



6716 Heritage Business Court



**37421
Chattanooga**

Suite 100

office - for lease or sale

Heritage Business Court is a two-story office with multiple common areas and private suites, located in a small office park next to major highways and the interstate. Property highlights include convenient surface parking, kitchenette, and multiple large spaces for conference and meeting rooms. Suite 100 is part of a three-suite building in a complex with professional services tenants.

Highlights | 2,500 SF | \$21/SF

- Two-story floorplan, with common areas and private office suites on each level
- Foyer, 2-3 conference/meeting rooms, at least 5 private offices
- Kitchenette with sink and refrigerator, surface parking
- Move-in ready!



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Common Areas

- First Floor
- Foyer/Hallway
- Conference Room(s)



Suite 100
6716 Heritage Business Court

Common Areas



- First Floor
- Kitchenette With Refrigerator
- Bathroom

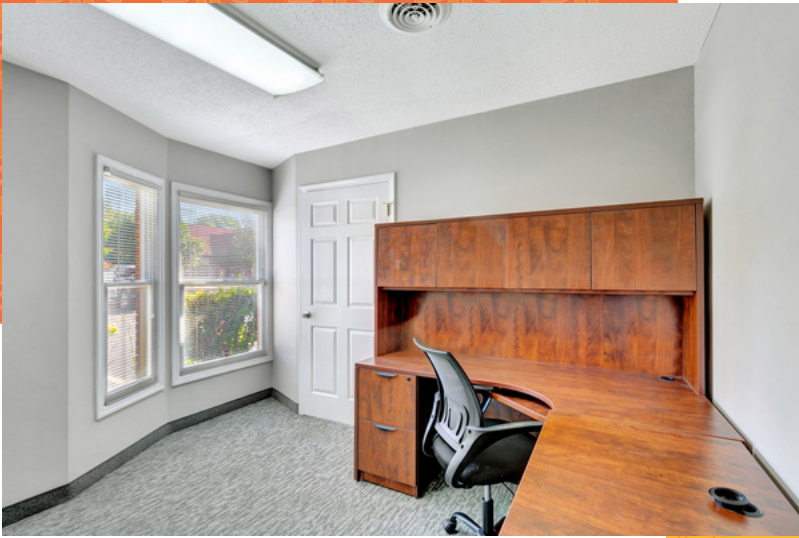


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Private Offices

- First Floor
- Three Offices



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2nd Floor

- Common Area
- Two Offices/Meeting Rooms + Attic



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Location

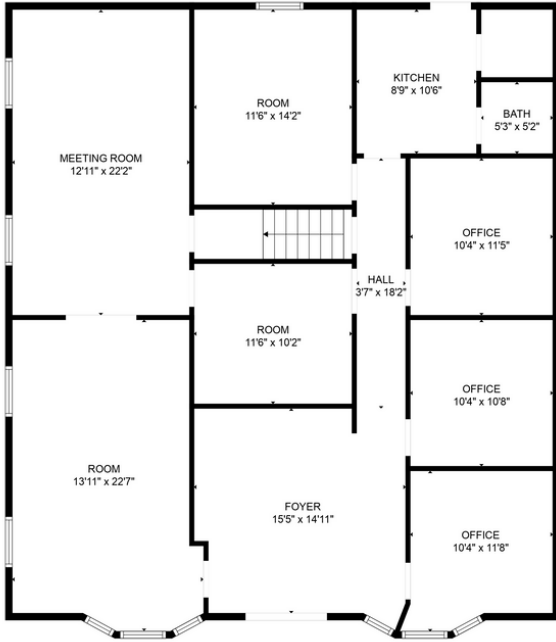


Neighbors:

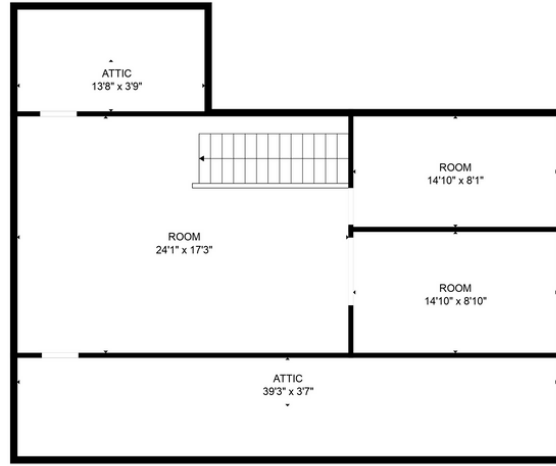
- The Car Barn (event venue)
- Lee Pointe Shopping Mall
- Subway, McDonald's
- CVS, Speedway
- Sportsbarn
- Champy's, Rain Thai Bistro
- Food City, Sam's Club



Floor 1 & 2



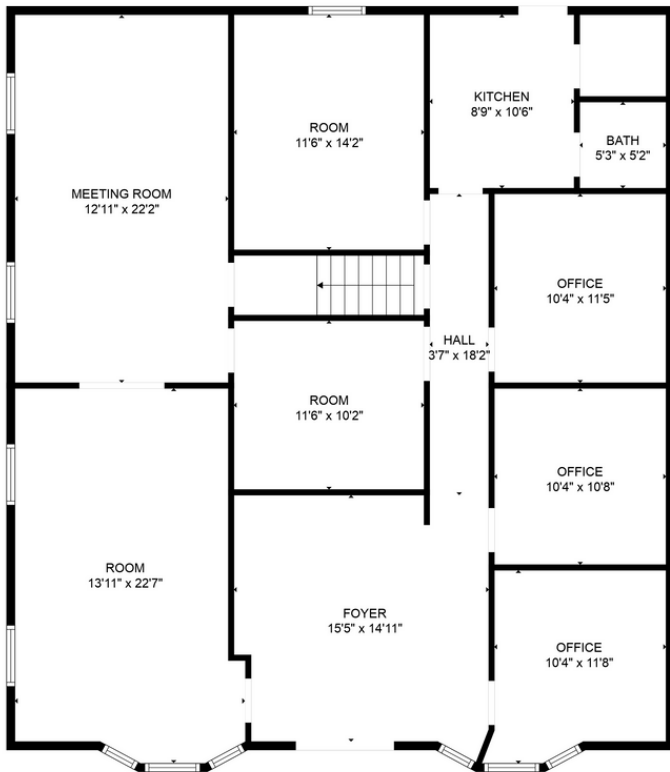
FLOOR 1



FLOOR 2

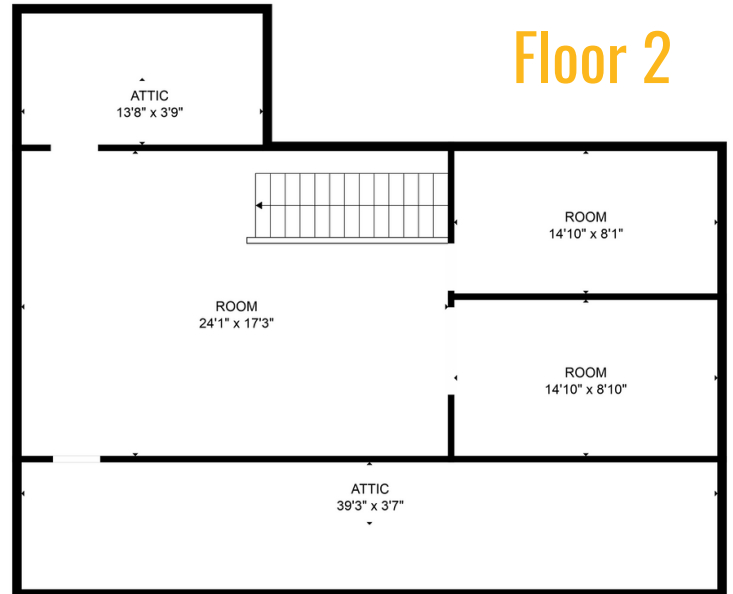
Floor 1

GROSS INTERNAL AREA
 FLOOR 1: 1740 sq. ft, FLOOR 2: 743 sq. ft
 EXCLUDED AREAS: UNDEFINED: 143 sq. ft, ATTIC: 190 sq. ft
 TOTAL: 2483 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Floor 2



GROSS INTERNAL AREA
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 TOTAL: 2483 sq. ft
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Suite 100
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Business Court

Details

- Suite 100
- \$21/SF - Sale Price Negotiable
- 2,483 Total SF
- Attic | 190 SF

FOR LEASE OR FOR SALE
Move-In Ready!

Includes limited basic furniture if needed.
The office is ready for your team!



525 W. Main St., Suite 101, Chattanooga, TN 37402

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