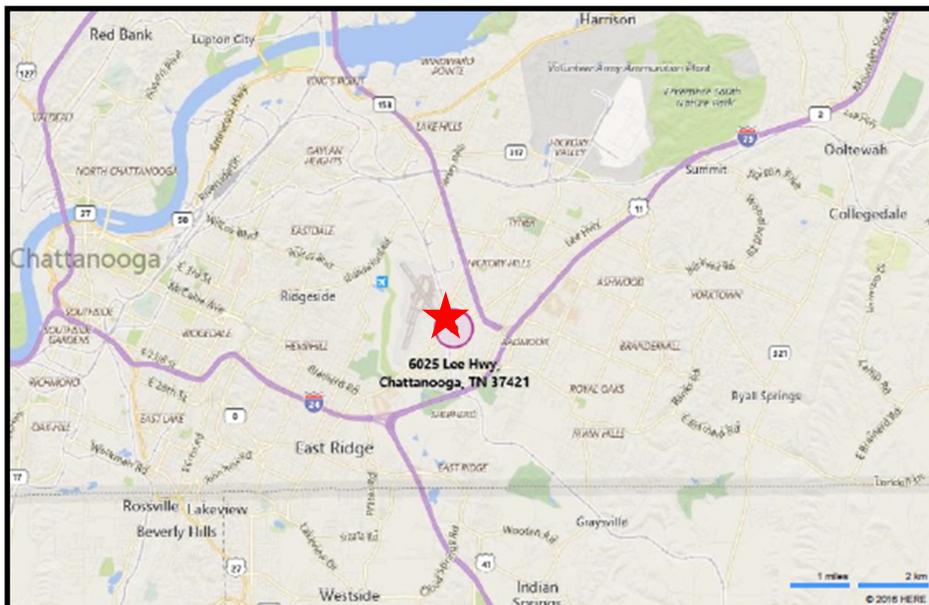
THE RAINES GROUP  
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# EXECUTIVE BUSINESS PARK AERIAL MAP



## LOCATION MAP



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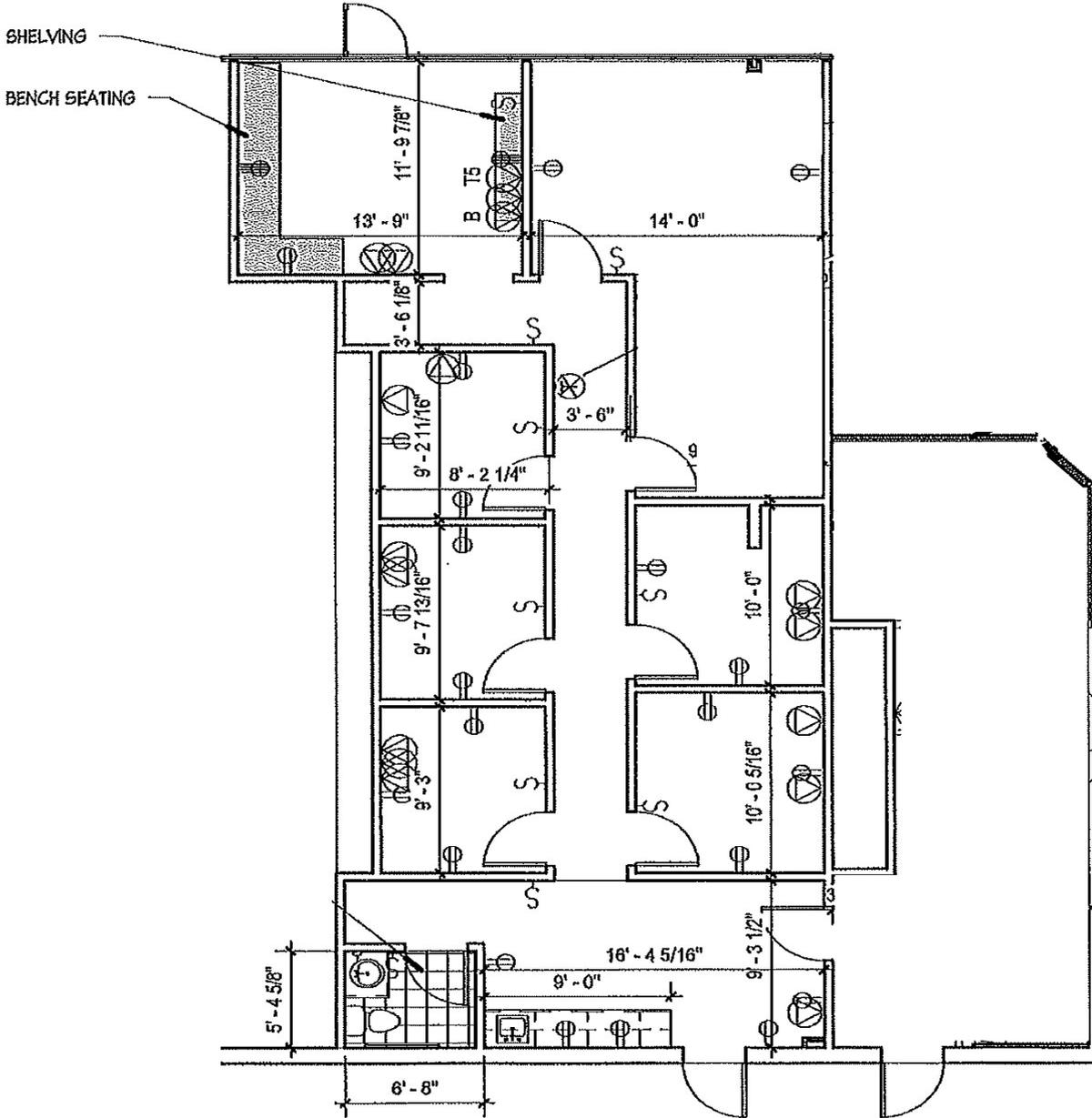
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EXECUTIVE BUSINESS PARK

SUITE 318

FLOOR PLAN

1,600 SF ±



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