

EXECUTIVE BUSINESS PARK

6025 LEE HWY, Chattanooga, TN 37421

Listing ID: 28437719
 Status: Active
 Property Type: Office For Lease
 Office Type: Business Park, Medical
 Contiguous Space: 982 - 5,684 SF
 Total Available: 7,945 SF
 Lease Rate: \$12 PSF (Annual)
 Base Monthly Rent: \$982 - 2,736
 Lease Type: NNN
 Ceiling: 10 ft.



Overview/Comments

Executive Business Park is a beautifully landscaped and maintained one-story professional office complex with spaces available from 1,279 sq. ft. to 6,660 contiguous sq. ft. It is conveniently located at 6025 Lee Highway, adjacent to Sam's Wholesale Club and near the TN Highway 153 and I-75 intersection, as well as near Hamilton Place Mall, restaurants, banks, airport and local bus service. The property has ample free parking with ground level entrances and 24 hour access. Approximately 7 miles from the Volkswagen Plant.

There are various office spaces available at very competitive rental rates. Please call for sizes and rental rates.

Directions:— I-75 North toward Knoxville. At exit 4, take ramp right for TN-153 North toward Airport/Chickamauga Dam. At exit 1, take ramp right and follow signs for US-11/US-64. Turn left onto Lee Hwy, go approximately 0.2 miles. Destination on your right.

More Information Online

<http://commercial.gcar.net/listing/28437719>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	1480-A-009.01	Building Name:	Executive Business Park
Office Type:	Business Park, Medical, Net Leased, Office Building, Other, General	Class of Space:	Class B
Zoning:	O-1	Gross Building Area:	63,441 SF
		Building/Unit Size (RSF):	63,441 SF

Available Space

Suite/Unit Number:	303	Lease Rate:	\$12 PSF (Annual)
Space Available:	982 SF	Lease Type:	NNN
Minimum Divisible:	982 SF	Conference Rooms:	1
Maximum Contiguous:	982 SF	Offices:	3
Space Description:	3 large offices with conference room and restroom.	Real Estate Taxes:	\$0.92 PSF (Annual)
Space Type:	Relet	CAM Expenses:	\$1.49 PSF (Annual)
Date Available:	11/07/1919	Rent Escalators:	Step-Up Lease
Lease Term (Months):	60 Months	Rent Escalators Description:	3% annual increase

Available Space

Suite/Unit Number:	316	Date Available:	12/31/2019
Space Available:	1,279 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,279 SF	Lease Rate:	\$12 PSF (Annual)
Maximum Contiguous:	1,279 SF	Lease Type:	NNN
Space Description:	Space can be available with 90 days notice to existing tenant.	Conference Rooms:	1
Space Type:	Relet	Offices:	4
		Kitchen/Breakroom:	Yes

Real Estate Taxes: \$0.92 PSF (Annual)
CAM Expenses: \$1.49 PSF (Annual)

Rent Escalators: Step-Up Lease
Rent Escalators Description: 3%

Available Space

Suite/Unit Number: 413
Space Available: 2,736 SF
Minimum Divisible: 2,736 SF
Maximum Contiguous: 5,684 SF
Space Description: Open space that can be divided per tenant's needs.
Space Type: Relet

Date Available: 06/01/2018
Lease Term (Months): 36 Months
Lease Rate: \$12 PSF (Annual)
Lease Type: NNN
Rent Escalators: Step-Up Lease
Rent Escalators Description: 3% annually
Rent Concession: Negotiable

Available Space

Status: Pending
Suite/Unit Number: 414
Space Available: 2,948 SF
Minimum Divisible: 2,948 SF
Maximum Contiguous: 5,684 SF
Space Description: Open space that can be divided as needed by tenant. Adjacent space is available if needed.
Space Type: Relet

Date Available: 06/01/2018
Lease Term (Months): 36 Months
Lease Rate: \$12 PSF (Annual)
Lease Type: NNN
Rent Escalators: Step-Up Lease
Rent Escalators Description: 3% annually
Rent Concession: Negotiable

Area & Location

Market Type: Medium
Property Located Between: Vance Road & Van Ness Road
Side of Street: West
Road Type: Highway
Property Visibility: Excellent
Transportation: Bus, Highway, Airport, Taxi

Highway Access: I-75 & Highway 153
Airports: 1/4 mile from Municipal Airport
Site Description: One-Story professional office complex with road frontage and visibility; convenient location next to Sam's Wholesale Club.

Area Description Convenient to Highway 153, I-75, Airport and Hamilton Place Mall. From TN Highway 153, go southwest on Lee Highway about ½ mile, Just past the traffic light at Sam's Wholesale Club, turn right at the entrance to Executive Business Park. Approximately 7 miles from the Volkswagen Plant.

Building Related

Total Number of Buildings: 4
Number of Stories: 1
Year Built: 1985
Year Renovated: 2007
Roof Type: Flat
Construction/Siding: Block
Exterior Description: Office park renovated in 2007 & 2016. Individual offices renovated for new tenants
Parking Ratio: 4.8 (per 1000 SF)
Parking Type: Surface

Parking Description: 306 marked spaces with 15 handicap spaces. Additional unmarked parking is available at rear of Buildings 300 & 400.
Total Parking Spaces: 306
Ceiling Height: 10
Sprinklers: None
Heat Type: Natural Gas
Heat Source: Ceiling Units
Air Conditioning: Package Unit
Internet Access: Cable, T1/T3, Other

Land Related

Zoning Description: Commercial
Water Service: Other
Sewer Type: Municipal

Location

Address: 6025 LEE HWY, Chattanooga, TN 37421
County: Hamilton
MSA: Chattanooga



Property Images



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Location_Map



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