



Available Retail Space For Lease

Downtown Chattanooga



Name: CitiPark Office & Retail Centre
Address: 841 Chestnut Street, Chattanooga, TN 37402
Size: 1,000-18,125 sf contiguous available
Rate: \$16.25-19.50 per sf; Absolute Gross lease
Contact: Steve Hunt, Berry & Hunt, (423) 267-8112 office/ (423) 667-1617 cell
Additional information: Located at the primary interchange/ gateway to downtown Chattanooga, MLK Blvd & Chestnut. Great visibility and foot traffic. End cap offers outdoor seating opportunity. 10 ft ceilings; C-3 zoning; Free Parking included at the ratio of 3 spaces per 1,000 sf of leased space. 540 total parking spaces.



Name: James Building
Address: 735 Broad Street, Chattanooga, TN 37402
Size: 1,586 ground floor retail
Rate: \$16.50 per square foot/ Full service
Contact: Russ Elliott, Luken Holdings (423) 756-1200, ext. 108
relliott@lukenholdings.com
Additional information:
There is a 60 day notice required to be given to the existing tenant.



Name: Riverfront Station
Address: 200 block of Broad Street, Chattanooga, TN 37402
Size: 25,000+ sf of ground floor retail
Rate: \$16.00 per square foot
Contact: Cullon Hooks, RiverCity Company (423) 265-3700
chooks@rivercitycompany.com; www.chattanoogaretail.com
Additional information:
Former Bijou Theater. New Majestic Theater next door in November 2009. Part of a 116,000 sf development in the heart of Chattanooga near the Tennessee Aquarium, IMAX Theater, baseball stadium. 600 parking spaces above the retail space. Primary hub for the downtown electric shuttle system.

For informational purposes only. RiverCity Company is not responsible for omissions or errors. Updated November 2009

For additional information contact Cullon Hooks, Retail Director. Phone: (423) 265-3700 or (423) 595-7331. Email: chooks@rivercitycompany.com



Name: Warehouse Row
 Address: 1110 Market Street
 Size: 31,296 sf of ground floor retail up to 10,485 contiguous
 Build out: Vanilla Box
 Contact: George Krauth, Jamestown Properties, (423) 322-9802,
www.jamestownproperties.com

Additional information:

Total office and retail space: 330,000 sf with food court. Retail tenants include: Public House, Embellish, Amanda Pinson Jewelry, Revival, The Cosmetic Market.

2nd Floor office: Shell space with new HVAC, new restrooms, 3-200 amp panels. Off street parking available



Name: The Walden Building
 Address: 700 Market Street, Chattanooga, TN 37402
 Size: 3,000 sf
 Rate: \$3,500 per month
 Contact: Fidelity Trust Company, Matt McGauley, (423) 756-1071

Additional information:

www.fidelitytrustco.net



Name: Chattanooga Bank Building/ Crowne Plaza Hotel
 Address: 737 Market Street, Chattanooga, TN 37402
 Size: Approximately 8,200 sf of ground floor retail and restaurant space
 Contact: Sue Lauffer, (954) 600-1999; suelauffer01@aol.com

Additional information:

The Chattanooga Bank Building restoration will start in November 2009 with expected completion in June 2010 as a Crowne Plaza Hotel. Approximately 4,982 sf will be dedicated for restaurant space on Broad Street side of the building.



Name: Tivoli Center
 Address: 701 Broad Street, Chattanooga, TN 37402
 Size: 10,177 square feet ground floor retail
 Rate: \$16.50 per square foot/ Full service
 Contact: Russ Elliott, Luken Holdings (423) 756-1200, ext.108
relliott@lukenholdings.com

Additional information:



Name: McConnell Block Building
 Address: 9 & 11 East 7th Street, Chattanooga, TN 37402
 Size:
 Rate:
 Contact: Fidelity Trust Company, Matt McGauley, (423) 756-1071
 Additional information:
 www.fidelitytrustco.net



Address: 329 Market Street, Chattanooga, TN 37402
 Size: 60,000 sf total/ 15,000 sf per floor
 Rate: To be determined
 Property Use: Retail/ Restaurant/ office/ residential
 Contact: Bill Humphlett, (404) 255-1122
 Additional information:
 Property fronts Market Street, Broad Street and 4th Street. Across the street from the new Carmike movie theater to be completed in 2009.



Name: HUB Building, Corner of Broad at 7th Street
 Address: 631 Broad Street, Chattanooga, TN 37402
 Size: 11,000 sf ground floor available; 43,000 total
 Rate: \$22 psf ground floor, full service/ \$10 psf for entire bldg. NNN
 Date Available: 12/01/2009
 Contact: Steve Hunt, Berry & Hunt, (423) 267-8112 off./ (423) 667-1617 cell
 Additional information: Grand entrance from Broad St. and secondary entrance from 7th. High ceilings and open floor plan. 71 Parking spaces adjacent to building. Additional parking available within the same block.



Name: EPB Building
 Address: 900 block of both Market & Broad, Chattanooga, TN 37402
 Size: up to 5,460 contiguous sf on Broad St.; 1,850 sf on Market St.
 Rate: \$17.00 psf
 Contact: Steve Clark, EPB, (423) 648-3210 office
 Additional information:
 Current tenants: Jimmy Johns; public parking available in structured parking above tenant spaces.



Name: Former Shapiro's Deli
Address: 723 Cherry Street, Chattanooga, TN 37402
Size: 2,500 sf (ground floor)
Rate: \$8.00 psf/ \$1,666.67 per month
Contact: Bill Raines, The Raines Group, Inc., (423) 875-3600 office, (423) 420-4210 cell

Additional information:

Shapiro's space For Lease equipped with all kitchen equipment. Great opportunity for a new business. Located on Cherry Street next to Chattanooga Billiard Club in the heart of the Central Business District. TI available.



Address: 511 Broad Street, Chattanooga, TN 37402
Size: 11,680; divisible to 3,000 sf
Rate: \$12.25 per sf, modified gross
Property Use: Retail/ Restaurant
Contact: Pat St. Charles, Pat St. Charles Company, (423) 267-4404
pstcco@bellsouth.net

Additional information:

One story, built circa 1940. Fronts both Broad Street & Chestnut St. Recent use: 4,500 sf office & 7,180 sf storage and inside parking. Full unfinished basement with ramp access from Chestnut. Surrounding uses: retail, restaurant, hotel & office. C-3 zoning. In the CBD.