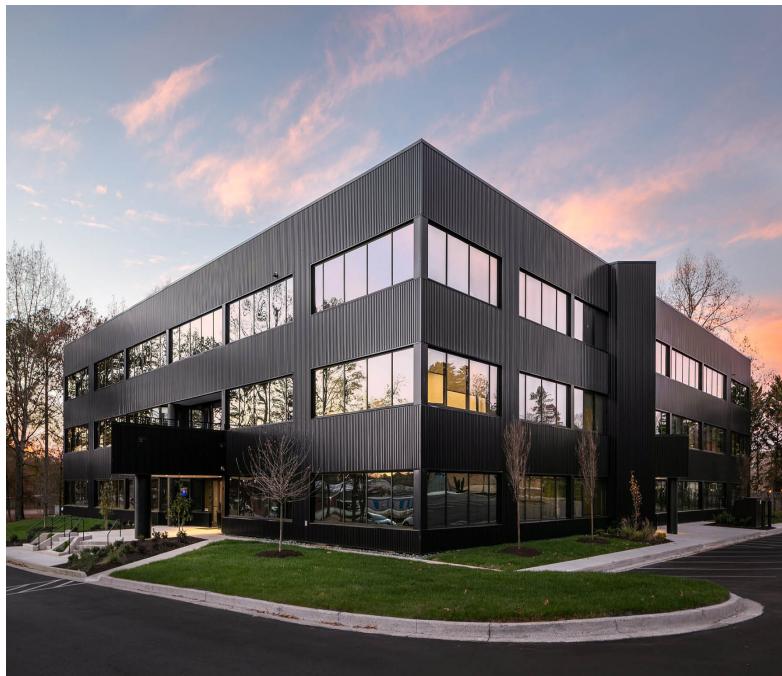


# ONE PARK PLACE

6148 Lee Highway, Chattanooga, TN

One Park Place is a newly renovated, state-of-the-art office building offering move in ready office suites along Lee Hwy. Tenants enjoy a contemporary atrium suitable for meetings and events, a sleek black-and-glass exterior, and upgraded finishes throughout.

The property offers abundant free on-site parking, updated shared restrooms, and beautifully landscaped curb appeal—delivering a welcoming and efficient workplace.



## Property Highlights

- 52,000± SF of Class A Office Space
- 3 Story building
- Updated Common Restrooms
- Modern Atrium Entrance
- 24/7 Building Accesss
- New Lighting & Flooring
- Ample free on-site parking
- Easy Access to I-75/I-24 & Airport
- Short distance to retail and restaurants @ Hamilton Place Mall

## Leasing Summary

LEASE RATE:	\$29.00 PSF
LEASE TYPE:	Full Service
AVAILABLE SUITES:	
SUITE 120	2,974± SF
SUITE 310	5,000± SF
YEAR BUILT:	1977
YEAR RENOVATED:	2024
KEY TENANTS:	
EMJ , Core Safety Group BLDR , Summit Funding, The Law Firm of Thomas & Thomas	

520 Lookout Street Chattanooga, TN 37403

+1 423 267 6549

naicharter.com

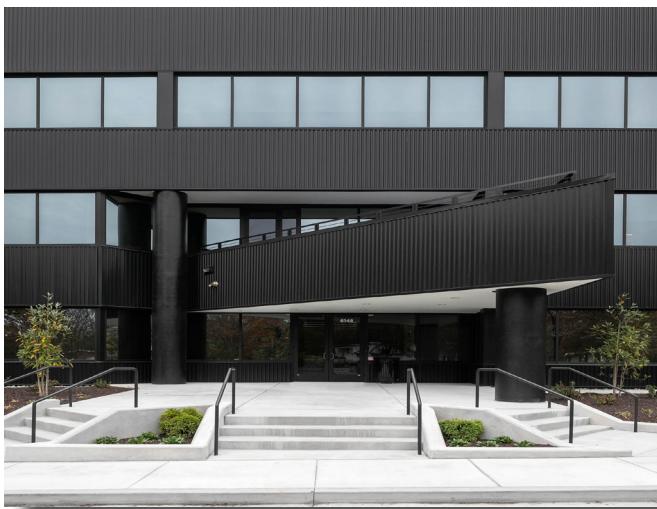
For more information,  
please contact:

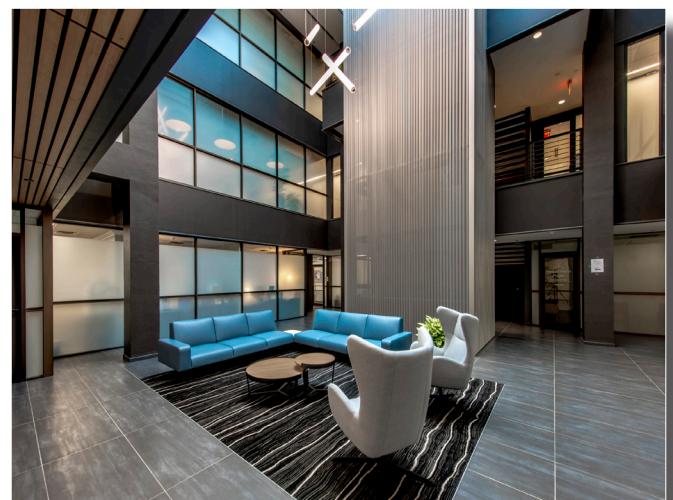


Chad Wamack, SIOR  
o: 423 308 3763  
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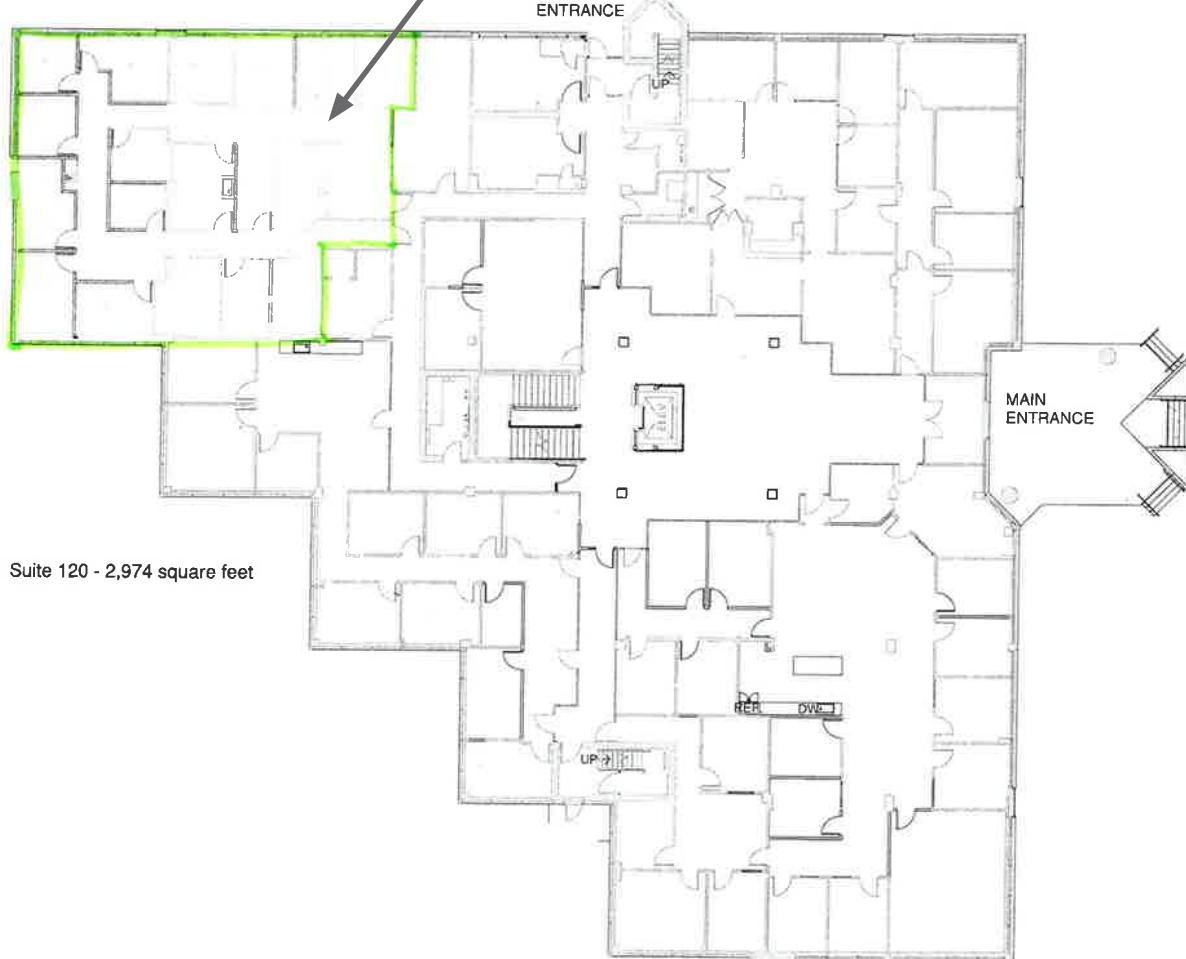
Mary-Martha McDaniel  
o: 423 308 3773  
e: marymartha@charterre.com





\* Not to Scale

### Suite 120 - 2,974± RSF

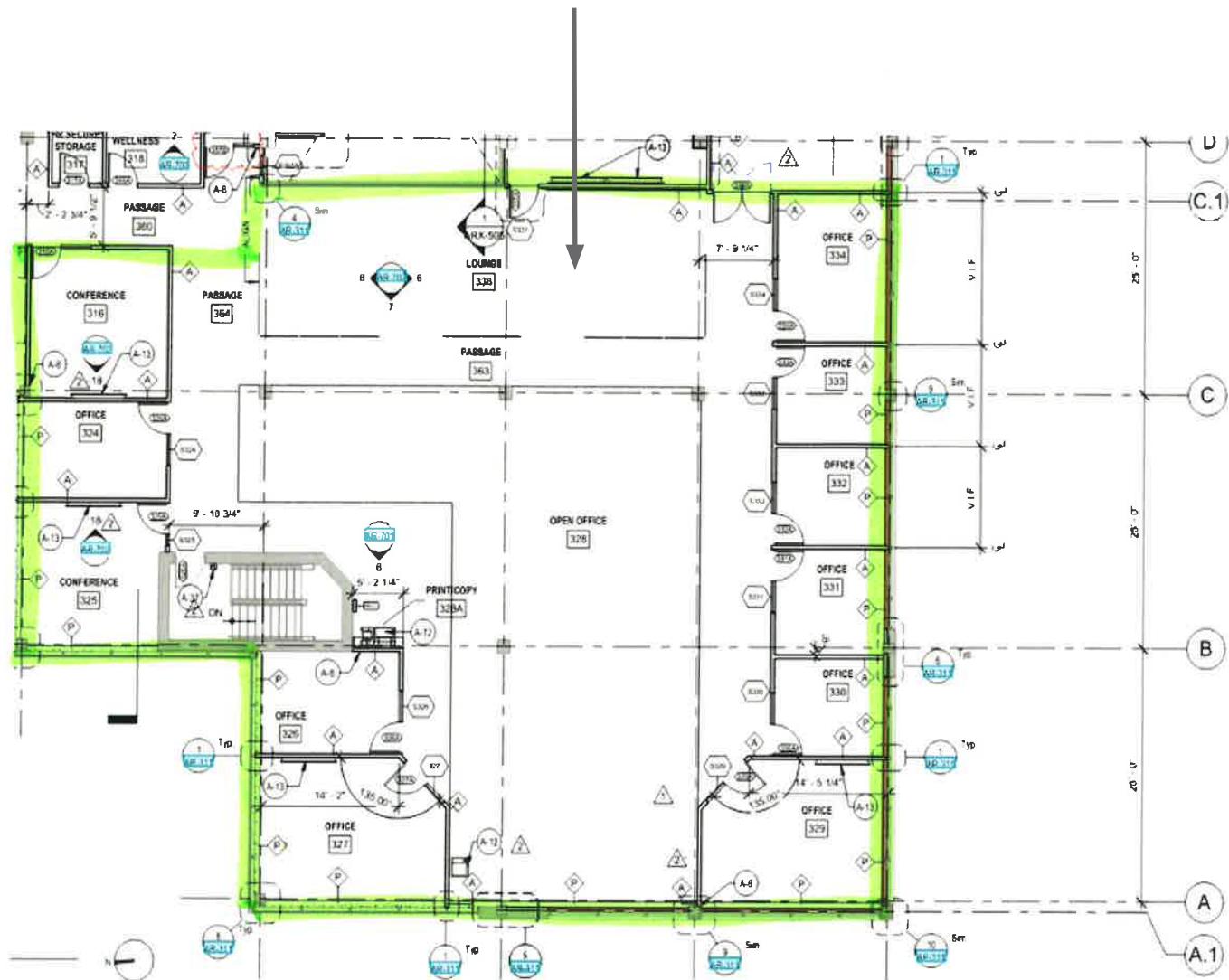


\*All square footage and dimensions are approximate and should be independently verified by Tenant.

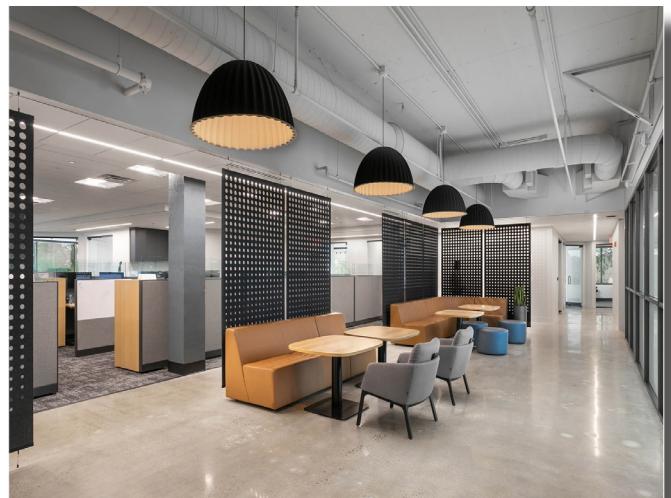


\* Not to Scale

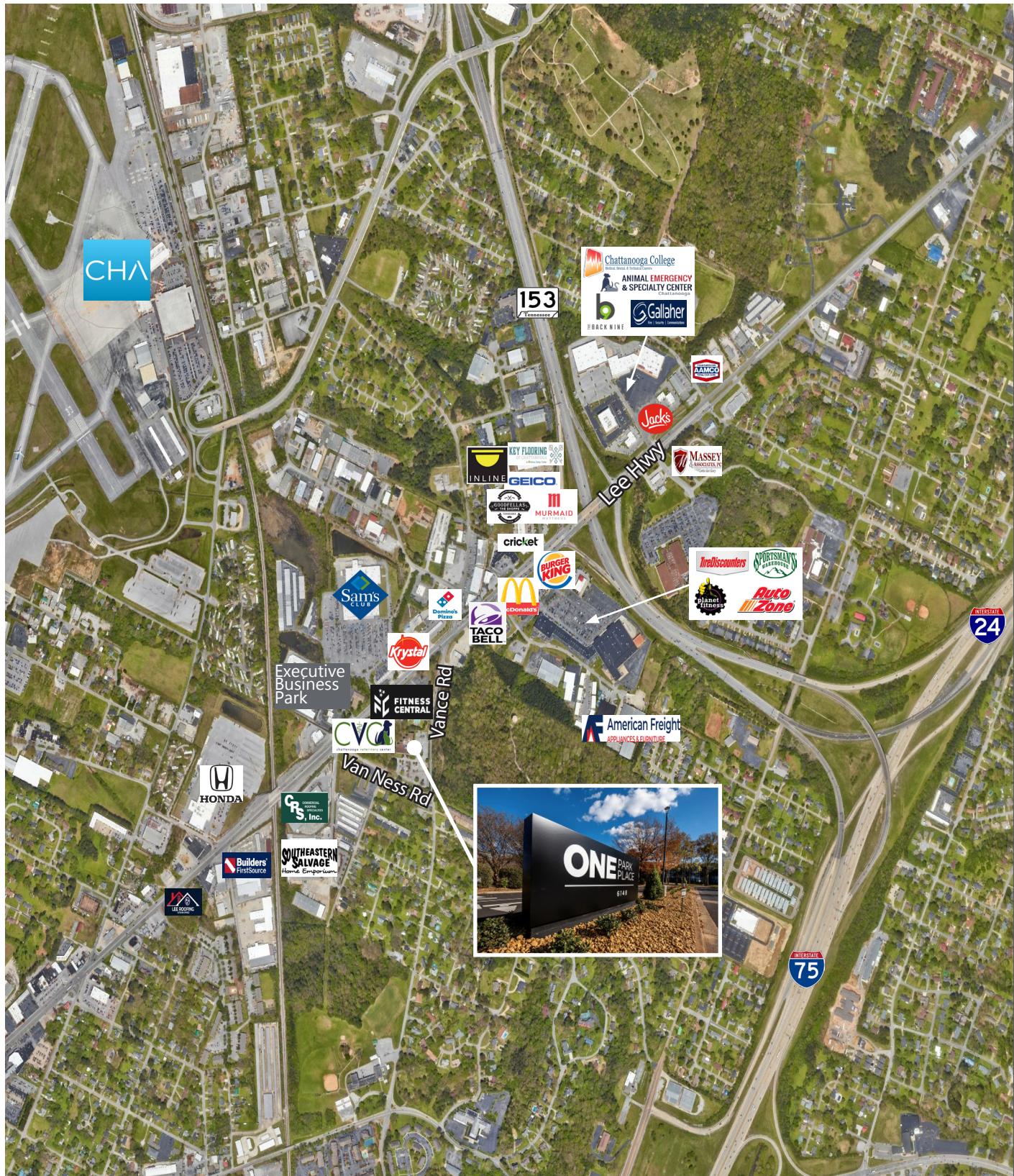
## Suite 310 - 5,000± RSF

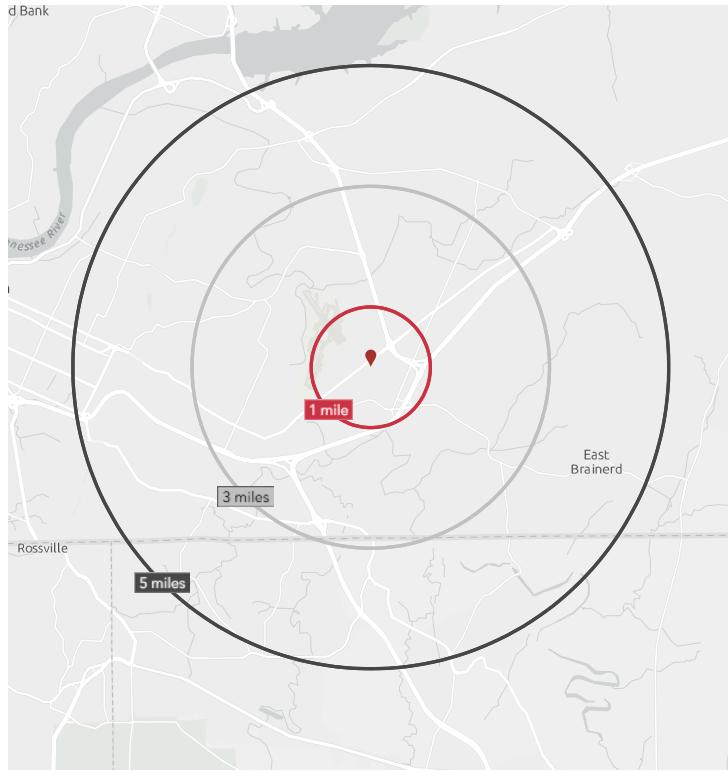


\*All square footage and dimensions are approximate and should be independently verified by Tenant.









### KEY FACTS - 5 MILES

**135,681**

Population

**5,987**

Businesses



**\$66,940**

Median Household Income



**\$39,532**

Per Capita Income



**\$139,529**

Median Net Worth

<b>Population</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2025 Population	5,444	44,244	135,681
2030 Population	5,591	45,222	139,596
Median Age	37.2	39.5	39.9
<b>Household</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2025 Households	2,660	19,933	57,261
Average Household Income	\$66,560	\$88,085	\$93,532
<b>Business</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
Total Businesses	580	3,534	5,987
Total Employees	7,353	53,999	87,738