

Office Condo | For Sale

**CBRE**

# 7161 Lee Hwy Suite 300

Chattanooga, TN 37421



## Contact Us

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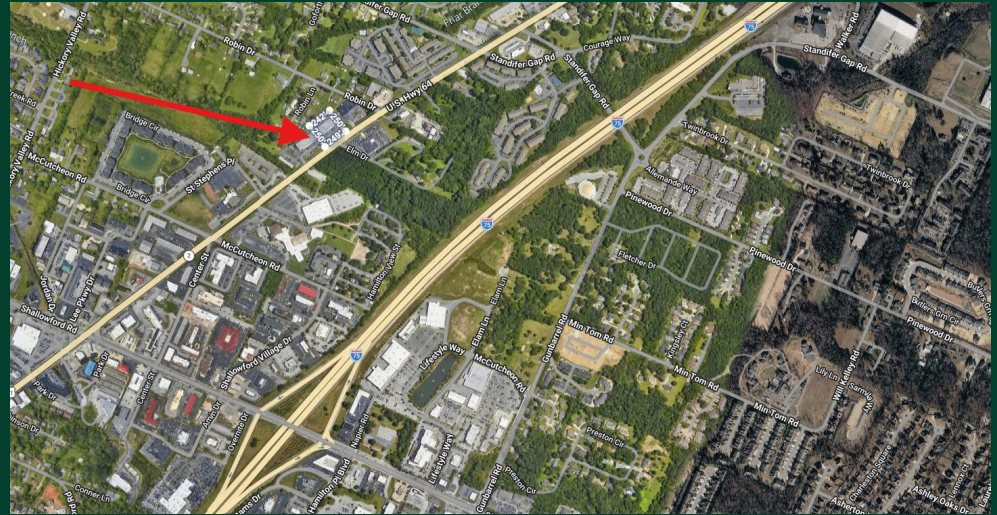
# Property Overview

This versatile medical office condominium offers an exceptional opportunity for owner-users or investors seeking a well-positioned healthcare or wellness facility. The suite features three fully equipped treatment rooms, a private provider office, welcoming reception and waiting area, two restrooms, and a dedicated storage area designed for efficient daily operations. The property was constructed in 2005 and renovated in 2020.

The property includes a warehouse space in the rear of the suite, providing flexibility for future expansion, additional storage, or customized build-out opportunities. Ideal for medical, therapy, chiropractic, aesthetics, or other healthcare-related uses, the property combines functional clinical space with value-add potential in a professional setting.

## Key Features

- Year Built: 2005
- Total Building SF: 3,470 SF
- Lot Size: 0.35 AC
- Ample surface parking available in front and rear of building
- Lee Highway Traffic Volume: 63,000 VPD
- Located directly between Shallowford Rd and Standifer Gap Rd
- Easy access from I-75 exit 5



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