

CENTRAL BUSINESS DISTRICT

736 Market Street
Chattanooga, TN 37402

Truist Tower is ideally located in the heart of Chattanooga's growing and vibrant Central Business District.



Property Highlights

- 160,000 SF building
- 18 story building
- Year renovated - 2019
- Attached parking garage
 - Parking ratio of 3 per 1,000 SF
- Onsite property management
- Onsite building security
- Conveniently located
- Easy access to the Interstate
- Nearby local transit
- Walking distance to ample retail, restaurants, and parks

Leasing Summary

LEASE RATE:	\$19.50 PSF FULL SERVICE GROSS
PARKING RATE:	\$85 per month
AVAILABLE SPACE:	294± SF - 12,421± SF
YEAR BUILT:	1969
YEAR RENOVATED:	2019
KEY TENANTS:	Truist Bank McGriff Insurance Benwood Foundation Total Quality Logistics Polyloom Corporation

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

**For more information,
please contact:**



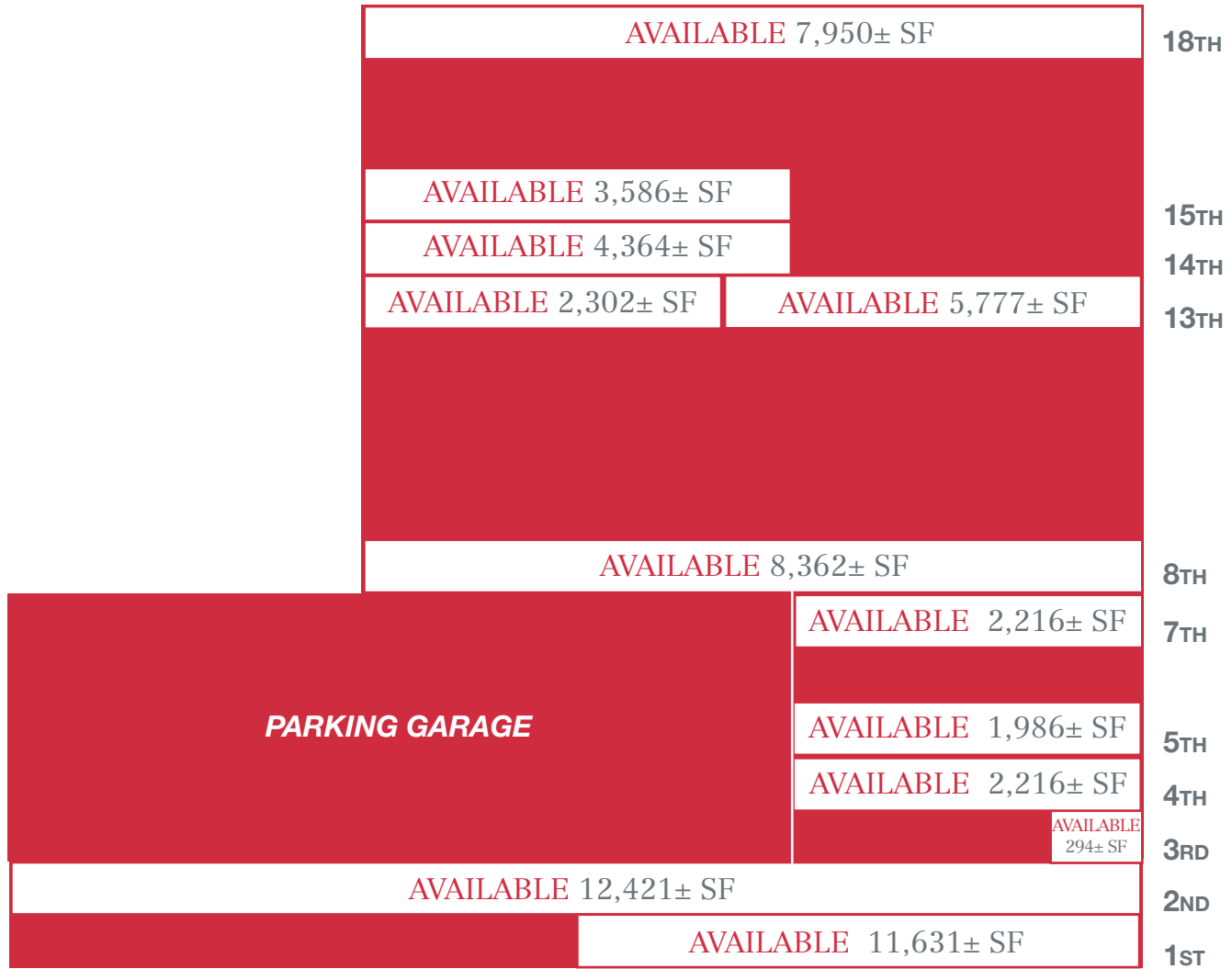
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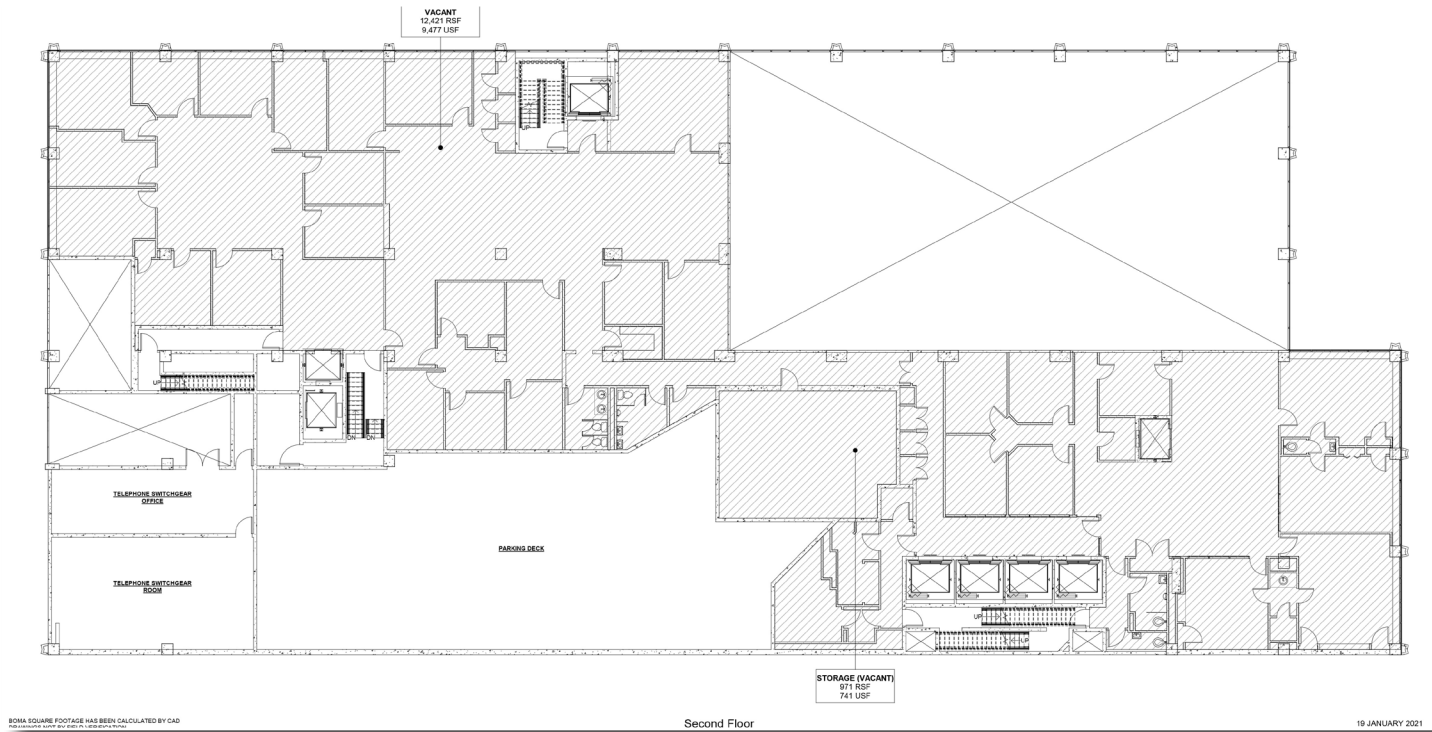
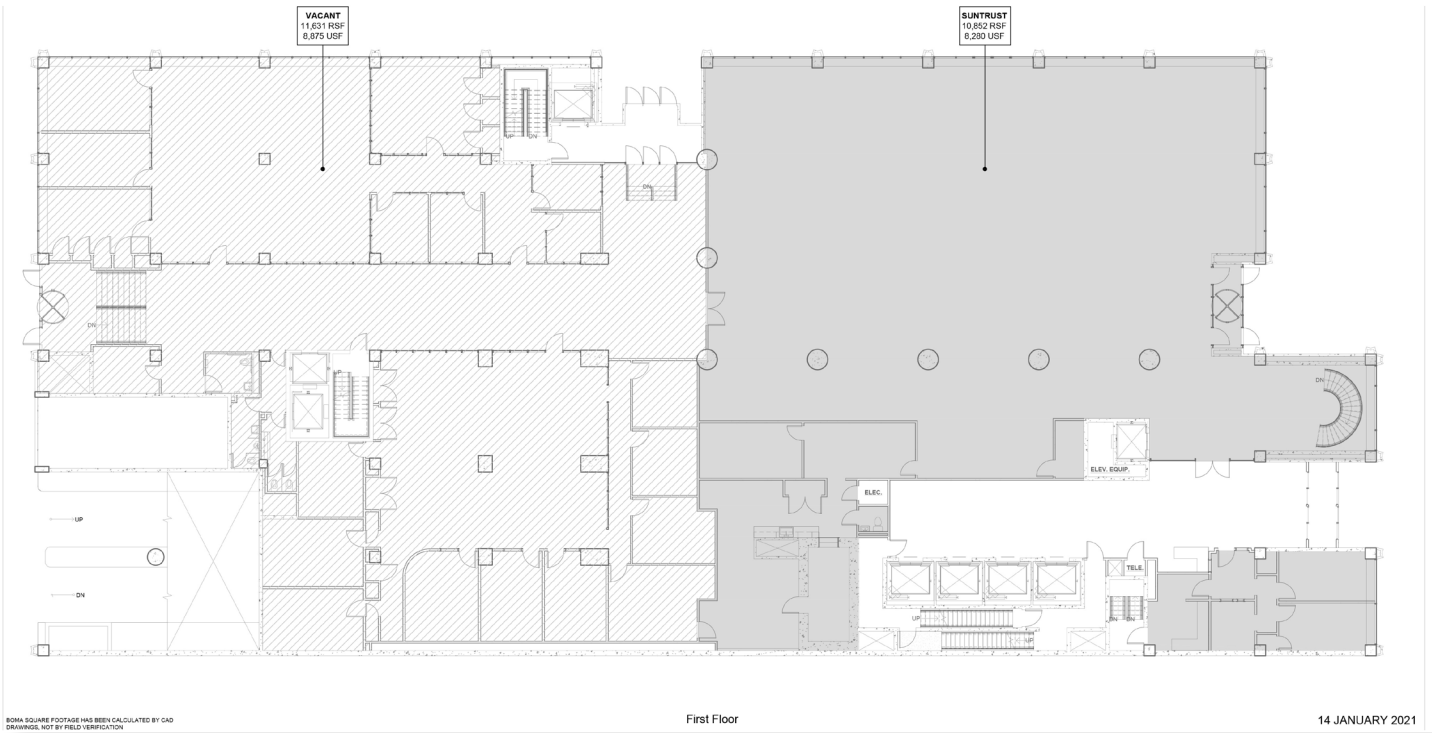


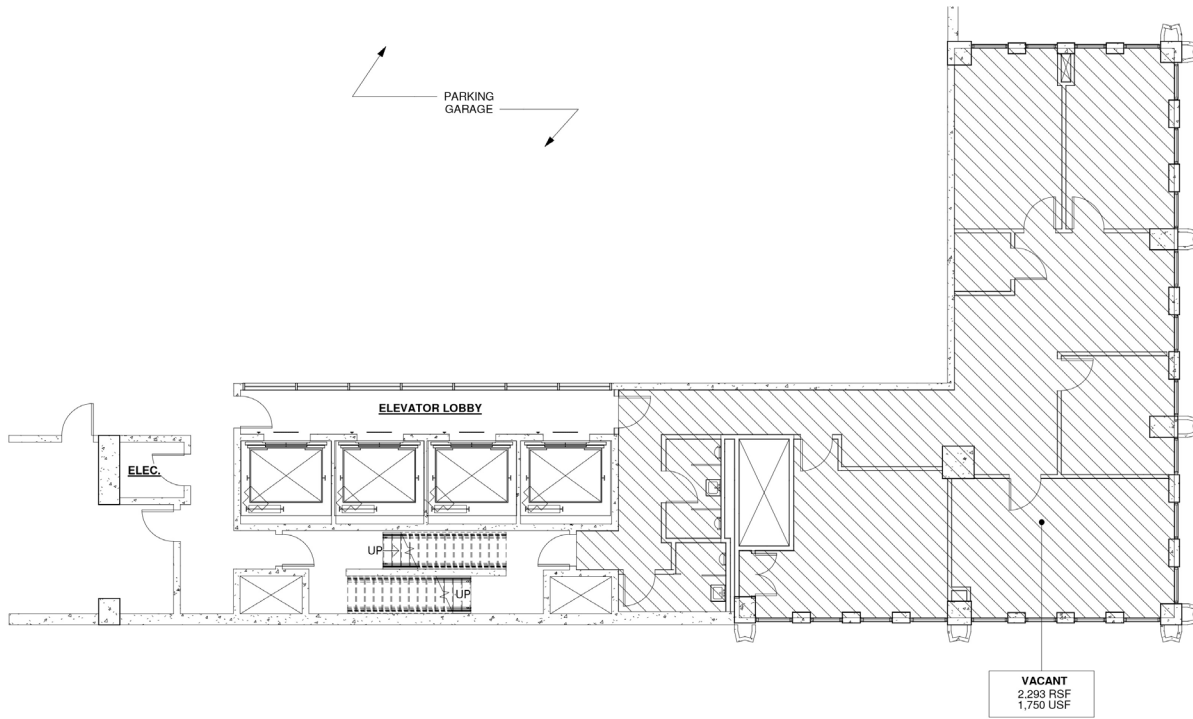


1st Floor - 11,631± SF
 2nd Floor - 12,421± SF
 3rd Floor - 294± SF
 4th Floor - 2,216± SF

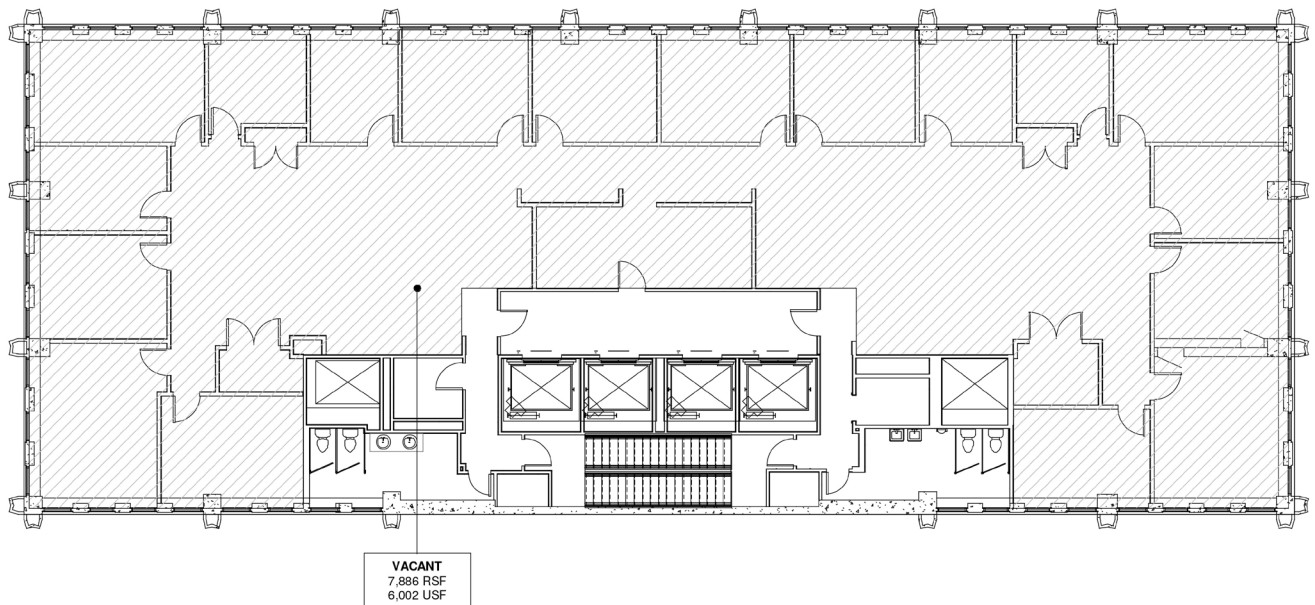
5th Floor - 1,968± SF
 7th Floor - 2,216± SF
 8th Floor - 8,362± SF
 13th Floor - 2,302± SF
 & 5,777± SF

14th Floor - 4,364± SF
 15th Floor - 3,586± SF
 18th Floor - 7,950± SF

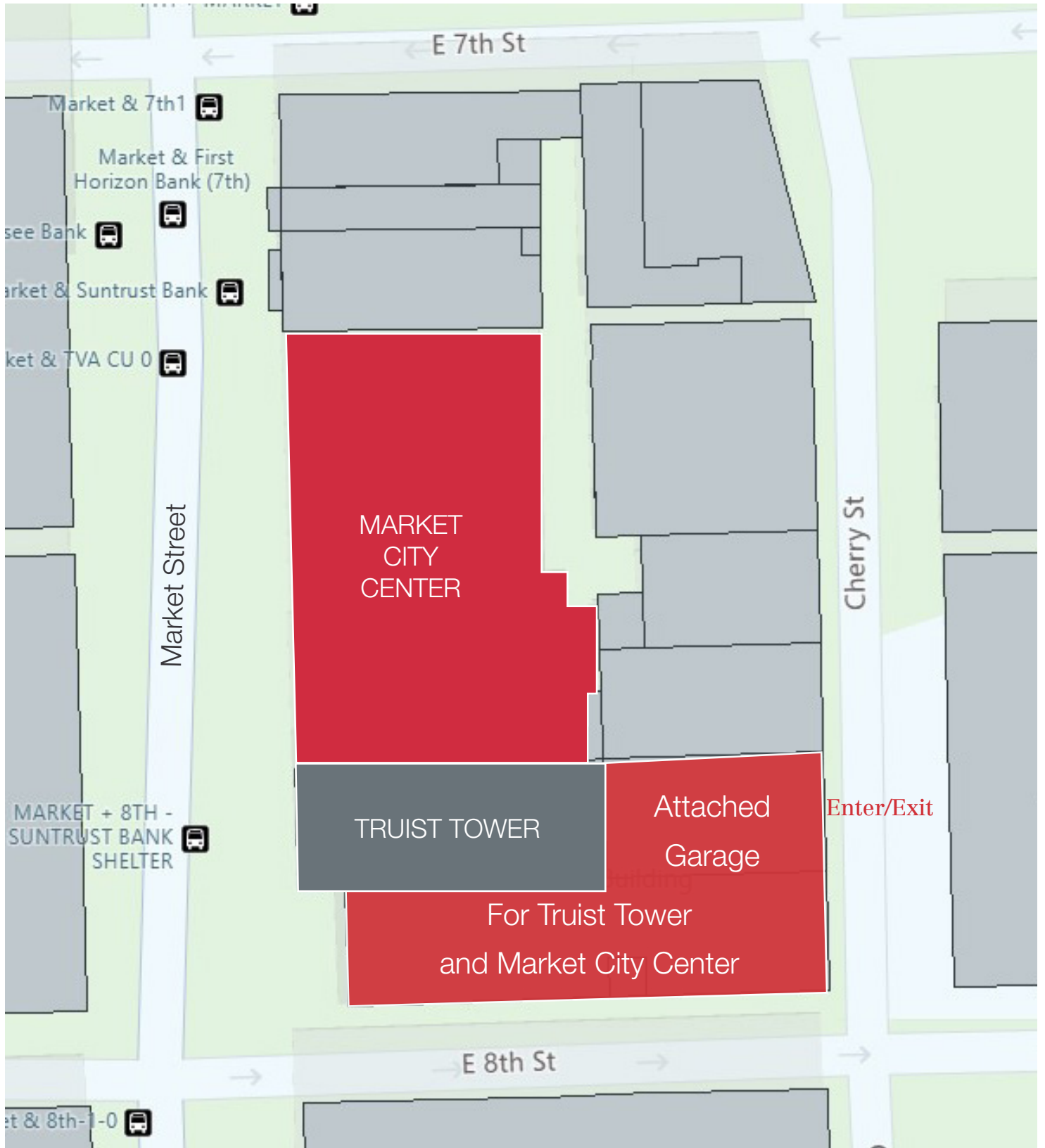


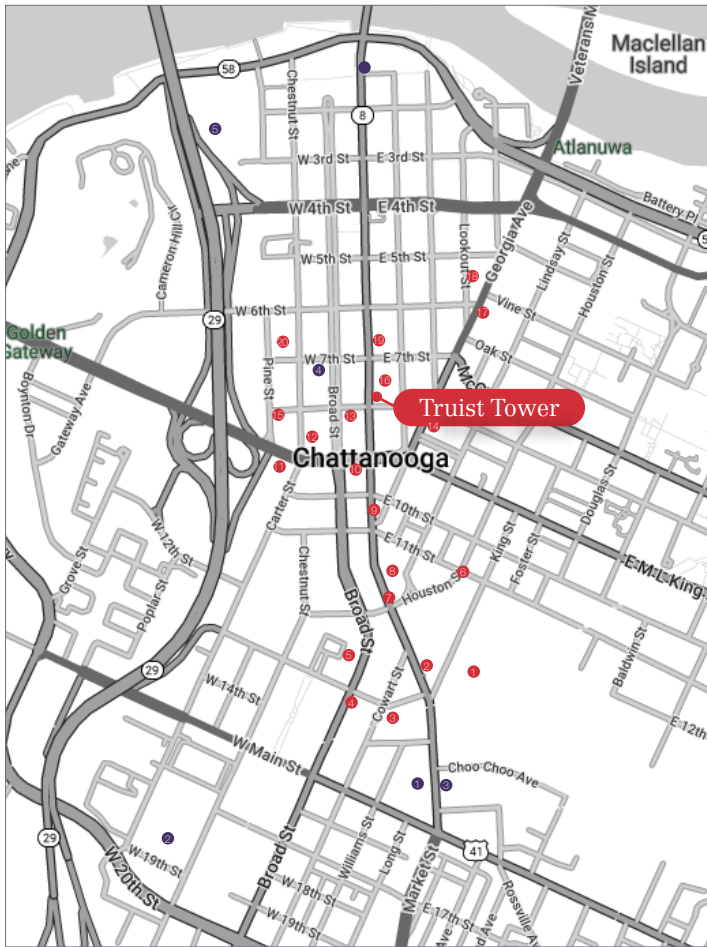


Typical Floor Plate - Floors 3-7



Typical Floor Plate - Floors 8-18





Amenities

FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 St. John's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant
- 8 Tupelo Honey Southern Kitchen
- 9 Pickel Barrel
- 10 Jimmy John's
- 11 City Cafe Dinner
- 12 The Read House
- 13 Mexiville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Six18 Restaurant & Lounge
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club

TOURISIM

- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium

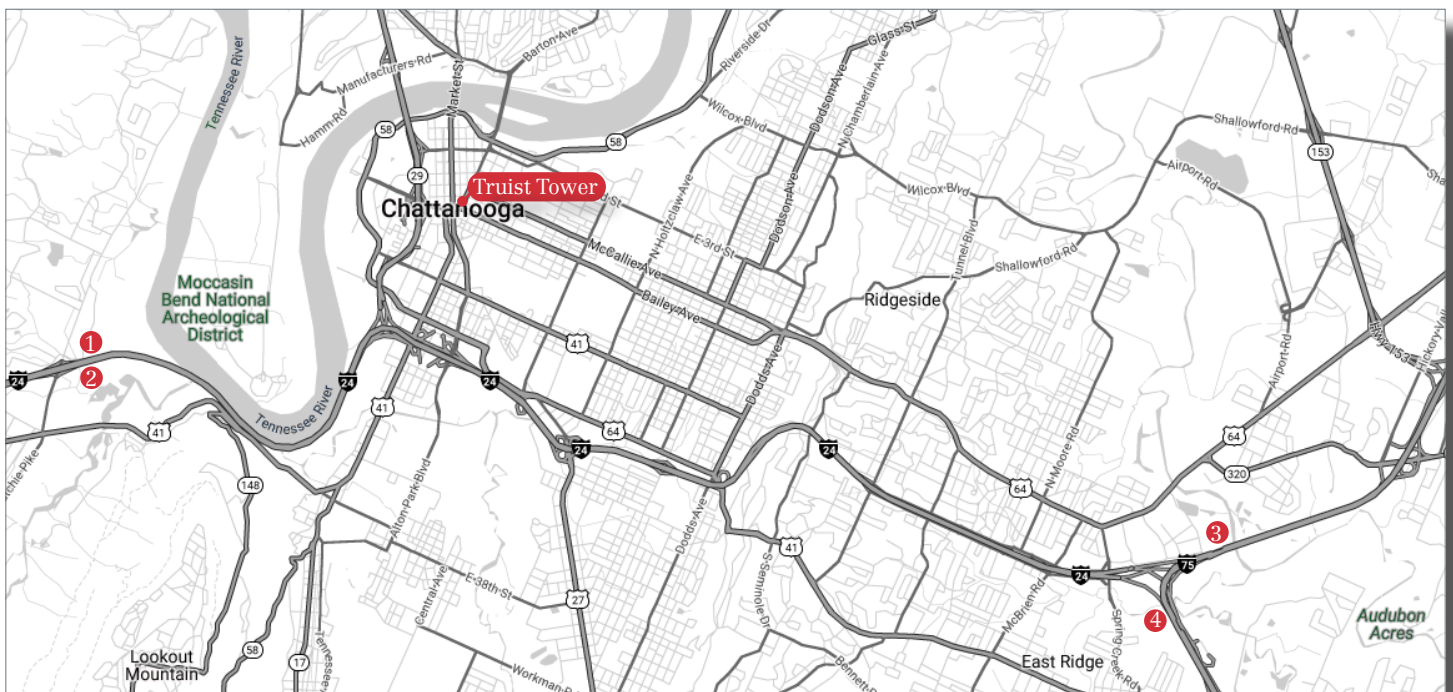
Miles to Major Cities

1 Nashville
135 miles

2 Birmingham
148 miles

3 Knoxville
110 miles

4 Atlanta
120 miles





Company	Product/Service	Full-Time Employees	Approx. Distance From River Rock (mi)
•Erlanger Health System	Health System	5,580	1
•BlueCross BlueShield of Tennessee	Health Care Financing	5,498	1
•Hamilton County Schools	Elementary & Secondary Schools	4,857	-
Tennessee Valley Authority	Utility - Electric Service	3,402	<1
•Unum	Insurance	2,800	<1
•McKee Foods Corporation	Mfr. Cakes & Cookies	2,798	20
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	2,564	15
CHI Memorial	Health Care	2,474	3
•City of Chattanooga	Government	2,348	1
Roper Corporation	Mfr. Cooking Products	1,900	30
•Hamilton County Government	Government	1,842	1
Cigna HealthCare	Health Services	1,830	10
Amazon.com Services LLC	Distribution Center	1,643	15
•Astec Industries, Inc.	Mfr. Asphalt & Construction Equipment	1,493	10
The University of TN at Chattanooga	University	1,393	<1
Parkridge Medical Center, Inc.	Health Care - Hospital	1,312	2
Pilgrim's Pride Corporation	Poultry Producer, Processor	1,209	1
•U.S. Xpress Enterprises, Inc.	Transportation Services	1,091	15
T-Mobile	Telecommunications	843	10
•Orange Grove Center, Inc.	Private, Non-Profit Serving Developmentally Disabled Adults & Children	745	3
TN State Department of Transportation	Government, Transportation	724	10
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	673	20
•Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	664	2
Koch Foods, LLC	Poultry Producer, Processor	647	2
•Chattanooga State Community College	Two Year State College	642	5
•EPB	Electric Power & Fiber Optics Internet, TV & Phone	637	<1
•Vision Hospitality Group, Inc.	Lodging	631	<1
Chattanooga Coca-Cola Bottling Co. UNITED, Inc. / United Packers	Mfr. Soft Drinks (Bottles and Cans)	618	5
Sanofi Consumer Health Care	Mfr. Health & Beauty Products	615	3
HomeServe USA	Emergency Repair Plan Services	578	10
Chattanooga Times Free Press	Publications		1



KEY FACTS - 5 MILES

68,017
Population

\$60,422
Median Income



\$60,422
Median Household
Income



\$38,206
Per Capita Income



\$118,736
Median Net Worth

Population	1 mile	3 mile	5 mile
2024 Population	11,881	38,609	68,017
2029 Population	12,336	41,628	68,315
Median Age	29.7	34.2	37.7
Household	1 mile	3 mile	5 mile
2024 Households	6,010	16,418	28,894
Average Household Income	\$93,019	\$95,816	\$89,039