

# 115 Nowlin Lane - Suite 4000

115 Nowlin Ln, Chattanooga, TN 37421



Presented By:  
Real Estate Partners



# 115 Nowlin Lane - Suite 4000

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## Property Details

Central Location in explosive Airport Connector corridor

1.8 Miles to I-75

1 Mile to TN Hwy 153

2.1 miles to I-24

**Price: \$15.50 /SF/YR**

- 1.8 Miles to I-75
- 1 Mile to TN Hwy 153
- 2.1 miles to I-24

View the full listing here: <https://www.loopnet.com/Listing/115-Nowlin-Ln-Chattanooga-TN/40829607/>

|                        |                      |
|------------------------|----------------------|
| Rental Rate:           | \$15.50 /SF/YR       |
| Property Type:         | Office               |
| Building Class:        | B                    |
| Rentable Building Area | 950 SF               |
| :                      |                      |
| Year Built:            | 1984                 |
| Walk Score ®:          | 40 (Fairly friendly) |
| Transit Score ®:       | 10 (Not friendly)    |
| Rental Rate Mo:        | \$1.29 /SF/MO        |

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## Listing space

|                                        |                  |                |
|----------------------------------------|------------------|----------------|
| 1st Floor Ste 4000                     | Space Available: | 950 SF         |
|                                        | Rental Rate:     | \$15.50 /SF/YR |
|                                        | Date Available:  | Now            |
|                                        | Service Type:    | Modified Gross |
|                                        | Space Type:      | Relet          |
|                                        | Space Use:       | Office         |
|                                        | Lease Term:      | 3 Years        |
| Open Space with access to Loading Dock |                  |                |

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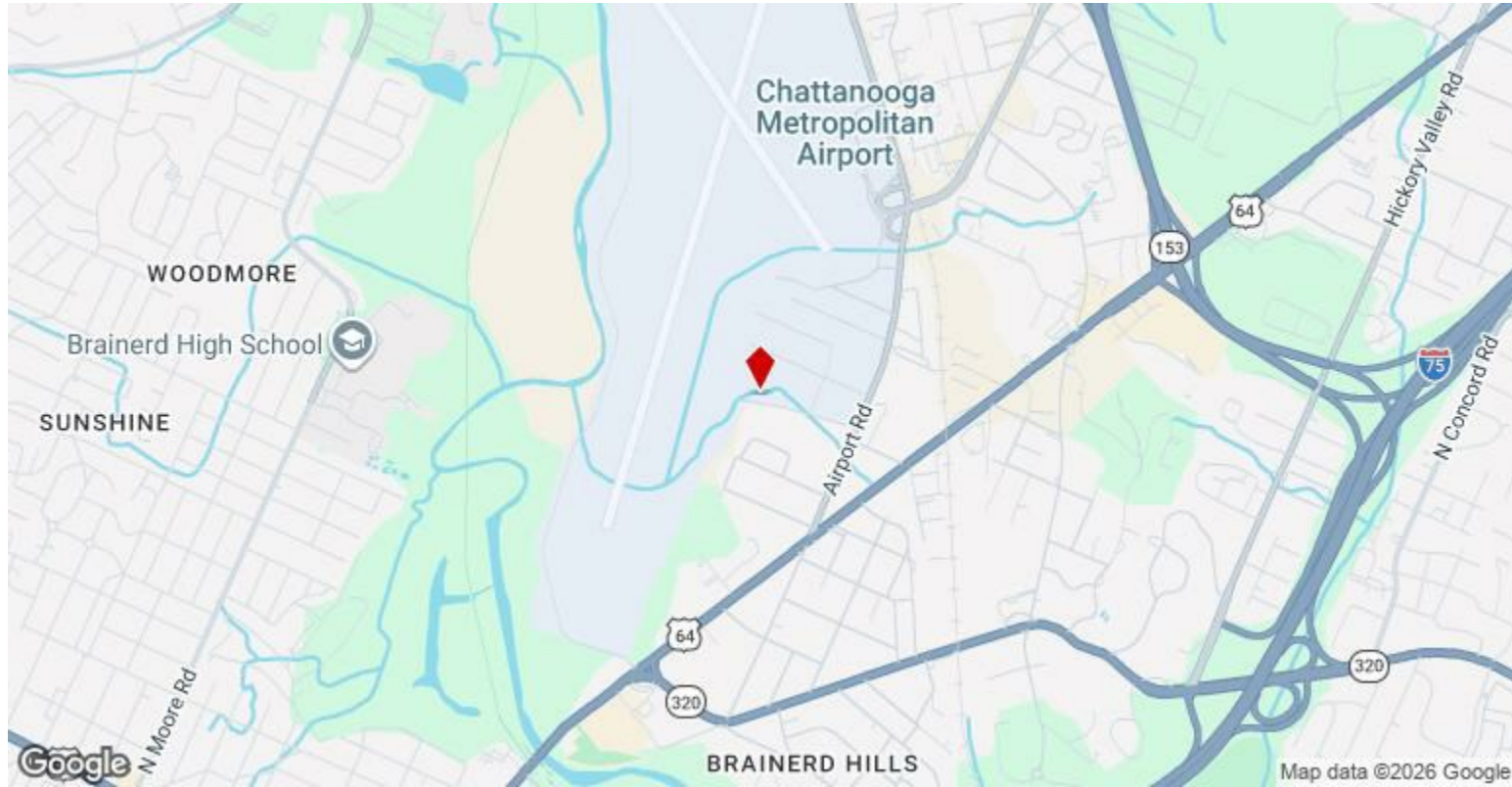
## Major Tenant Information

| Tenant                           | SF Occupied | Lease Expired |
|----------------------------------|-------------|---------------|
| Dryer Vent Wizard Of Chattanooga | -           |               |

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## Location



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## Property Photos



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20260609\_140853

# 115 Nowlin Lane - Suite 4000

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## Property Photos



20260609\_140820

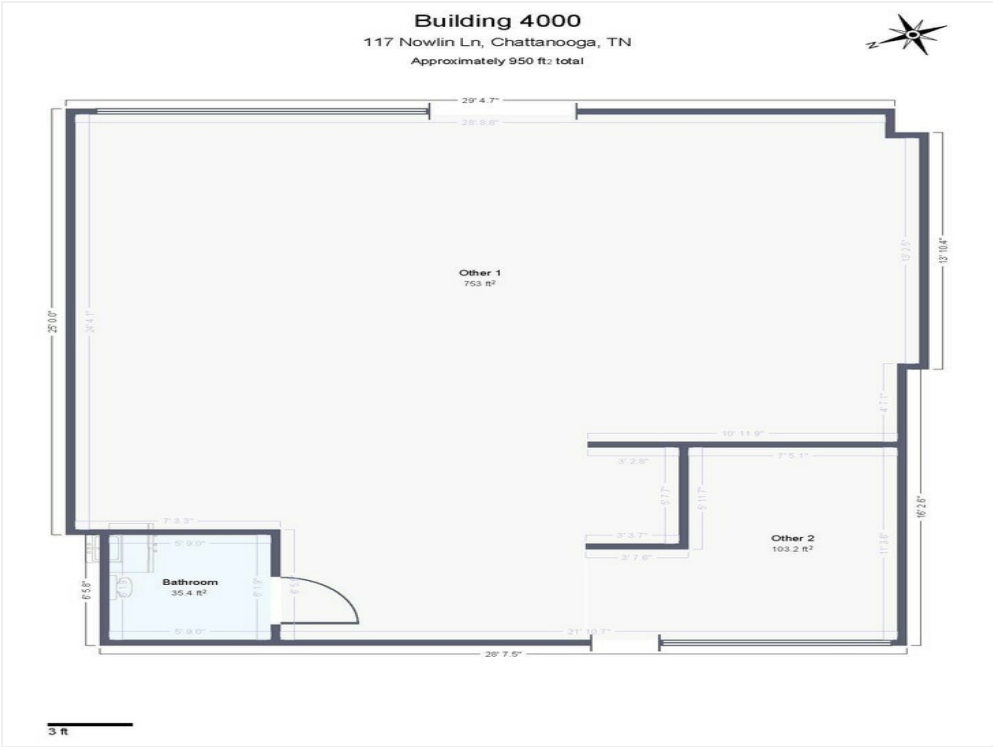


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## Property Photos



115 Nowlin Ln \_Suite 4000\_Floor Plan



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# 115 Nowlin Lane - Suite 4000

115 Nowlin Ln, Chattanooga, TN 37421

## Property Photos



20260609\_140837



20260609\_141626

# 115 Nowlin Lane - Suite 4000

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## Property Photos

Aerial

TRAVIS HULSEY  
THulsey@CRE-PROS.com  
(423) 504-7614

REAL ESTATE PARTNERS  
2115 Stein Dr  
Chattanooga, TN 37421  
(423) 362-8333

TN-Chattanooga - 115-117 Nowlin Ln\_ Retail proximity

1,468 SF & 1,600 SF OF OFFICE SPACE AVAILABLE

115-117 Nowlin Ln | Chattanooga, TN 37421

PROPERTY HIGHLIGHTS

- Prime Site for Small Business in a Centrally Located Established Office Park.
- Suite 3,000 is 1,468 SQ with Dedicated Dock High Door
- Suite 800 is 1,600 SQ with Roll-Up Door ideal for moving cars/machinery.

LOCATION HIGHLIGHTS

- Central Location in Chattanooga
- 1.2 Miles to I-75
- 1/4 Mile from Chattanooga Metropolitan Airport
- 1.5 Miles to I-24
- Half mile Hwy 153

PRICE

- \$13.50 /SF/YR
- \$2.50 CAM Fee /SF /YR

DEMOGRAPHICS

|                | 1 Mile | 3 Mile  | 5 Mile  |
|----------------|--------|---------|---------|
| Population:    | 18,557 | 141,164 | 356,360 |
| Households     | 8,260  | 58,995  | 146,673 |
| Avg. HH Income | 58,568 | 70,802  | 81,539  |

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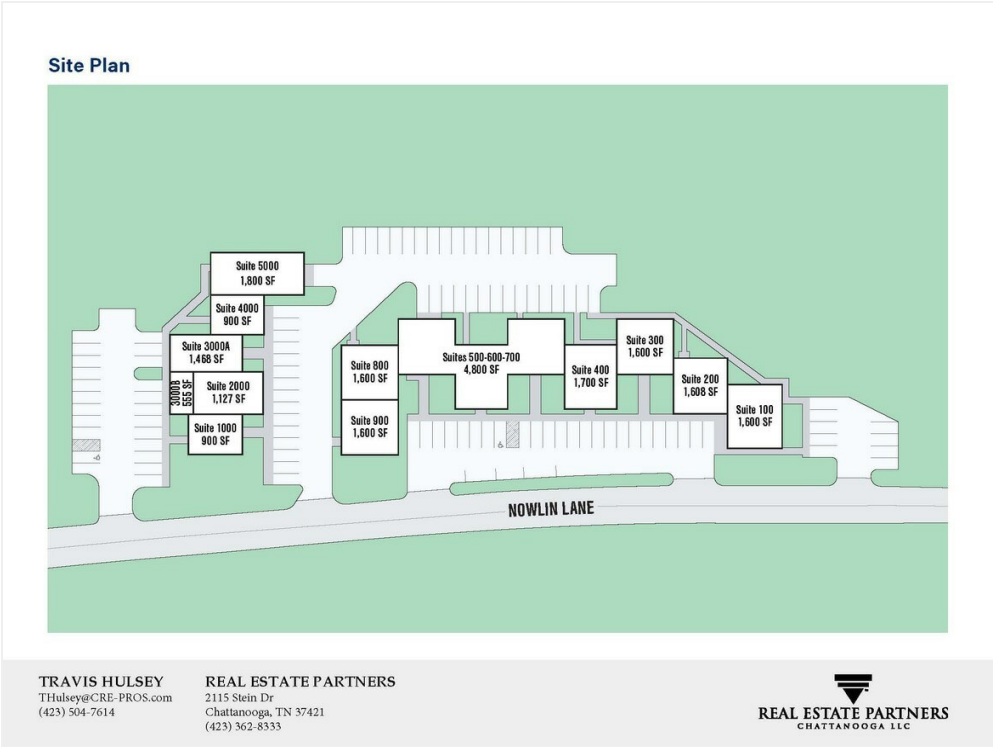
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## Property Photos



TN-Chattanooga - 115-117 Nowlin Ln\_Site Plan



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## Property Photos



Exterior Dock High Roll-Up Door \_ Suite 3000

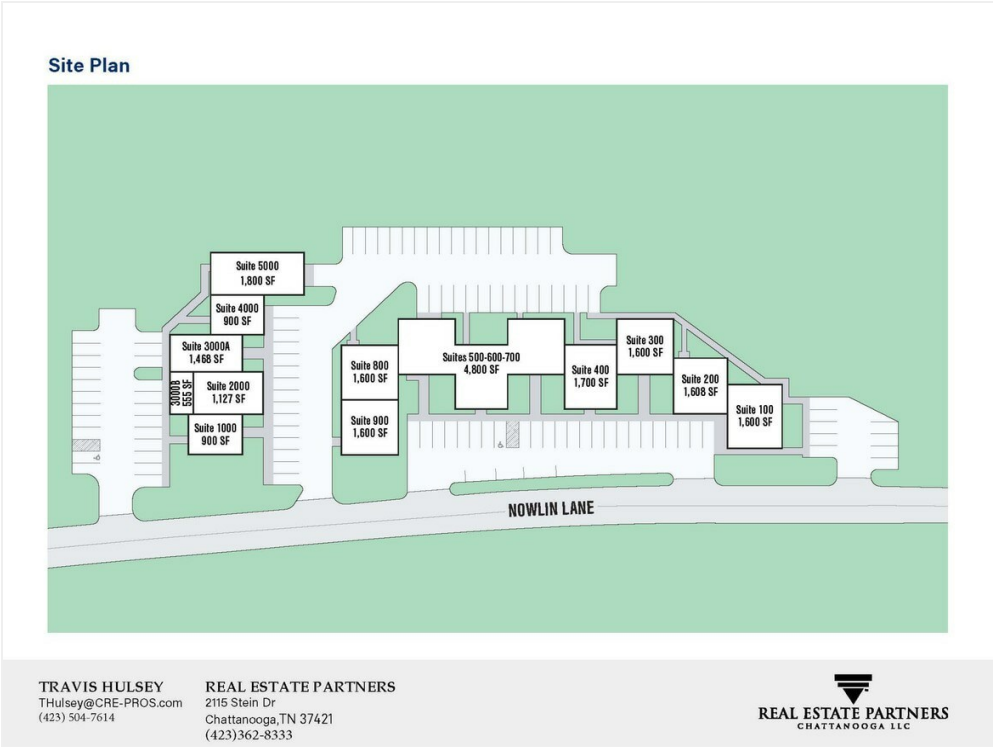


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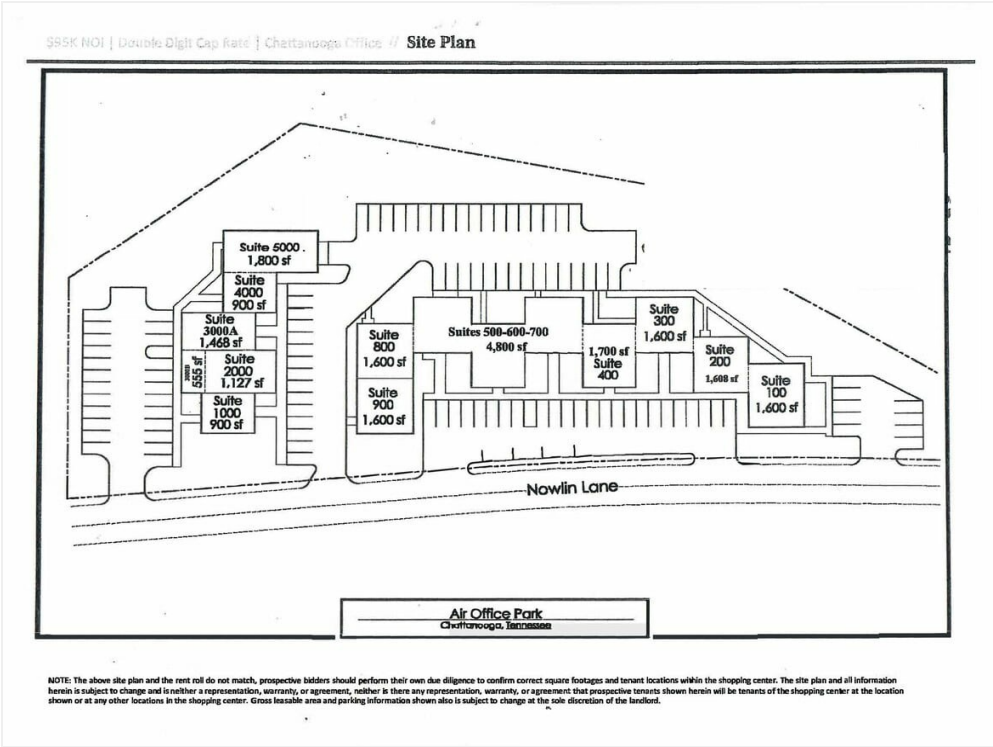
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## Property Photos



115-117 Nowlin Ln\_SITE PLAN\_24



Site Plan

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**Travis Hulsey**

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