



Medical Office

2707 Citico Avenue
Chattanooga, TN 37406

Class A Medical Office Opportunity

Property Information

The property is a two-story medical office building with a total area of 10,530 square feet. The lower level, comprising 4,740 square feet, is fully leased to Benchmark Physical Therapy. The upper level, which spans 5,790 square feet, is partially leased to Chattanooga Foot Specialist, leaving approximately 4,000 square feet available for use.

Property Highlights

- Built: 2005
- Lower Level: 4,740± SF
- Upper Level: 5,790± SF
- Land Size: 0.829± Acres
- Parking: 51
- Power: 3 Phase 600 Amps
- Deed restricted for medical and office use only
- Located near Memorial Hospital & Parkridge Hospital

Offering Summary

Sale Price: **\$2,950,000**

2024 Real Estate Taxes: **\$25,462.74**

Lease Summary

Lease Rate: **\$25.00 PSF NNN**

Availabe Space: **4,000± SF**



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For Sale | Lease



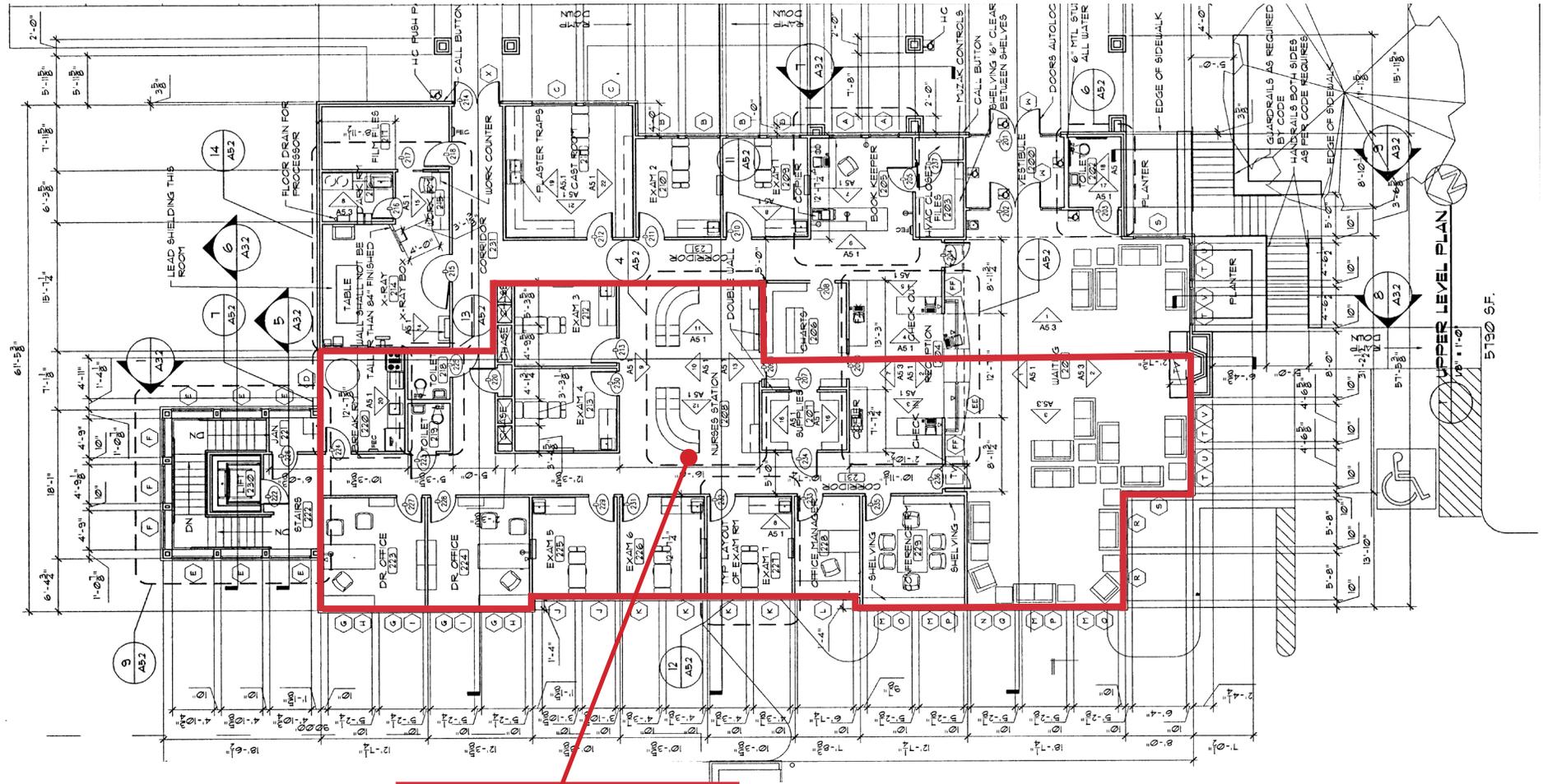
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4,000± SF Available
FOR LEASE

Upper Level
5,790± SF



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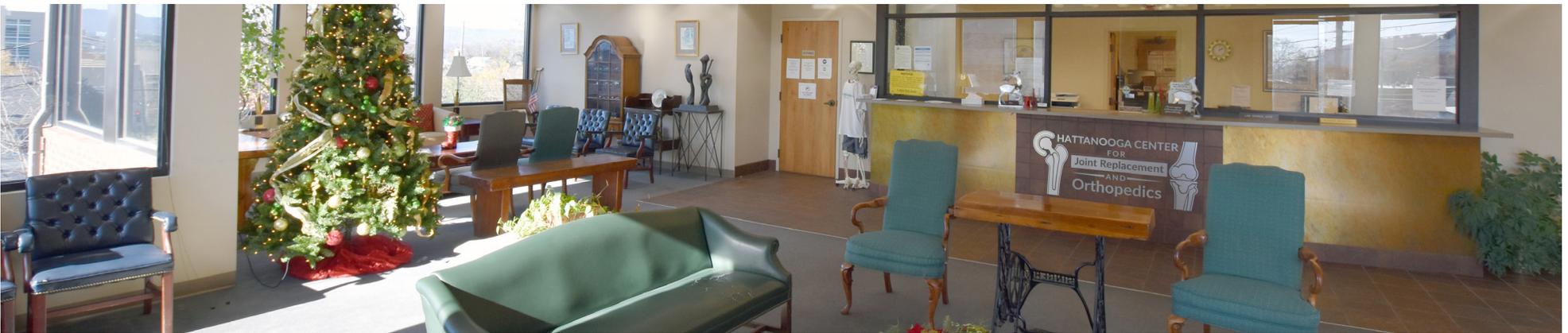


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For Sale | Lease

10,530± SF | Medical Office



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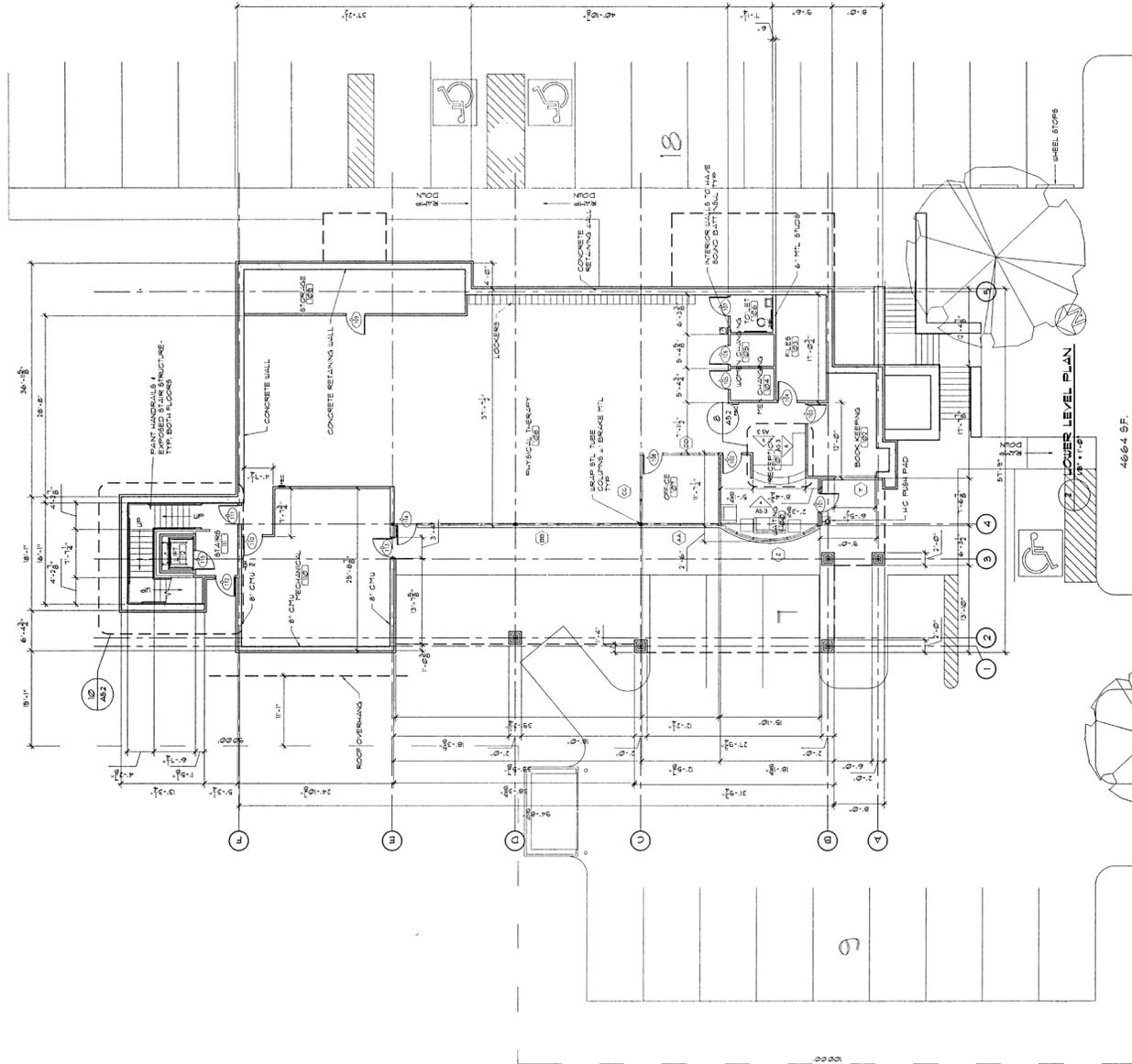
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NAI Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Lower Level
4,740± SF



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10,530± SF | Medical Office



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