

For Lease
2,890-229,980 RSF Office
Up to 45,308 RSF on one floor

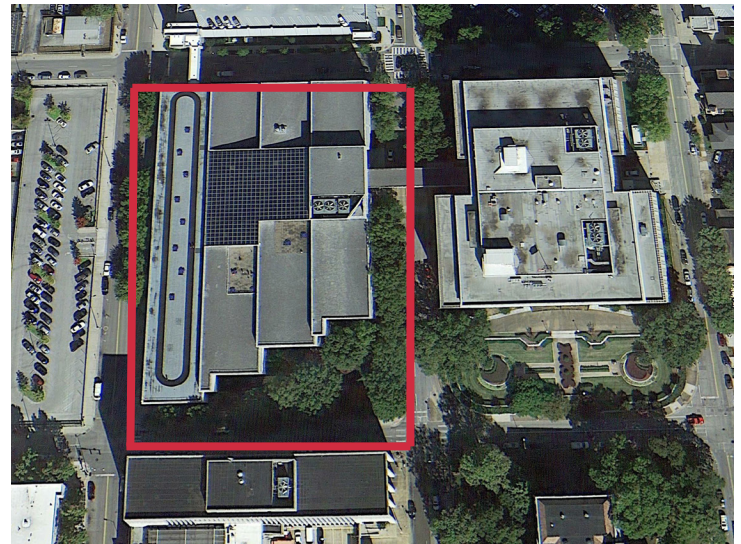


Chattanooga Corporate Center

555 Walnut Street

Property Summary

Six story class "A" 229,980 RSF office building available for lease in increments of 2,890 RSF and up. This is the first time this property has been available for lease. The office building includes such amenities as large open atrium, cafeteria, breakout rooms, indoor and outdoor walking track, floor vending areas and on-site security. Walking distance to hotels, restaurants and Walnut Street Pedestrian Bridge.



\$22.50 per RSF Full Service

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Downtown Chattanooga



Fact Sheet:

RSF:	229,980
Year Built:	1981
6 Floors:	A & B levels West View 1-4 Walnut Street
Security:	Walnut St. Entrance 7am - 6pm 24/7 Camera Monitoring Station After hours escort service upon request
Parking Deck:	1,424 spaces Built 2011
Surface Lot:	Visitor 80 spaces
Amenities:	Cafeteria Atrium & Auditorium Conference Rooms Indoor & Outdoor Walking Track 4 Elevators & 1 Service Elevator Exercise Facility

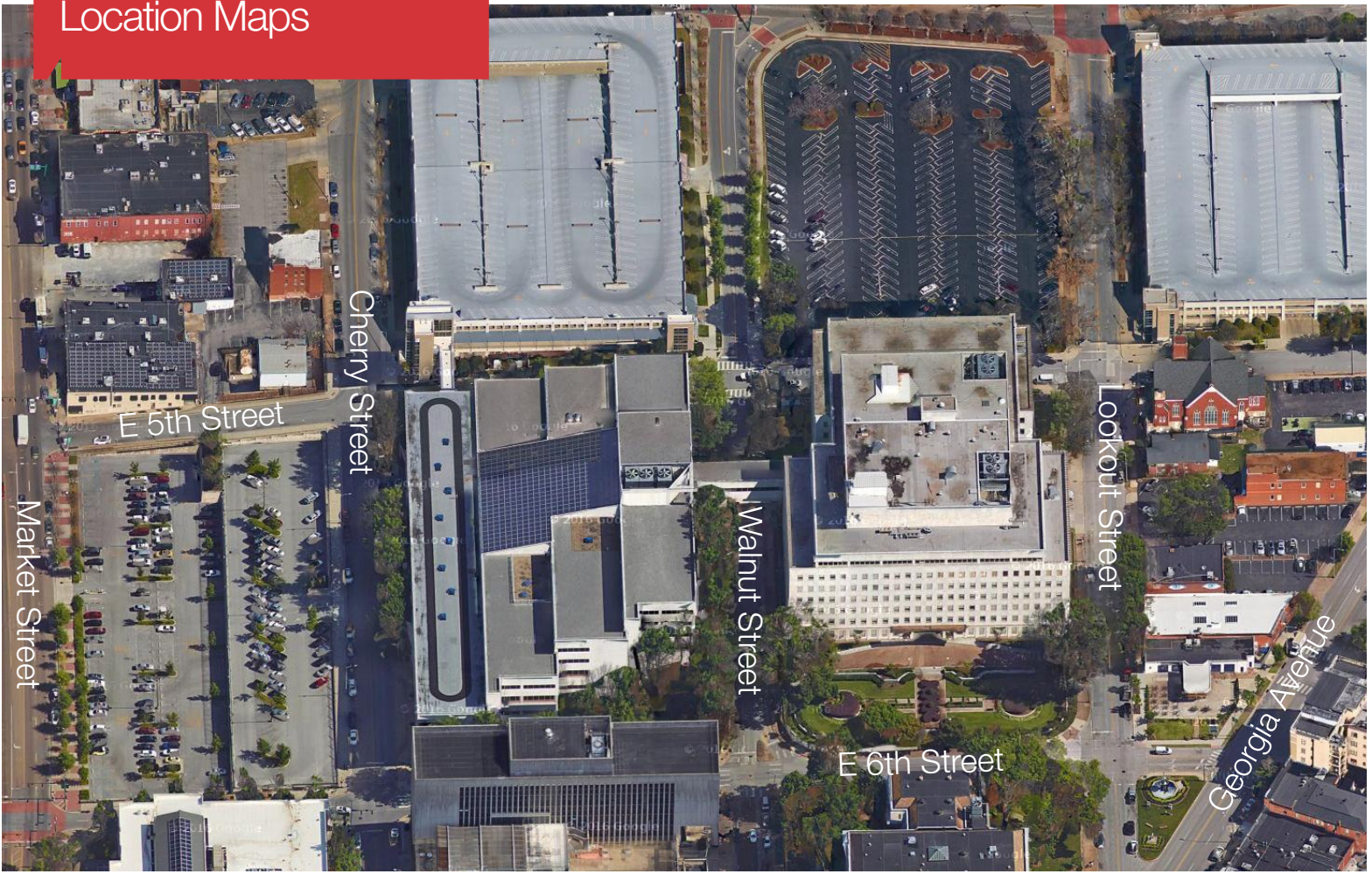


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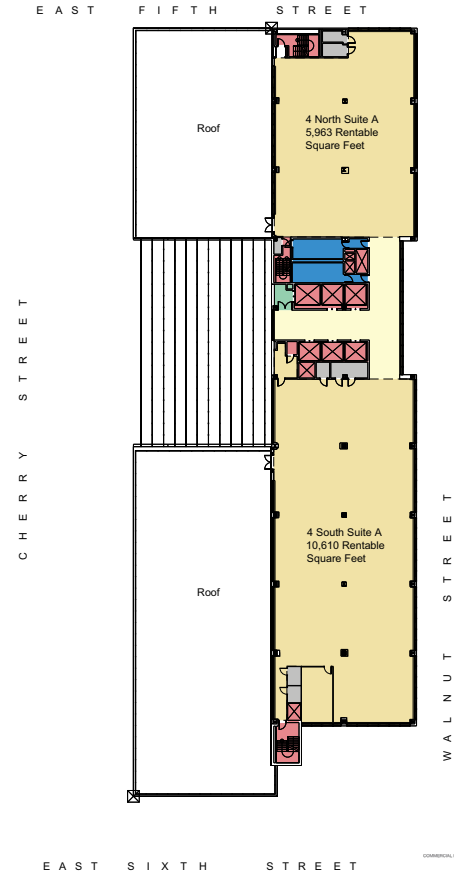
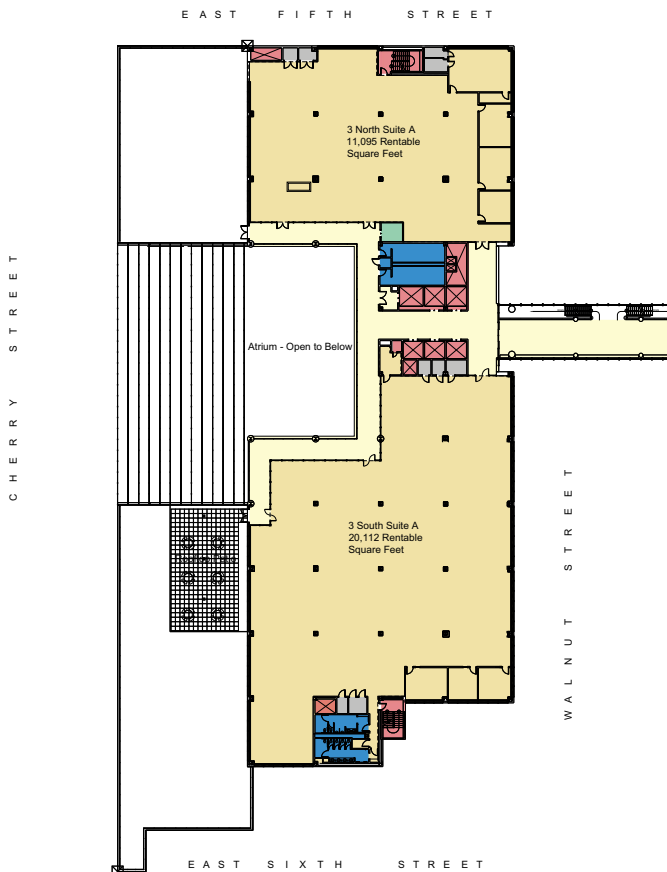
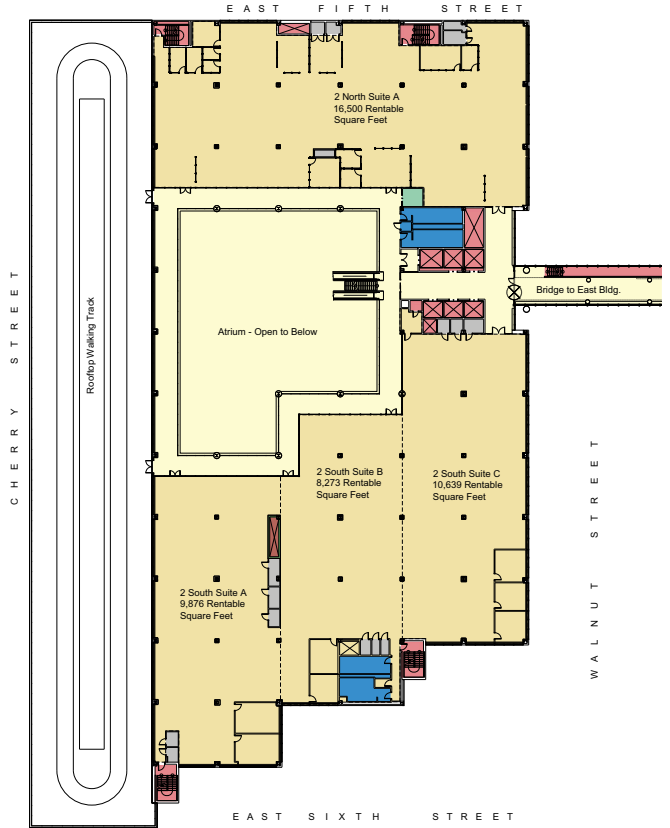
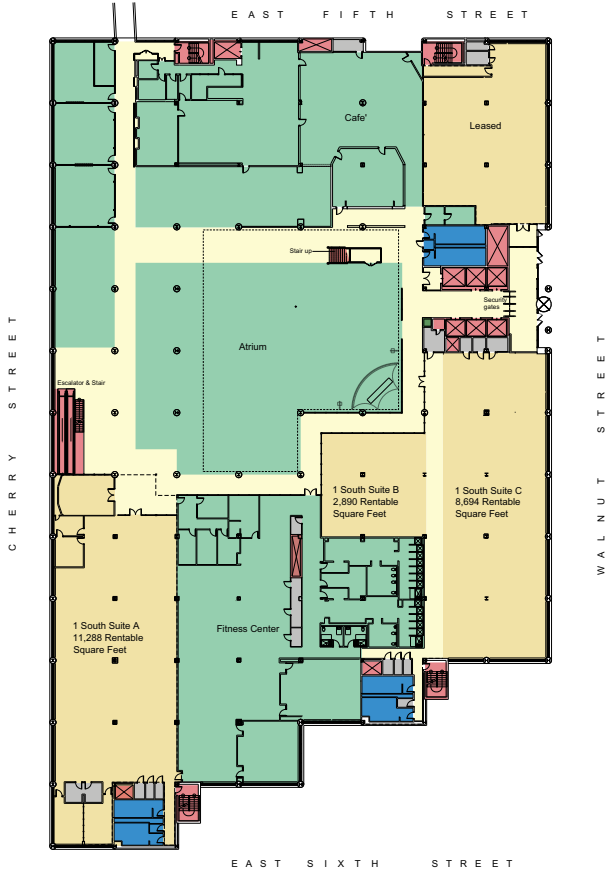


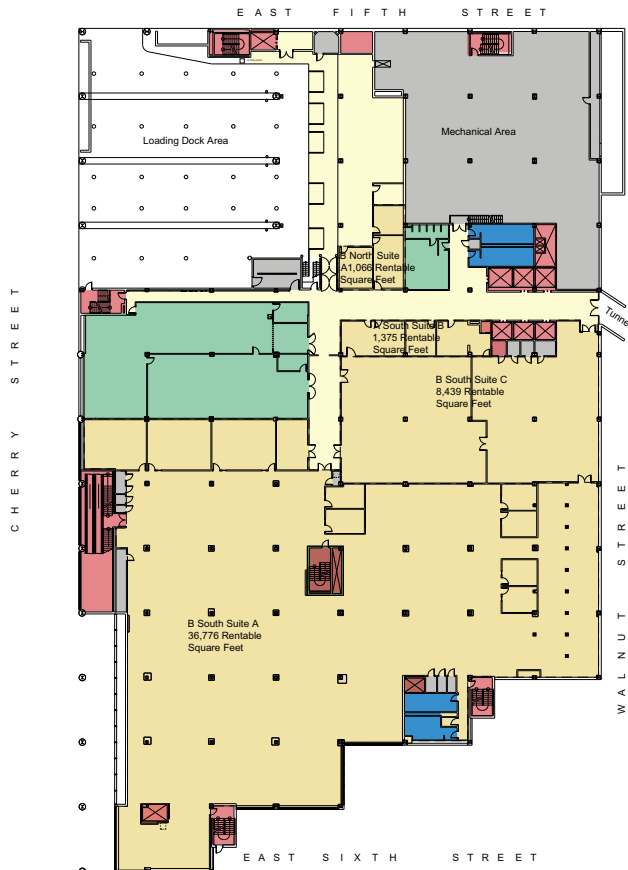
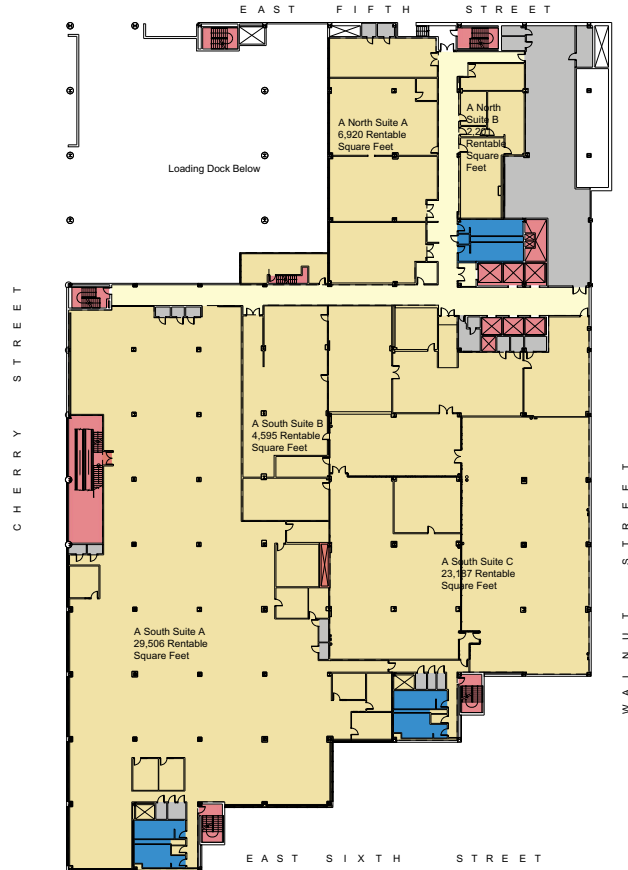
Company	Product/Service	Full-Time Employees
•Erlanger Health System	Health System	5,580
•BlueCross BlueShield of Tennessee	Health Care Financing	5,498
•Hamilton County Schools	Elementary & Secondary Schools	4,857
Tennessee Valley Authority	Utility - Electric Service	3,402
•Unum	Insurance	2,800
•McKee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

Location Maps

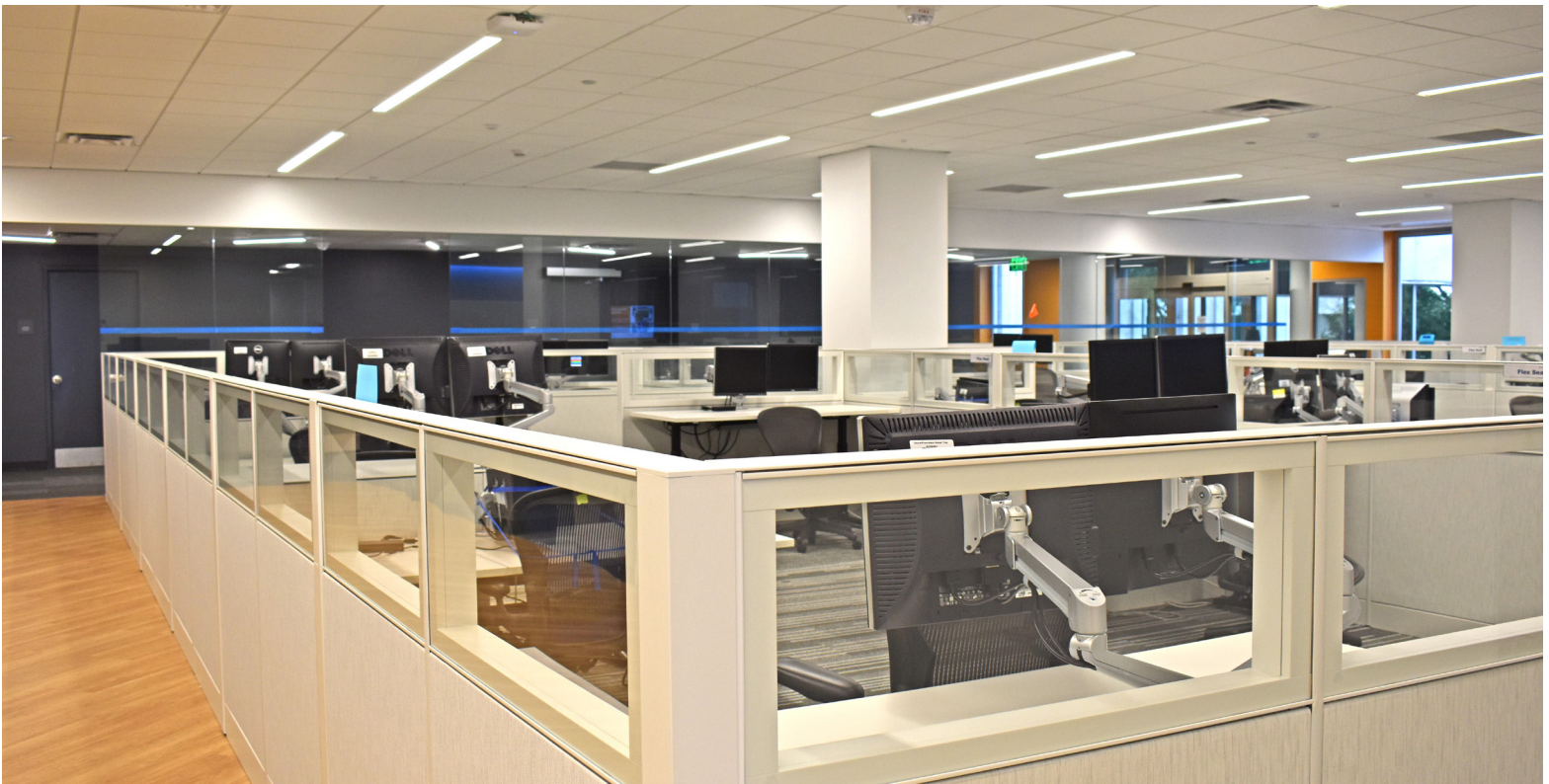
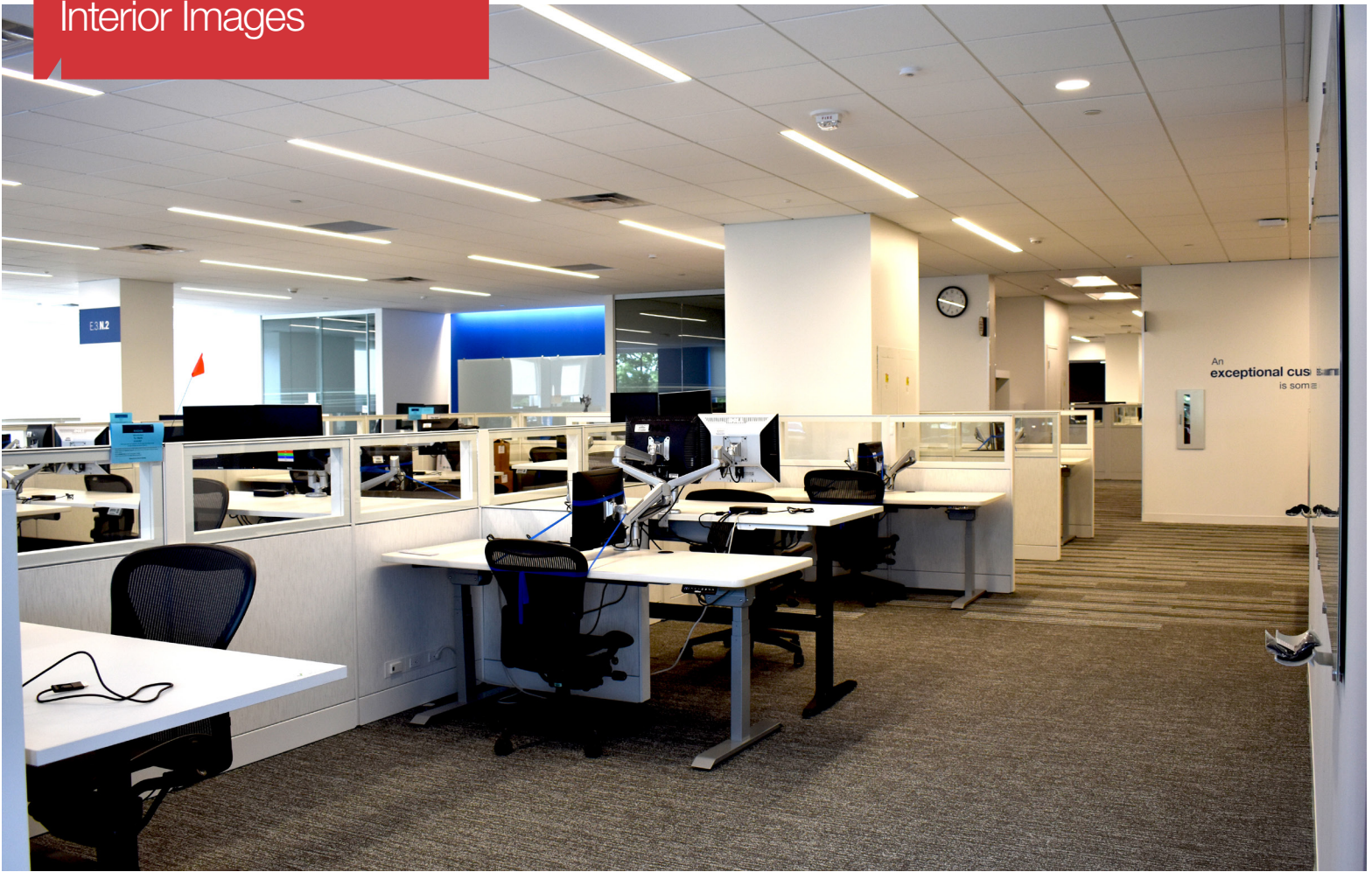


Lease Plans





Interior Images



Interior Images

