



THE POINTE CENTRE



CHATTANOOGA, TN 37421

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1208 POINTE CENTRE DRIVE, SUITE 260 CHATTANOOGA, TN 37421

PROPERTY DESCRIPTION:

THE POINTE CENTRE IS A SELF-CONTAINED OFFICE PARK DESIGNED FOR APPROXIMATELY 350,000 SQUARE FEET OF CLASS "A" OFFICE SPACE. CURRENTLY NEAR COMPLETION, THE POINTE IS COMPRISED OF MULTI-STORY, MULTI-TENANT BUILDINGS IN A HEAVILY LANDSCAPED CAMPUS SETTING. THE PARK ALSO INCLUDES AMPLE PARKING, A FITNESS CENTER AND A WALKING TRAIL. THE PROPERTY IS GRADED AND HAS ONSITE DETENTION AND UTILITIES.

BUILDINGS:

1200 PREMIER DRIVE IS A TWO STORY, 31,405 SQUARE FOOT CLASS "A" MULTI-TENANT BUILDING.
1206 POINTE CENTRE DRIVE IS A TWO STORY, 45,000 SQ.FT. CLASS "A" MULTI-TENANT BUILDING.
1208 POINTE CENTRE DRIVE IS A TWO STORY, 40,000 SQ. FT. CLASS "A" MULTI-TENANT BUILDING.
1210 PREMIER DRIVE IS A 40,000 SQUARE, FOOT TWO STORY BUILDING.
1232 PREMIER DRIVE IS A 57,000 SQ.FT. , THREE STORY, LEED CERTIFIED BUILDING.
1290 PREMIER DRIVE IS A 23,000 SQUARE FOOT SINGLE TENANT BUILDING.
1300 PREMIER DRIVE IS A ONE STORY, MULTI-TENANT BUILDING.

AVAILABLE LOTS:

LOTS AVAILABLE FOR BUILD TO SUIT/SALE FROM TWO ACRES

LOCATION:

OVER 1600 FEET FRONTING INTERSTATE 75 AND ACCESSED FROM EAST BRAINERD ROAD VIA PREMIER DRIVE.

LAND AREA:

47.91 ACRES

ZONING:

R-4 CITY OF CHATTANOOGA/HAMILTON COUNTY

PARKING:

4.5 + SPACES PER 1,000 SQUARE FEET (WITH ADDITIONAL FREE PARKING AVAILABLE).

SECURITY:

PATROLLED

UTILITIES:

ALL INCLUDING WATER/SEWER, ELECTRICITY, GAS, TELEPHONE, FIBER OPTICS AND CABLE.