

Concorde Creek

1511 Gunbarrel Rd., Suite 125 Chattanooga, TN 37421



2,209 SF Office Condo Available for Lease

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pointe Commercial Real Estate and should not be made available to any other person or entity without the written consent of Pointe Commercial Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Pointe Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Pointe Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Pointe Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSMENT NOTICE

Pointe Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Pointe Commercial Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Pointe Commercial Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. Pointe Commercial Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Pointe Commercial Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Pointe Commercial Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and all potential buyers should rely solely on their own projections, analyses, and decision-making.)

© 2023 PCRE, LLC. All Rights Reserved

LISTING BROKER

David Melton
Managing Broker

403.755.0116

EXECUTIVE SUMMARY

2,209 SF Office Condo available for Lease in prominent multi-tenant building within Concorde Creek Retail Center. This property is located at the intersection of E. Brainerd Rd. and Gunbarrel Rd., centrally located in the highly sought after Hamilton Place Retail Corridor.. This property is also minutes from Chattanooga Metropolitan Airport, Volkswagen and Amazon which contribute to the economic activity in the region.

Concorde Creek is surrounded by medical users, national and regional retail tenants and restaurants. Its prime location presents an investment opportunity in a thriving economic hub.

PROPERTY OVERVIEW

Address 1515 Gunbarrel Rd., Suite 125 Chattanooga, TN 37421

Space Available 1515 Gunbarrel Rd., Suite 125: 2,209 SF

GLA (SF) 8,431 SF

Lease Rate \$23.00/SF

Year Built 2008



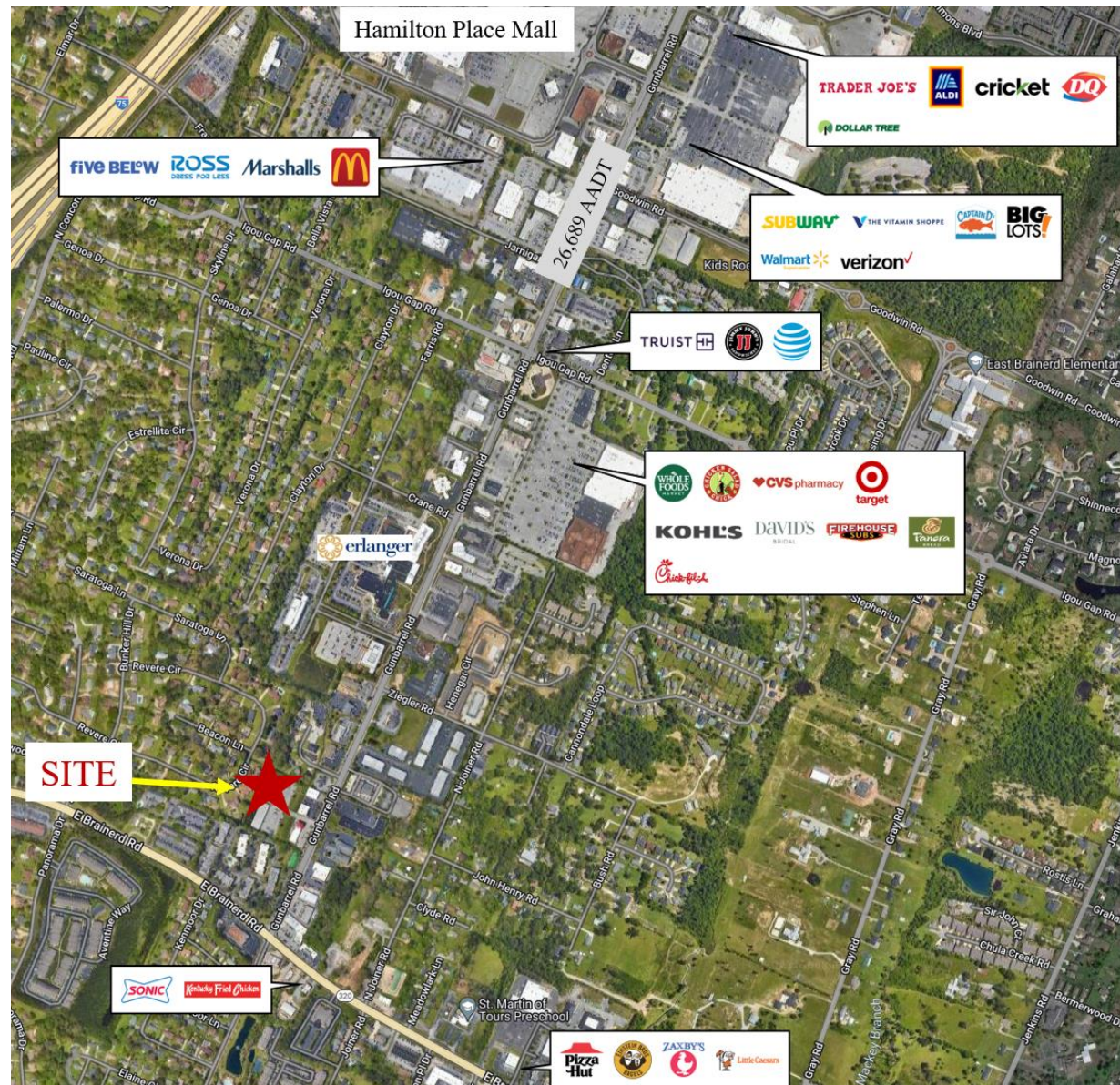
TRAFFIC COUNTS

Gunbarrel Rd. ± 26,689 AADT

E. Brainerd Rd. ± 41,382 AADT

INVESTMENT OVERVIEW

- Located in the highly sought after Hamilton Place Mall Retail Corridor
- Surrounded by Medical, Retail and Restaurant Users
- Ample Parking
- Excellent Visibility
- High Traffic Counts



PROPERTY DETAILS

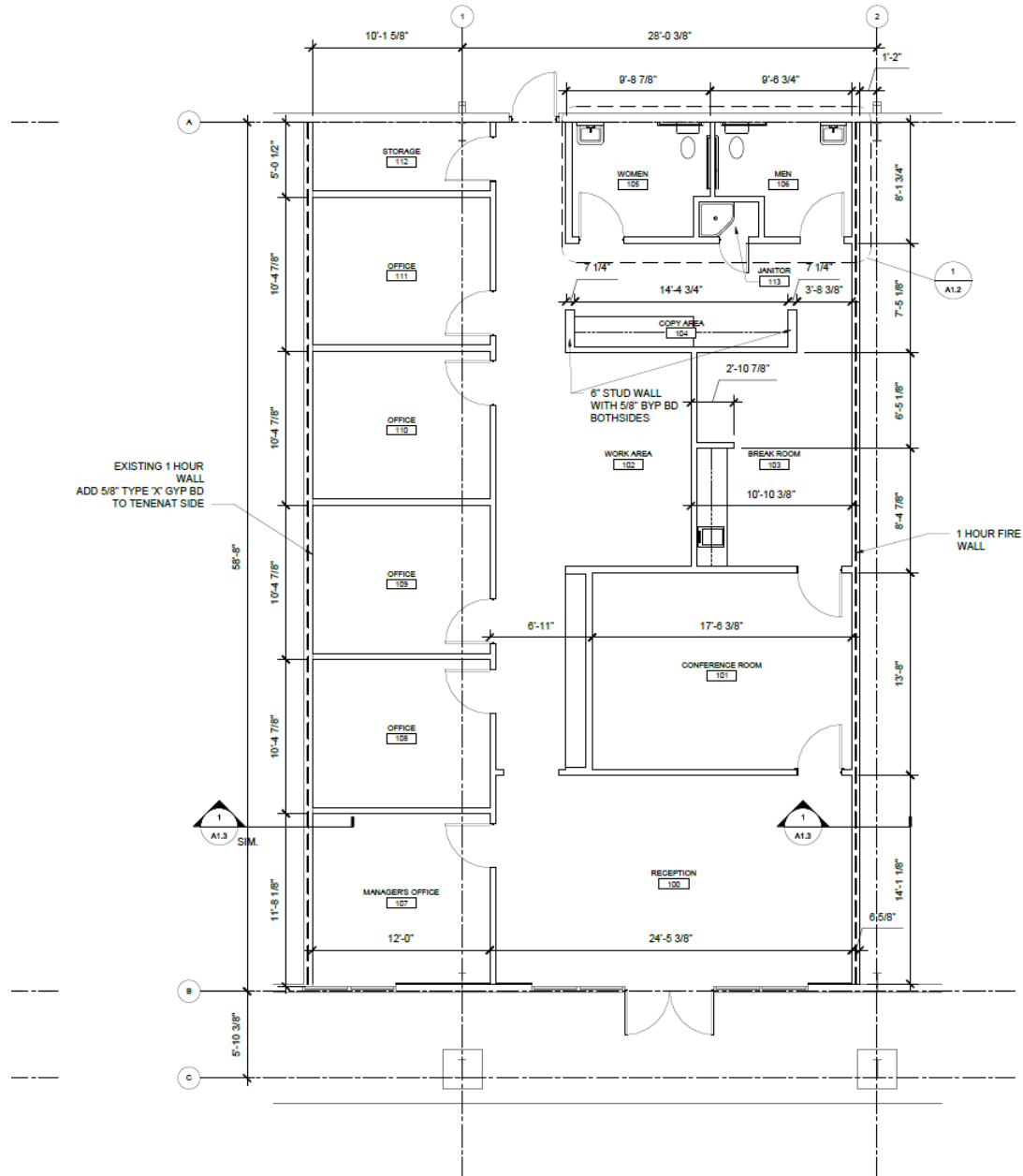


PROPERTY DETAILS

Address	1515 Gunbarrel Rd., Suite 125 Chattanooga, TN 37421
GLA (SF)	2,290 SF
Year Built	2008
Access	Located at the intersection of E. Brainerd Rd. & Gunbarrel Rd. less than a mile from Hamilton Place Mall

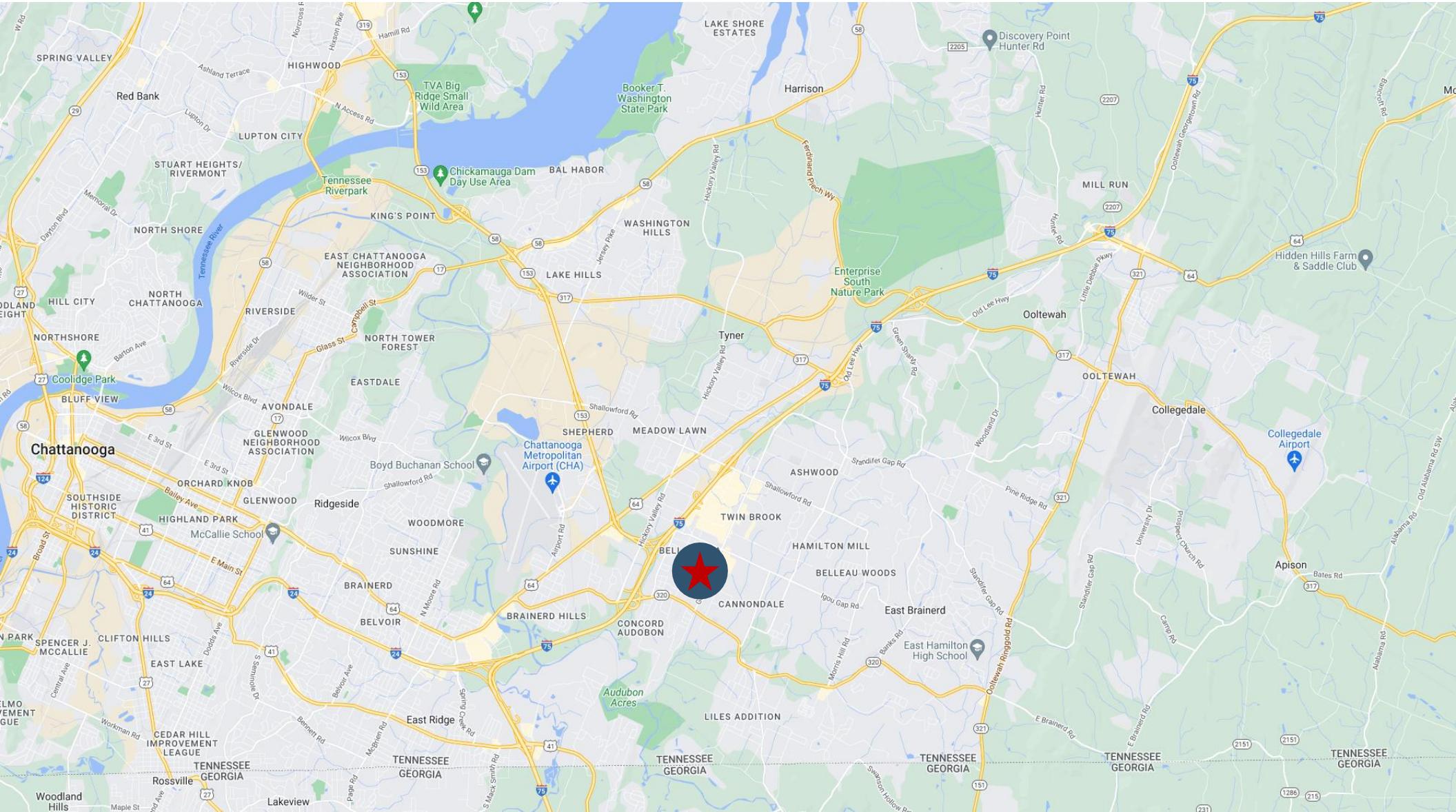
Concorde Creek

Site Plan



Concorde Creek

Regional Map



Concorde Creek

Area Highlights – Market Aerial





Concorde Creek

1515 Gunbarrel Rd. Chattanooga, TN 37421



CONTACT US

David Melton
Managing Broker
423-755-0846
Dmelton@pointecre.com