

1300 Carter Street

1300 Carter St, Chattanooga, TN 37402

Listing ID: 30333812
Status: Active
Property Type: Office For Lease
Office Type: Executive Suites, Governmental
Contiguous Space: 10,000 SF
Total Available: 10,000 SF
Lease Rate: \$22 - 25 PSF (Annual)
Base Monthly Rent: \$18,333 - 20,833
Lease Type: NNN
Ceiling: 20 ft.



Overview/Comments

Newly renovated Hotel in the center of Downtown Chattanooga and directly across from the Chattanooga Convention Center. Two retail spaces are available, and TI is negotiable. This property is one of the very few real estate properties in downtown Chattanooga that has parking available on site and is free for employees and to your customers. The 10,000 SF suite is raw space with plumbing and HVAC that is hooked up to the site.

The shuttle is available, and the location is walking distance to several eateries. Attached is a map of restaurants that nearby the Hotel and easy to walk too.

Parking is secured by a fence and has easy access to get in and out of the hotel and retail suites. Plenty of parking and on site. Parking allows for street parking and will hold over 149 cars in the fenced in parking lot.

The suite faces the Convention Center on Carter Street and has access to the hotel lobby.

More Information Online

<http://commercial.gcar.net/listing/30333812>

QR Code

Scan this image with your mobile device:



General Information

Office Type: Executive Suites, Governmental, High-Tech, Medical, Mixed Use, Office Building, Research & Development, Other
Zoning: COMMERCIAL
Building Name: Staybridge Hotel Commercial Retail Space

Class of Space: Class A
Gross Building Area: 11,500 SF
Building/Unit Size (RSF): 10,000 SF
Land Area: 2.35 SF

Available Space

Suite/Unit Number: 101
Space Available: 10,000 SF
Minimum Divisible: 10,000 SF
Maximum Contiguous: 10,000 SF
Space Type: New
Date Available: 09/19/2018

Lease Rate: \$22 - 25 PSF (Annual)
Lease Type: NNN
Parking Spaces: 0
Rent Escalators: Other
Rent Escalators Description: 3% every three years.

Space Description Open Raw space with HVAC and Plumbing hooked up to space. TI is negotiable, and you have access from the hotel lobby. Would make a fantastic restaurant for the Hotel and meeting area for local and traveling business clients.

Area & Location

Property Located Between: Carter and 13th Street
Property Visibility: Excellent

Highway Access: Hwy 24
Airports: Chattanooga Metropolitan Airport

Site Description Located on the corner of Carter Street and 13th Street and faces the Chattanooga Convention Center. Safe location and easy access to the Chattanooga Business District.

Area Description Access to Chattanooga Business District with free shuttle service and a safe location to walk to many of the retail, business district, and restaurants.

Building Related

Total Number of Buildings:	1	Ceiling Height:	20
Year Built:	2003	Passenger Elevators:	0
Year Renovated:	2017	Freight Elevators:	0
Roof Type:	Flat	Sprinklers:	Wet
Construction/Siding:	Brick	Heat Type:	Electricity
Parking Ratio:	8 (per 1000 SF)	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System
Parking Description:	Fenced in parking and free street parking available.	Internet Access:	Cable
Total Parking Spaces:	149	Interior Description:	Raw space that is open to allow the tenant to utilize it as they wish. TI is negotiable.

Exterior Description The available suite is located in a newly renovated Hotel that is very well maintained and clean. The building is in a fantastic location and is a class A Hotel. 5 Star ratings.

Land Related

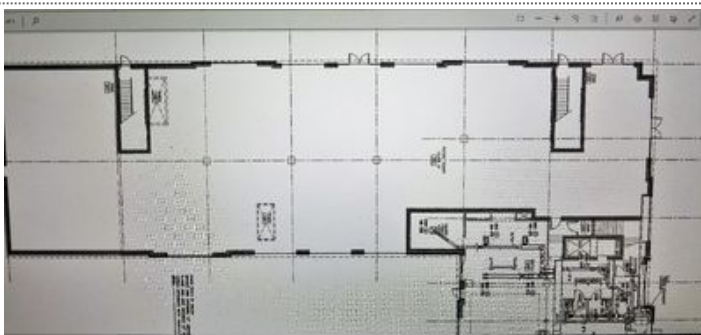
Zoning Description:	Commercial	Sewer Type:	Municipal
Water Service:	Municipal	Legal Description:	Lt 1 Staybridge sub PB 68 Pg 75 010 0 13

Location

Address: 1300 Carter St, Chattanooga, TN 37402
County: Hamilton
MSA: Chattanooga



Property Images



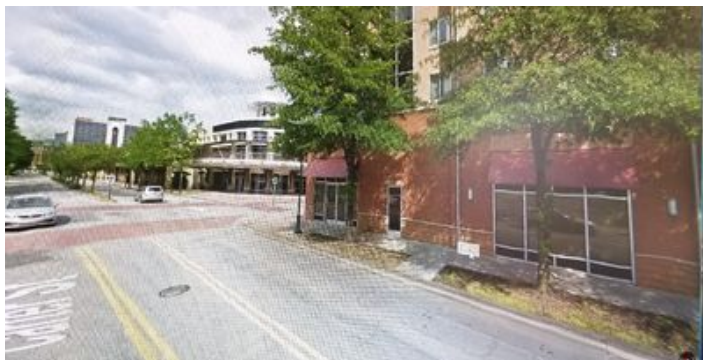
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