

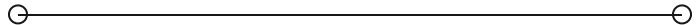


LEASE

321 Market Street

321 MARKET STREET

Chattanooga, TN 37402



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	1,650 SF
BUILDING SIZE:	54,386 SF

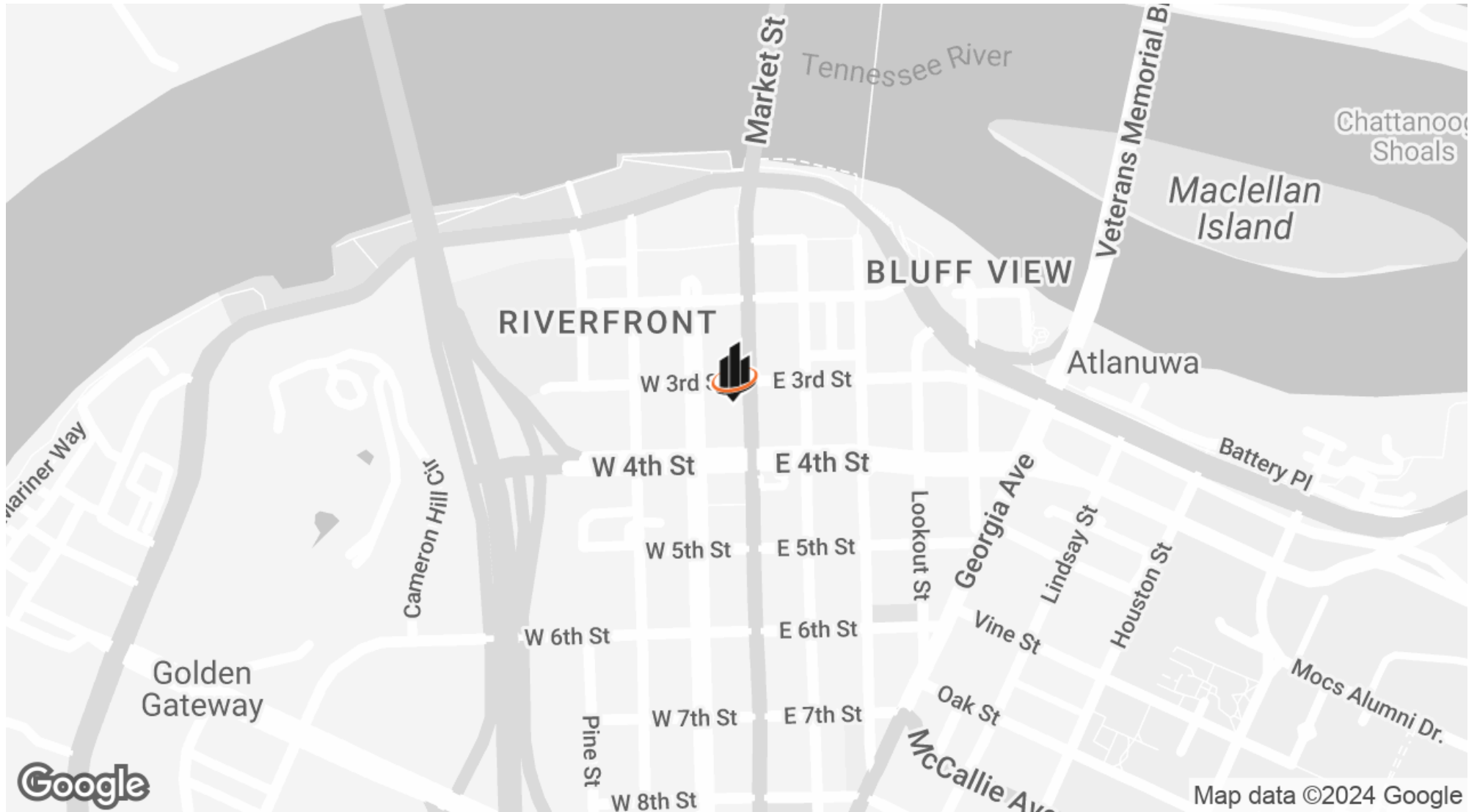
PROPERTY DESCRIPTION

Step into the perfect retail opportunity at 321 Market Street in Chattanooga, TN. This prime location offers a spacious and versatile layout, ideal for bringing your retail/restaurant vision to life. With expansive storefront windows, abundant natural light, and high ceilings, the property presents an inviting and captivating space for your next restaurant or store front. Embrace the flexibility to customize the interior to align with your brand aesthetic and operational needs. Benefit from the high foot traffic and visibility that this property offers, creating an impactful retail presence in a bustling urban setting. Elevate your retail experience at this coveted address, where endless possibilities await for your business expansion.

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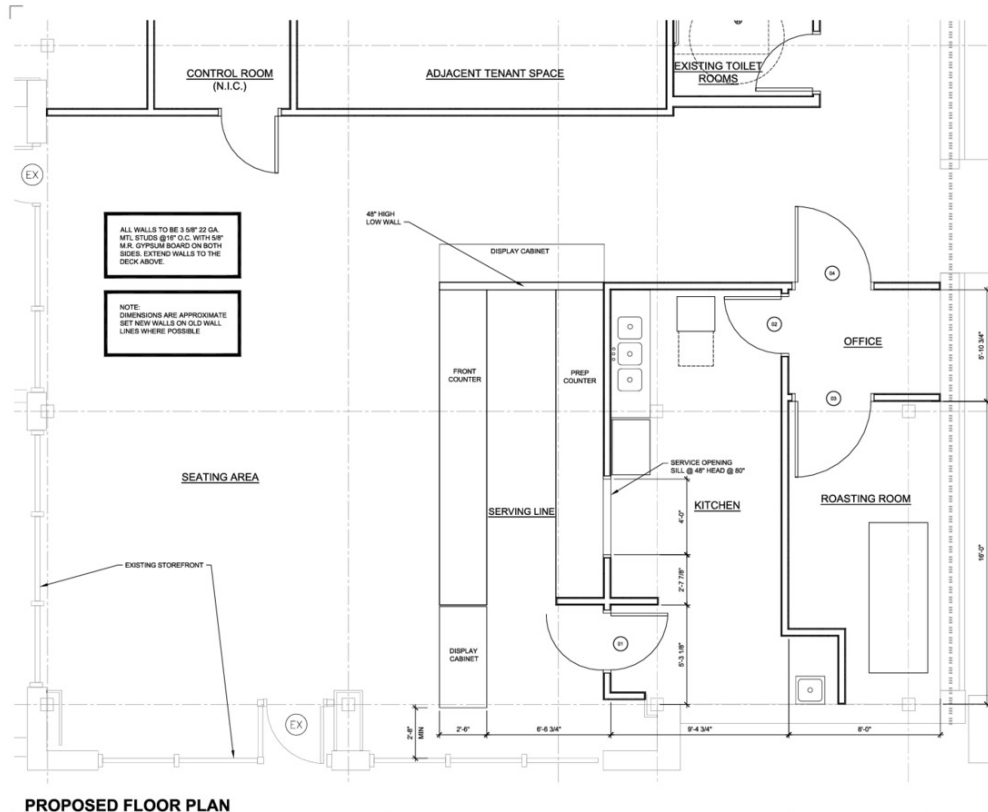
LOCATION MAP



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FLOOR PLANS



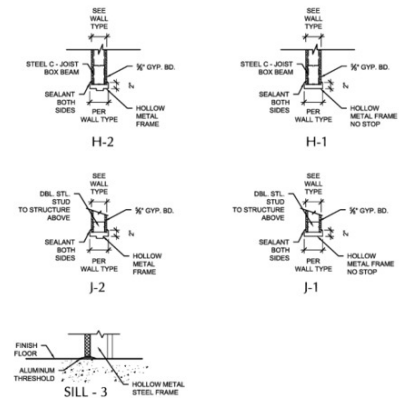
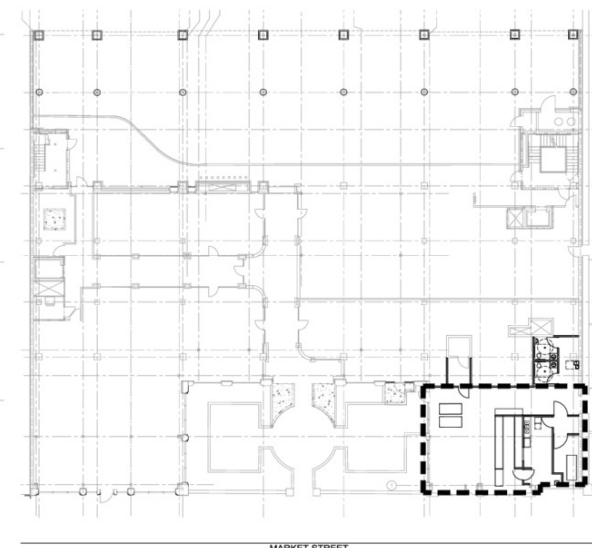
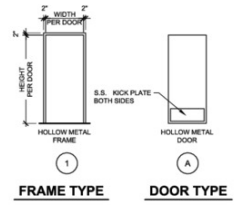
PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

DOOR NUMBER	ROOM NAME	TYPE	MATL.	WIDTH	HEIGHT	THICKNESS	FINISH	U.L. RATING	HOW NO.	FRAME TYPE	FRAME MATL.	FRAME FINISH	HEAD DTL.	JAMB DTL.	REMARKS
1	SERVING/KITCHEN	A	H.M.	3'-0"	6'-8"	1-3/4"	PAINT	-	-	1	H.M.	PAINT	H-1	J-1	DOUBLE ACTION HINGES
2	KITCHEN/OFFICE	A	H.M.	3'-0"	6'-8"	1-3/4"	PAINT	-	-	1	H.M.	PAINT	H-2	J-2	
3	OFFICE/ROASTING ROOM	A	H.M.	4'-0"	6'-8"	1-3/4"	PAINT	-	-	1	H.M.	PAINT	H-2	J-2	
4	OFFICE/CORRIDOR	A	H.M.	4'-0"	6'-8"	1-3/4"	PAINT	-	-	1	H.M.	PAINT	H-2	J-2	

- NOTES:**
- FINISH OF HINGES, LOCKS, EXIT DEVICES & DOOR STOPS SHALL BE US202, SATIN CHROME. FINISH OF DOOR CLOSERS SHALL BE SPRAYED ALUMINUM LACQUER. FINISH OF THRESHOLDS AND AUTO DOOR BOTTOMS SHALL BE ANODIZED ALUMINUM. KICK & KNOCK PLATES SHALL HAVE US202, SATIN STAINLESS STEEL FINISH.
 - LOCKS/KEYS AND CYLINDERS SHALL BE MASTER KEYED, KEYED ALIKE OR DIFFERENT AS DIRECTED BY THE OWNER.
 - SUPPLY 3 CHANGE KEYS PER LOCKSET OR CYLINDER AND MASTER KEYS.
 - SUPPLY WALL MOUNTED DOOR STOPS Z3AW AT EVERY DOOR OPENING WHERE POSSIBLE. SUPPLY FLOOR MOUNTED STOP CARTS WHERE WALL STOP CANNOT BE USED.
 - KICK PLATES SHALL BE TYPE 1985 8" HIGH UNLESS NOTED OTHERWISE. WIDTH SHALL BE 2" LESS THAN DOOR WIDTH EXCEPT IF POSSIBLE, 4" LESS THAN DOOR WIDTH WITH 4" RADIUS OR FINISH.

- DOOR SCHEDULE ABBREVIATIONS:**
- AL - ALUMINUM
 - BI - BIFOLD
 - FG - FULL GLASS
 - FL - FLUSH
 - GL - GLASS
 - HG - HALF GLASS
 - HM - HOLLOW METAL
 - NL - NARROW LITE



ARTECH
ARCHITECTURE & INTERIORS

GREYFRIARS AT CHATTANOOGA LIFESTYLE CENTER TENANT BUILD-OUT

325 MARKET STREET
CHATTANOOGA, TN

1415 MARKET STREET, INC.
CHATTANOOGA, TN 37404
423-287-4313

ISSUE DATES

INITIAL 06-08-15

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

JOB NO. | DWN | CRD

15-001

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MEET THE TEAM



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