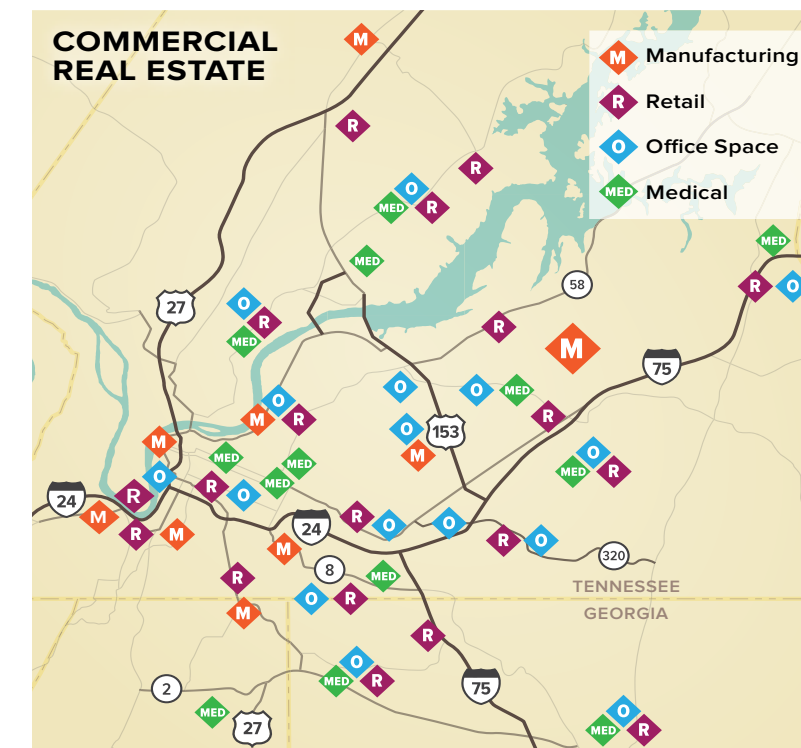


# OPEN FOR BUSINESS

## COMMERCIAL REAL ESTATE – GOOD VALUE FOR THE MONEY



Commercial real estate in the Chattanooga area is one of the nation's best values. Office, industrial, warehouse, hospitality and retail space are available at competitive purchase prices and lease rates. All offer easy access to a wide range of transportation needed by businesses and services.

Industrial parks and buildings are located throughout the Chattanooga area. The Chattanooga Chamber maintains a database of available properties and buildings which can be accessed by calling (423) 756-2121.

Major retail centers house a mix of retail and office space and include downtown at Warehouse Row and the Northshore in North Chattanooga, as well as at Eastgate Town

Center in Brainerd, at Hamilton Place in East Brainerd and at Northgate Mall in Hixson. Additionally, an expanding mix of retail space can be found between Hixson Pike and Route 27 (Corridor J). Other existing retail hubs are located throughout the area.

Health care and office spaces are also located in close proximity to retail centers. Additional up-to-date medical and office space can be found on Hixson Pike (Hixson), Gunbarrel Road (East Brainerd), Shallowford Road (East Brainerd), Brainerd Road (Brainerd) and Battlefield Parkway (Ft. Oglethorpe).

Hospitality centers are situated close to retail and office centers and the largest

thoroughfares in the area, including downtown (I-24), Hixson (Highway 153), East Ridge (I-24 and I-75), East Brainerd (I-75 and Shallowford Road), Ooltewah (I-75 near Enterprise South) and Tiftonia (I-24 West).

Demand for commercial real estate has exceeded national averages due to both existing industry expansion and new industry. Since the beginning of 2008, companies such as Volkswagen, Alstom, Sanofi Aventis and others have invested more than \$3 billion in Chattanooga while Wacker Chemie is investing \$1 billion in neighboring Bradley County.

In addition to the city's expanding manufacturing base, Chattanooga is an emerging hub for the power generation industry. Alstom, Schaaf Industrie AG, Westinghouse and others have established new facilities or expanded to provide equipment and services to America's rapidly evolving energy sector.

In the last three years, 63 companies have announced plans to open a new facility or expand a local facility. These projects are expected to generate over 4,600 jobs. With this growth, demand for industrial, office and retail space is expected to increase, while the cost to build or lease space will remain lower than national averages due to favorable tax rates and pro-business legislation from state and local governments.

### *DID YOU KNOW?*

The Chattanooga market covers approximately 25 million square feet of manufacturing and industrial buildings and 10 million square feet in warehouse options.



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