

Four Squares Business Center, Suite 160

1200 Mountain Creek Rd, Chattanooga, TN 37405



Listing ID: 30704574
 Status: Active
 Property Type: Office For Lease
 Office Type: Business Park, Executive Suites
 Contiguous Space: 1,720 SF
 Total Available: 1,720 SF
 Lease Rate: \$9.75 PSF (Annual)
 Base Monthly Rent: \$1,397
 Lease Type: Modified Gross



Overview/Comments

Campus style Single-Story 63,365 SF office complex. Well-landscaped and well maintained premises. Ample free parking for employees and clients. Local on-site Ownership and Management with favorable lease terms. Rent is based on Modified Gross Lease. Tenant Allowance for improvements available for long-term lease. Access to space 24/7/365.

Easily accessible from Highway 27, Downtown, Chattanooga, North Chattanooga, Hixson, Soddy Daisy, Sequatchie and Marion Counties.

From Corridor J (US 27 North) take Morrison Springs Rd./Red Bank Exit. Continue onto Morrison Springs Road towards Signal Mtn. to Mountain Creek Rd. Turn left at Mountain Creek Rd and continue for 1/2 mile. Four Squares Business Center is on left. Located at the foot of Signal Mountain with easy access to Downtown in 9 minutes.

Traffic Count: Approximately 14,300 vehicles per day.

More Information Online

<https://commercial.gcar.net//listing/30704574>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Hamilton-City of Chattanooga	Zoning:	C-2
Tax ID/APN:	033117C A 01400P000	Building Name:	Building 100
Office Type:	Business Park, Executive Suites, Governmental, Institutional, Office Building	Class of Space:	Class B
		Building/Unit Size (RSF):	63,635 SF

Available Space

Suite/Unit Number:	160	Space Type:	Relet
Space Available:	1,720 SF	Date Available:	02/03/2021
Minimum Divisible:	1,720 SF	Lease Rate:	\$9.75 PSF (Annual)
Maximum Contiguous:	1,720 SF	Lease Type:	Modified Gross
Space Subcategory 1:	Office Building	Conference Rooms:	1
Space Subcategory 2:	Business Park	Kitchen/Breakroom:	Yes

Space Description Newly Remodeled! This newly remodeled space has a reception/waiting area, multiple offices, a conference room and a break room. This space is available in "AS-IS" condition.

Area & Location

Property Located Between:	Morrison Springs Rd & Signal Mtn. Blvd.	Site Description:	Well-maintained Office/Business Complex with campus style setting. Well-manicured landscape, ample parking, well lit.
Property Visibility:	Good	Area Description:	High traffic location at the foot of Signal Mountain. This complex is directly behind the BP Gas Station/Convenience Store.
Highway Access:	Highway 27 to I-24		
Airports:	Chattanooga Metropolitan Airport		

Building Related

Total Number of Buildings:	4	Total Parking Spaces:	581
Number of Stories:	1	Sprinklers:	Wet, Dry
Year Built:	1984	Heat Type:	Electricity, Natural Gas
Roof Type:	Flat	Heat Source:	Central, Heat Pump
Construction/Siding:	Brick, Wood Siding	Air Conditioning:	Package Unit
Parking Type:	Surface	Internet Access:	Cable, DSL, Gigabit, Fiber Optic
Parking Description:	Ample free parking, well lit parking lot		

Land Related

Zoning Description:	C-2
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	1200 Mountain Creek Rd, Chattanooga, TN 37405
County:	Hamilton
MSA:	Chattanooga



Property Images



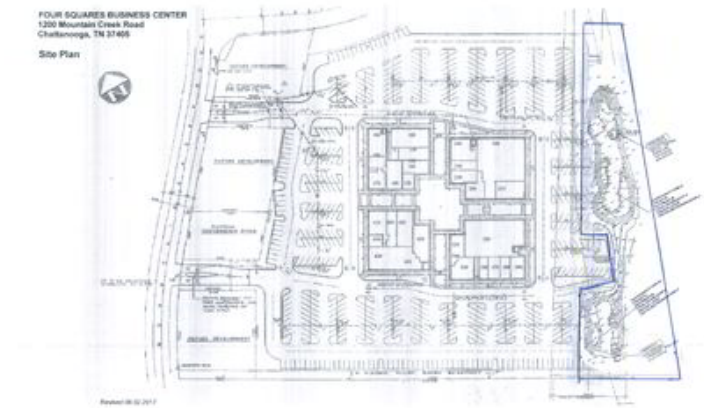
Center Court



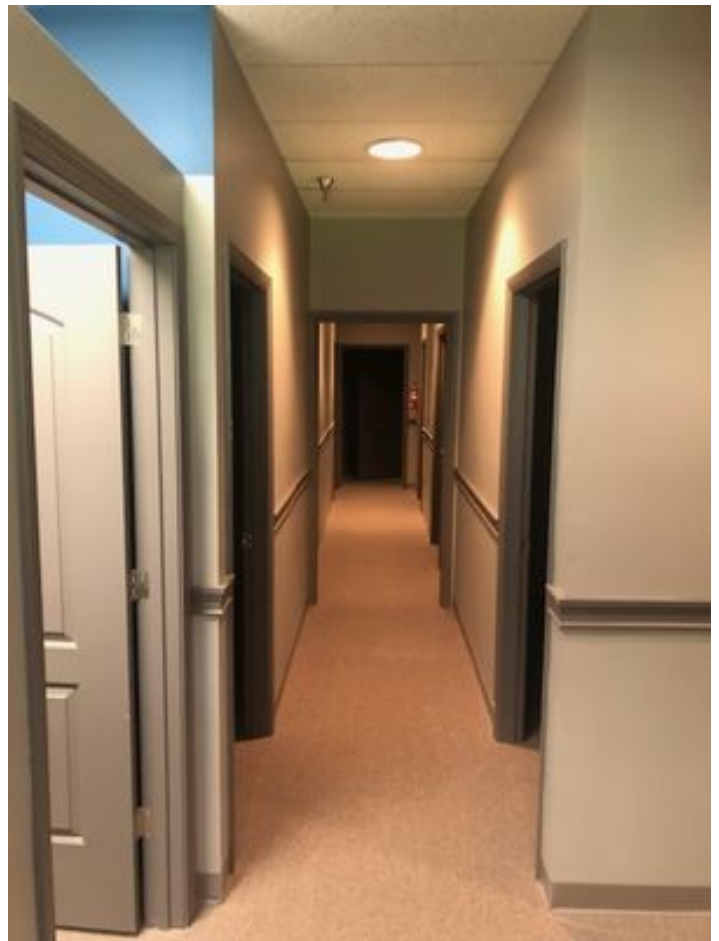
Signal Mtn view



Center Court 3



Site plan_Four Squares (04.25.2020)



Suite 160 (3)



Suite 160 (2)



Suite 160 (4)



Suite 160 (5)



Suite 160 (6)



Suite 160 (7)



Suite 160 (10)



Suite 160 (13)



Suite 160 (11)



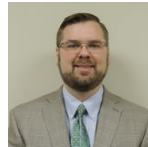
Suite 160 (15)

Property Contacts



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