





Z North Shore: The best of Chattanooga, at one address.



LEED Certified Building

2 North Shore is the first LEED Core and Shell certified development in Chattanooga. It is also one of the first LEED Core and Shell certified commercial and retail developments in the state of Tennessee. Some of the areas that made up our certification are as follows:

- Energy efficient HVAC systems have been used throughout the shopping center
- Central locations are provided for storage and pick-up of tenant recyclable waste
- Large windows with low-e insulating glass bring in natural daylight and views
- When possible, recycled materials or materials containing recycled content were used during construction
- Plant species are native to the region and are drought tolerant once established
- There is a rainwater collection system to provide water for irrigation



Executive Summary

2 North Shore (98,000 sq. ft.) is the best of Chattanooga at one address. Chattanooga's vibrant North Shore community is dramatically transforming and 2 North Shore is the keystone of this spectacular change. The first LEED Gold certified shopping center in the region, 2 North Shore is anchored by the popular organic and natural food retailer, Greenlife Grocery (27,898 sq. ft.) and Rock/Creek (9,333 sq. ft.). Current tracking information show both Greenlife Grocery (a wholly owned subsidiary of Whole Foods Market, Inc.) and Rock/Creek currently draw from beyond a 10-mile radius that includes Lookout Mountain, north Georgia, Signal Mountain, Red Bank, Hixson and Chickamauga Lake. 2 North Shore is averaging over 30,000 customers per week. In addition to Greenlife Grocery and Rock/Creek, 2 North Shore has 48,760 square feet of retail space.

Location and Demographic Overview

The North Shore of Chattanooga has experienced a major transformation over the past fifteen years and according to the 2005 Chattanooga Downtown Plan, "comes as close to the ideal mixed-use district as any in the city — a true reflection of the live, work, play ethic." 2 North Shore is located in the North Shore district on Manufacturer's Road, directly across the Tennessee River from downtown Chattanooga. Accessibility to the site on Manufacturer's Road is excellent. It is located just off Highway 27 with almost 84,000 cars per day and is less than a mile from I-24 so access is easy for anyone within 10 miles of the property. The center's location near the junctions of interstates I-24, I-75 and I-59 provides direct access to Nashville, Knoxville, Birmingham and Atlanta. The 2010 estimated Chattanooga Metropolitan Statistical Area (MSA) population is 528,143. The population within a 10-mile radius of 2 North Shore is 260,330 with an average family income of \$74,601. The

total number of daytime employees within a 10-mile radius is 183,234. Major employers in the Chattanooga Metropolitan Statistical Area (MSA) are McKee Foods Corporation, Blue Cross Blue Shield, CIGNA Corporation, Erlanger Medical Center, Memorial Healthcare, Unum, Tennessee Valley Authority, and the University of Tennessee at Chattanooga. Volkswagen is currently building a \$1 Billion plant which is already well on it's way to hosting approximately 2,000 employees by 2011.

Other Relevant Statistics

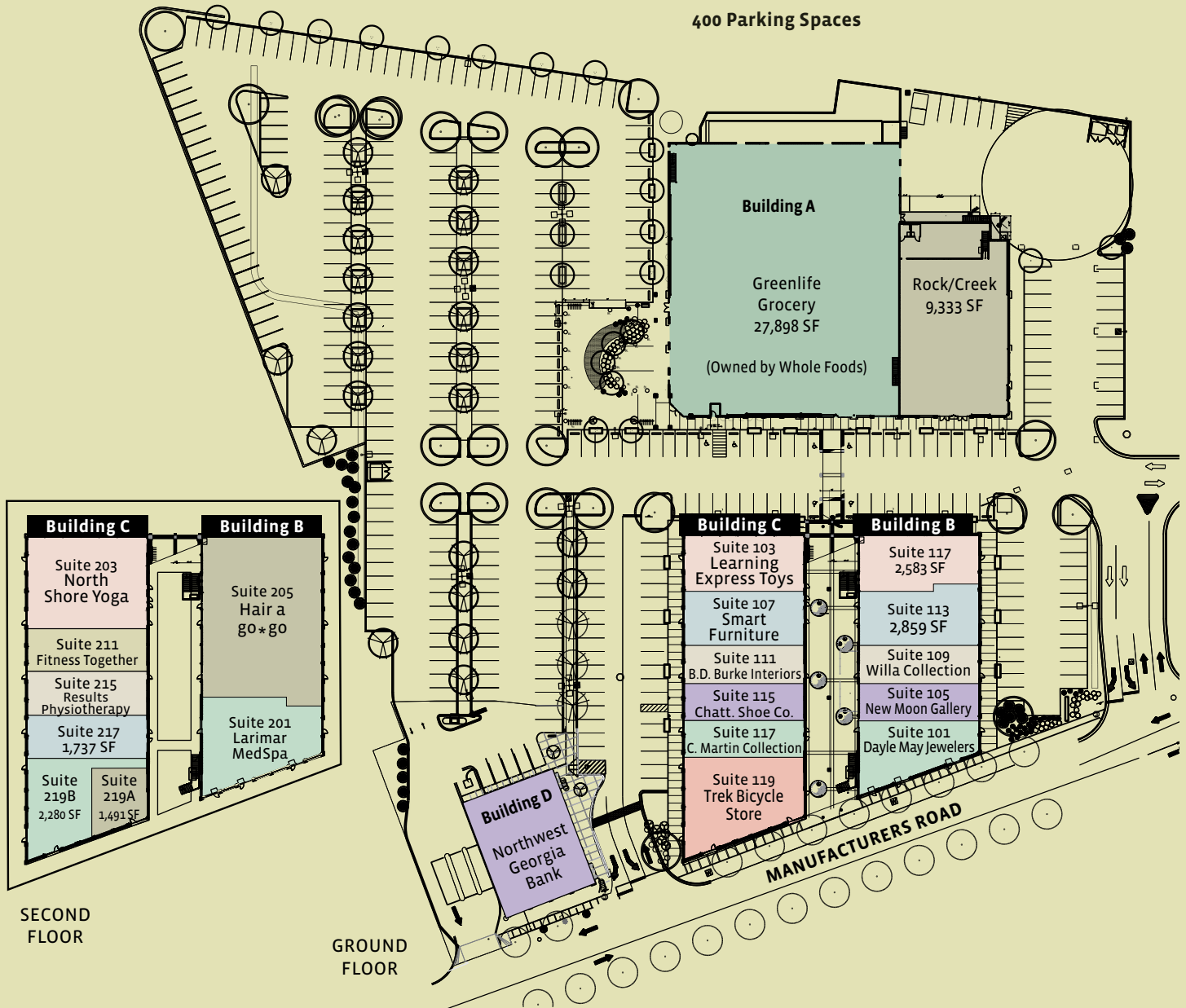
The subject property is just across the Tennessee River from the Tennessee Aquarium and over 1,000,000 tourists visit the Aquarium annually. It's been advertised as the highest rated aquarium in America by Trip Advisors. Other popular tourist spots include Civil War battlefields, Ruby Falls, Rock City and the River Bend Festival, as well as outdoor activities such as white water rafting and paddling, hiking, fishing, hang gliding, cycling and rock climbing, draw more than 8 million tourists to the city every year. 2 North Shore is positioned to host many of these visitors as an estimated 3 million annually gravitate towards downtown, enjoying diverse social and cultural events and destinations. The North Shore has greatly benefited from an internationally recognized urban revitalization plan. For example, the Walnut Street Bridge, once slated for demolition, has become one of downtown's greatest assets as a pedestrian bridge that links downtown to Frazier Avenue, Coolidge Park and the rest of the North Shore. Downtown is experiencing tremendous residential growth. Many current downtown and North Shore construction projects are mixed-use commercial and residential. Hundreds of new residential condominium and apartment units have been recently completed.

Lease Plan

SPACE AVAILABLE

Call Steve Arnsdorff at CS & Associates.
 Phone number: 423.400.9523 – Mobile
 423.648.9146 – Direct

400 Parking Spaces



Current Tenants



Greenlife Grocery (a wholly owned subsidiary of Whole Foods Market, Inc.) is a full service natural foods store dedicated to bringing you and your family the freshest and healthiest foods and products available. No artificial flavors, colors, preservatives, or hydrogenated oils. Greenlife is fully committed to supporting local food vendors and farmers. In May of 2010 the growth of Greenlife Grocery continued when Whole Foods purchased the entire company. Whole Foods Market, Inc. has maintained and continued to strengthen the Greenlife Grocery brand and commitment to the healthiest foods and local communities both in Asheville and Chattanooga.



Three local physicians have teamed up to set the standard for full service medical day spas in Chattanooga. Larimar MedSpa specializes in skin care treatments and services such as laser hair removal, Botox, dermal fillers, sclerotherapy, varicose vein treatments, and more. Larimar MedSpa also specializes in massage therapy and features a beautiful Vichy hydrotherapy room.



Rock/Creek is a specialty outdoor retailer based in Chattanooga, Tennessee with over 20 years of brick and mortar experience. With a dedicated staff of outdoor enthusiasts and gear experts, Rock/Creek offers only the very best outdoor apparel and equipment from top brands like Marmot, Patagonia, Arc'Teryx, The North Face, Chaco Sandals, Salomon, and others to ensure that customers are comfortable and safe in the outdoors.

Along with our online specialty shops, RockCreek.com and ClimbingGear.com, we provide quality gear for a host of outdoor sports including kayaking, rock climbing, camping, hiking, trail running, and adventure racing. As a leader in the outdoor industry and in the larger community, we use outdoor retail as a platform to encourage outdoor recreation and environmental stewardship and to improve access to the backcountry.





Trek Bicycle Store | Chattanooga, TN

Headquartered in Waterloo, Wisconsin, Trek Bicycle Corporation is a global leader in bicycle design and manufacturing. From the original hand-built steel touring framed introduced in 1976 to the revolutionary OCLV carbon fiber first introduced in 1992, Trek's passion for innovation, quality and performance leads the industry with next-generation technology and thinking. With an unprecedented eight Tour de France Titles in the last ten years, six straight 24-hour World Solo Mountain Bike Championships, and countless other professional wins, Trek enjoys a rich tradition of victory in the world's premier cycling events. Today, with a broad range of bicycles and cycling products under the Trek, Gary Fisher, and Bontranger brand names, Trek continues to pursue new ways to bring the joy of cycling to all people.



Learning Express is your neighborhood toy store. Our shelves are stocked with hundreds of amazing unique toys... classic toys that have passed the test of time and the latest and greatest toys that are wonderful and wildly imaginative. All of our toys encourage curiosity and have extraordinary play value. We compliment our mix with a dash of fashions and a sprinkling of whimsy.

SmartFurniture studio

Our flagship retail store, the Smart Furniture Studio, is located in the vibrant 2 North Shore shopping center in downtown Chattanooga. The Smart Furniture Studio expands upon our philosophy and commitment by promoting personalization through innovative product design, intelligent technology, and a passion for customer service. The Studio offers an interactive and customizable experience for its customers by incorporating our website, multiple kiosk web-based visualization tools and on-site 3D rendering services. The Smart Furniture Studio allows individuals to customize and create their own spaces without the need for an interior designer.



One of Chattanooga's most intriguing shops, the New Moon Gallery has been offering handcrafted artwork and unique gifts since 1989. Stained glass, pottery, candles, wind chimes, musical instruments, jewelry, clothing, books and music are among the wonderful things you'll experience!

Current Tenants

hair a go*go

If you want to feel as if you just stepped off the streets of Manhattan, then Hair a go*go is for you. Chattanooga's never seen anything like this before! Hair a go*go was created as more than just a salon. The stylists and make-up artists can come to you for freelance styling! They are available for film/video work, off location bridal styling, photo shoots and fashion shows. Elizabeth Tate opened Hair a go*go in January 2003 and then launched her own private line, Sparrow Cosmetics, in 2007. Services include hair cuts, up-do's coloring, highlighting, makeup, and some waxing.



CHATTANOOGA
S H O E C O M P A N Y

Chattanooga Shoe Company is a locally owned comfort shoe store with 2 locations in Chattanooga... Hamilton Place on Gunbarrel Road and a new location at 2 North Shore on Manufacturers Road. It specializes in the best high quality comfort footwear with brands such as Dansko, Birkenstock, Sperry Top-Sider, Clarks, Ecco and many more. This shoe store has a long-term, educated staff that can help match the customer with the perfect shoe for their specific needs. It takes great pride in the personalized service offered to each and every customer that comes through the door.



Catherine Martin's love for distinctive, one-of-a-kind, perfect pieces, inspired her to open an eclectic shop on the North Shore of Chattanooga. C. Martin Collection is a thoughtfully chosen collection of antiques, furnishings, lighting, gifts, accessories and linens.

"My desire to create an atmosphere for clients to find beautiful pieces that they can cherish for a lifetime inspires me as I search for inventory. I carefully select each piece that makes up C. Martin Collection and labor to ensure every piece is of the utmost quality. I am absolutely thrilled each time someone falls in love with that special treasure whether it is an exquisite trumeau or a handsome lamp. Let us help you find the perfect addition for your home. Fine or fun furniture, great lamps, lovely linens, antiques and novel gifts are waiting for you at C. Martin. With ever-changing merchandise and the frequent addition of new products, we will help you on your hunt for that something very special, even the unspeakably rare!"



Dayle May Jewelers, one of Chattanooga's oldest businesses, has been around for 86 years. When the store first opened in 1922 by Ira Templeton, it was known as Templeton's but in 1958 Dayle May bought the store and changed the name to Dayle May Jewelers. When John and Jerry Tessmann bought the store in 1987 they decided to stick with the name Dayle May Jewelers. The new location at 2 North Shore is double the size of the previous downtown location.



1 Client 1 Trainer 1 Goal

At Fitness Together, our goal is to provide our clients with quality, private, one on one, personal fitness training. Our philosophy of "1 Client - 1 Trainer - 1 Goal" says it all. Our clients reap the benefits of our unique training programs as we help them achieve all their fitness goals in our private training suites.



Willa Collection is a contemporary women's specialty boutique which offers a mix of the latest styles from various designers as well as accessories and jewelry collections never before available in Chattanooga



North Shore Yoga is owned and operated by Sara Mingus, a popular Chattanooga Yoga instructor. Sara has been practicing yoga since 1999 and has over 600 hours of teacher training under her belt. She has been studying and assisting with world renowned yoga teacher Baron Baptiste for the last 4 years. The studio has a roster of certified instructors, over 60 classes a week and offers on-site child care, shower facilities and a yoga boutique.



Current Tenants

B.D. Burke
Interiors

Bernadette Burkemper has been in the window treatment business for over 31 years. Her first store, in Pennsylvania, consisted of flooring, wallpaper and window treatments. She moved to the Chattanooga area 5 years ago and really desired to open another store. Her Chattanooga store offers home accessories, fine linens and window treatments which are custom made on location.




results
PHYSIOTHERAPY

Results Physiotherapy was established in Nashville, Tennessee in 1996. Originally known as Tracy Caulkins Physiotherapy Centers, the name was changed in 2005 to be more emblematic of our commitment to achieve world class out-patient physical rehabilitation. Still based in Nashville, we have clinics across the State of Tennessee.

We draw on education resources from around the world to ensure that our therapists are trained to world standards. Each therapist participates every year in continuing education programs which focus on elevated diagnostic and treatment skills and latest first level research.

We aim to provide an environment for patients where clinical excellence is complemented by efficient and compassionate support and administrative personnel.





