

4295 Cromwell Road, Chattanooga, TN 37421 - Building 300

OFFICE SUITES FOR LEASE :

SUITE 308

- 2,000 SQ. FT. OFFICE SPACE
- \$8.30/SF/YR—NNN LEASE
- \$2.50/SF/YR IN OPERATING EXPENSES

SUITE 310

- 1,400 SQ. FT. OFFICE SPACE
- \$9.50/SF/YR—NNN LEASE
- \$2.50/SF/YR IN OPERATING EXPENSES

SUITE 311

- 1,800 SQ. FT. OFFICE SPACE
- \$12.17/SF/YR—NNN LEASE
- \$2.50/SF/YR IN OPERATING EXPENSES

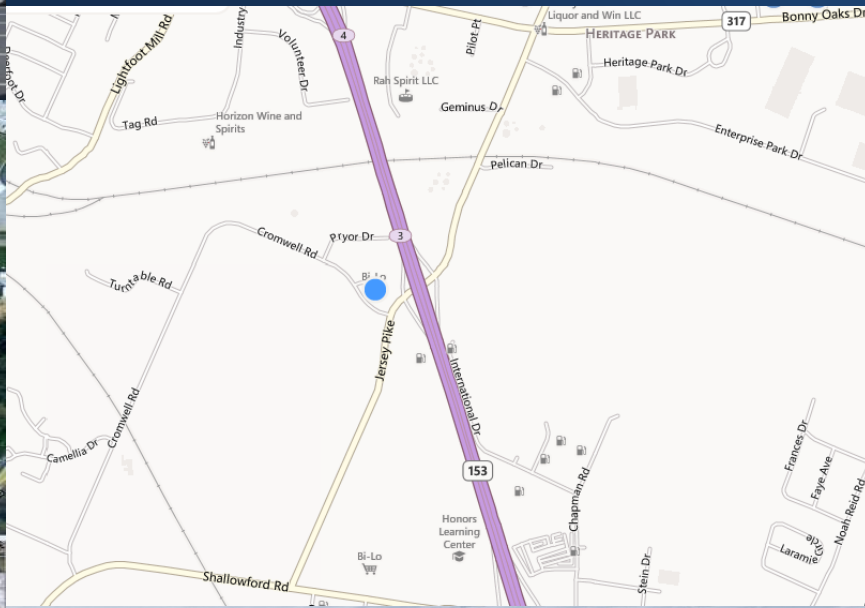
- ⇒ BUILD TO SUIT AVAILABLE
- ⇒ EXCELLENT VISIBILITY
- ⇒ PRIME SIGNAGE
- ⇒ EASY INGRESS/EGRESS; INTERSTATE ACCESSIBILITY



PROPERTY OVERVIEW

Built in 1994, the property features a 16,800 sq. ft. building located in the 12.42 acre 153 Business Park between Jersey Pike and Bonny Oaks. Bldg. 300 features office suites, though the other buildings in the business park offer flex space. Bldg. 300 includes prime signage and adequate parking to accommodate tenant needs. Design your own office space with build to suit available for long term leases.

Bldg. 300 offers excellent visibility with 336 ft. of frontage facing HWY 153, where traffic counts average 62,000 cars per day. The building is the most visible among the other buildings located in the 153 Business Park @ Jersey Pike. Interstate access is almost immediate with 0.5 mile to HWY 153 via Jersey Pike. Central location that allows easy access to all areas of town.

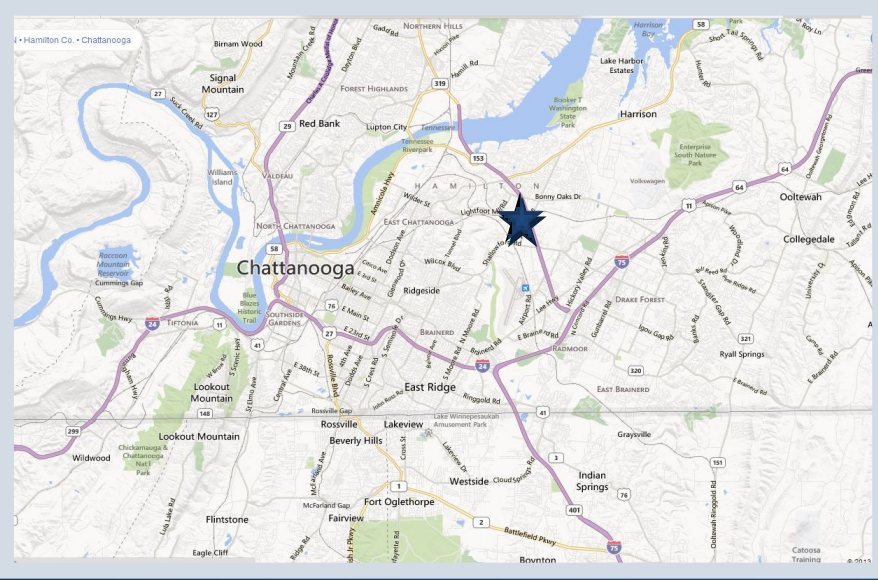


FOR MORE INFORMATION, PLEASE CONTACT:

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- GEOGRAPHIC CENTER OF CHATTANOOGA—ALL AREAS OF TOWN ARE ACCESSIBLE
- 0.5 MILE ACCESS TO HWY 153 VIA JERSEY PIKE
- CHATTANOOGA IS A TRANSPORTATION HUB—MAKING IT AN IDEAL LOCATION FOR DISTRIBUTION BUSINESSES; LOCATED AT CROSSROADS OF SEVERAL MAJOR U.S. HWYS — INTERSTATES 75, 24 AND 59
- 15 MINUTES TO DOWNTOWN CHATTANOOGA
- LESS THAN 5 MILES TO ENTERPRISE SOUTH (LOCATION OF VOLKSWAGEN AND AMAZON FACILITIES)

