

# RESTAURANT SPACE FOR LEASE

345 BROAD STREET  
CHATTANOOGA, TN 37402

- ❄️ PROPOSED ±180-KEY HOTEL
- ❄️ 2,400 SQUARE FOOT FIRST FLOOR
- ❄️ 1,200 SQUARE FOOT MEZZANINE
- ❄️ 1,300 SQUARE FOOT PATIO
- ❄️ 825 SQUARE FOOT BUMP OUT OPTION ON FIRST FLOOR
- ❄️ ESTIMATED COMPLETION IN 2025
- ❄️ PROXIMATE TO MAJOR EMPLOYERS
- ❄️ HIGHLY TRAFFICKED PEDESTRIAN AREA
- ❄️ WALKING DISTANCE TO TN AQUARIUM, CREATIVE DISCOVERY MUSEUM, CITY CENTER & RIVERFRONT

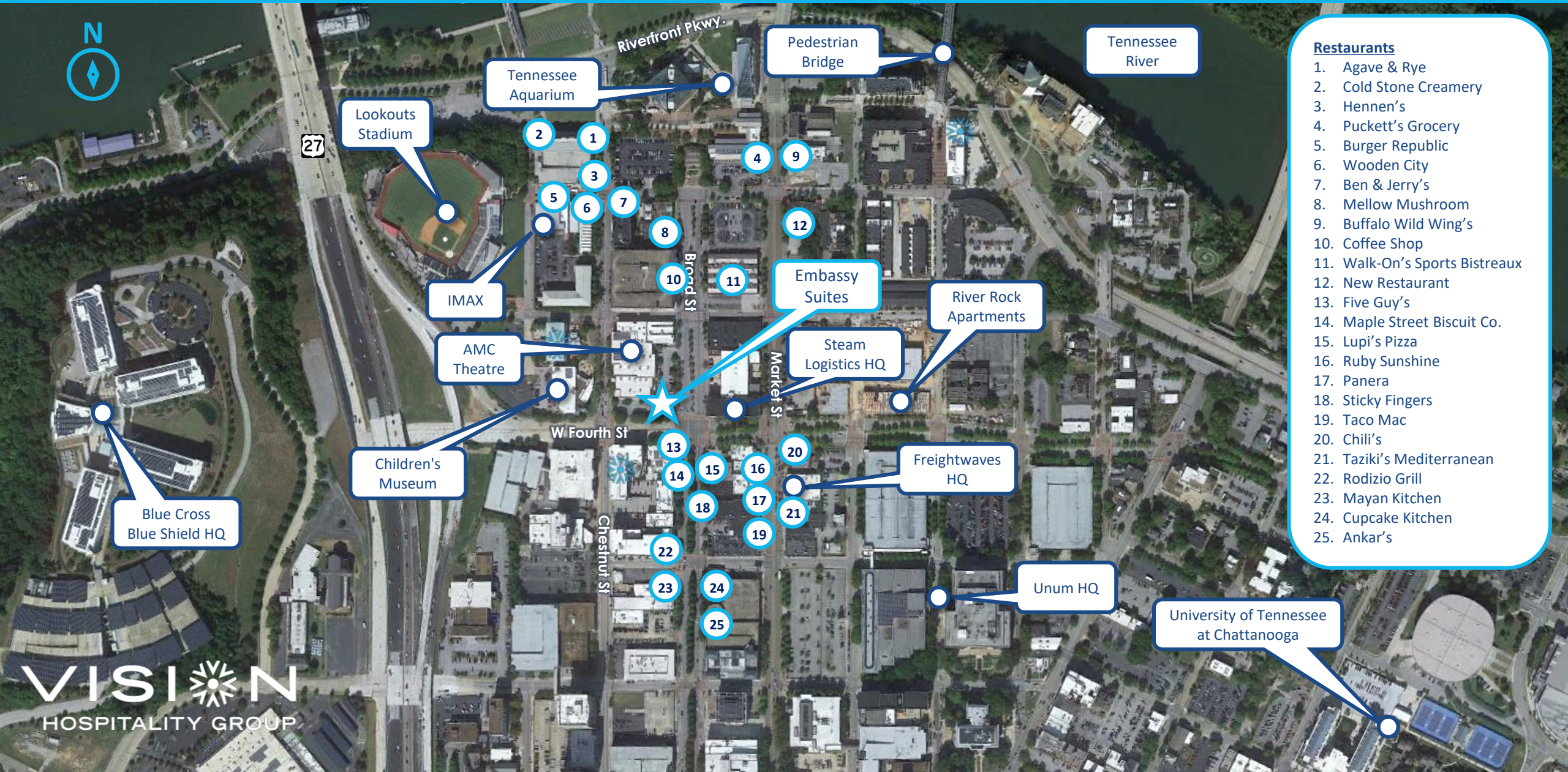
**VISION**  
HOSPITALITY GROUP

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27

Riverfront Pkwy.

Tennessee Aquarium

Pedestrian Bridge

Tennessee River

Lookouts Stadium

2

1

4

9

3

5

6

7

8

12

10

11

IMAX

Embassy Suites

River Rock Apartments

AMC Theatre

Steam Logistics HQ

W Fourth St

13

14

15

16

20

18

17

19

Freightwaves HQ

Children's Museum

22

23

24

25

Unum HQ

University of Tennessee at Chattanooga

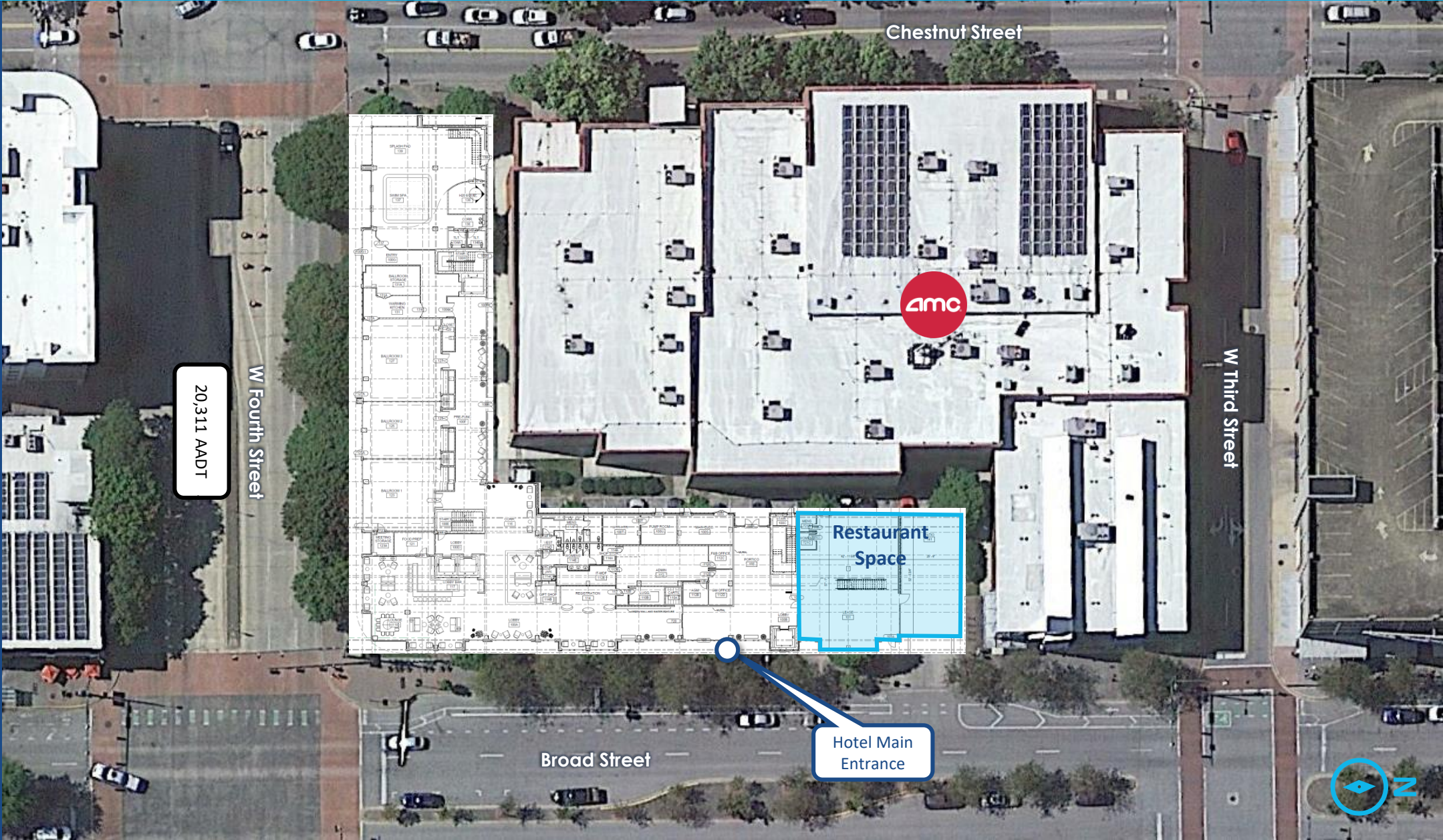
Chestnut St

Market St

- Restaurants**
1. Agave & Rye
  2. Cold Stone Creamery
  3. Hennen's
  4. Puckett's Grocery
  5. Burger Republic
  6. Wooden City
  7. Ben & Jerry's
  8. Mellow Mushroom
  9. Buffalo Wild Wing's
  10. Coffee Shop
  11. Walk-On's Sports Bistreaux
  12. New Restaurant
  13. Five Guy's
  14. Maple Street Biscuit Co.
  15. Lupi's Pizza
  16. Ruby Sunshine
  17. Panera
  18. Sticky Fingers
  19. Taco Mac
  20. Chili's
  21. Taziki's Mediterranean
  22. Rodizio Grill
  23. Mayan Kitchen
  24. Cupcake Kitchen
  25. Ankar's

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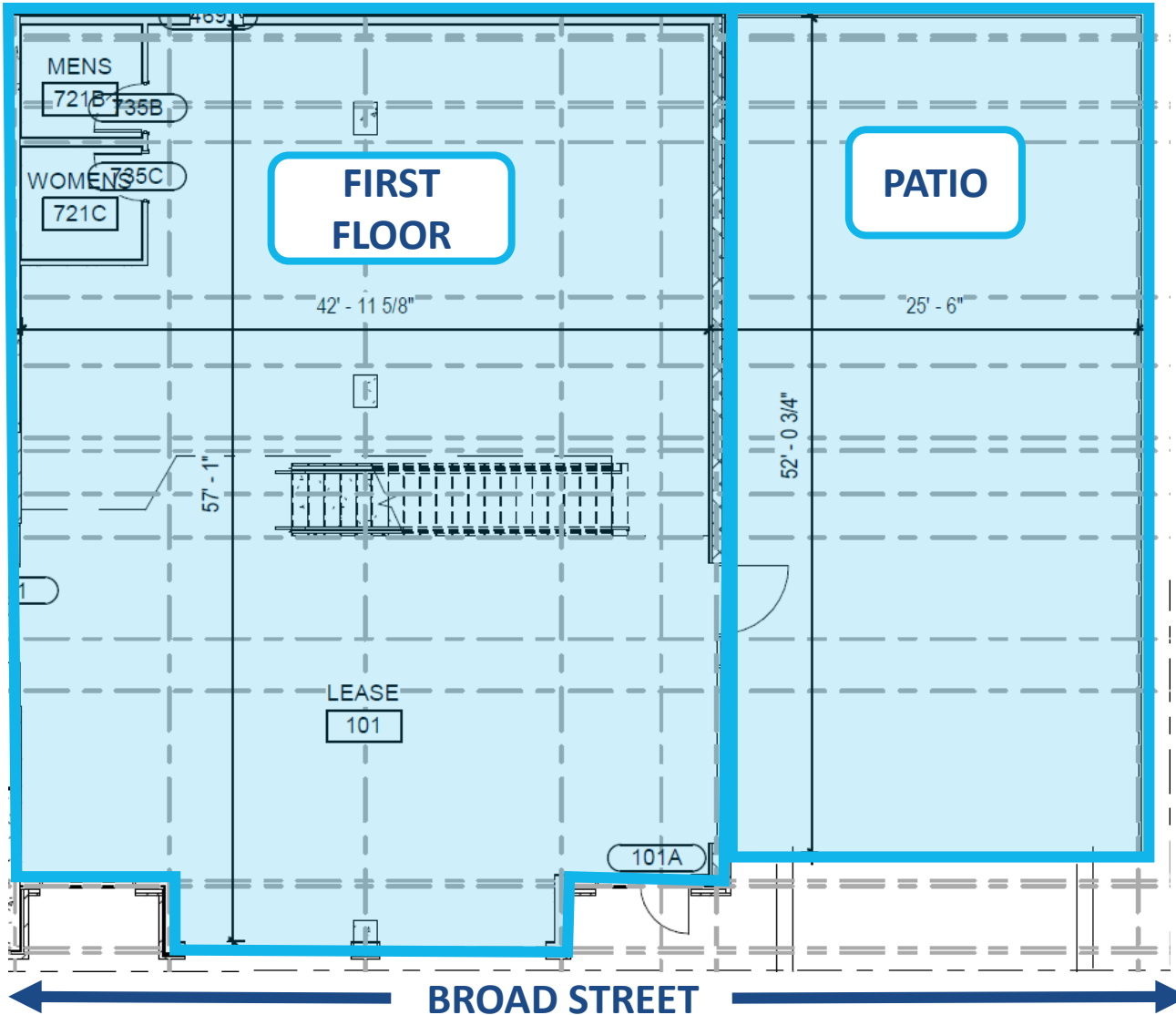
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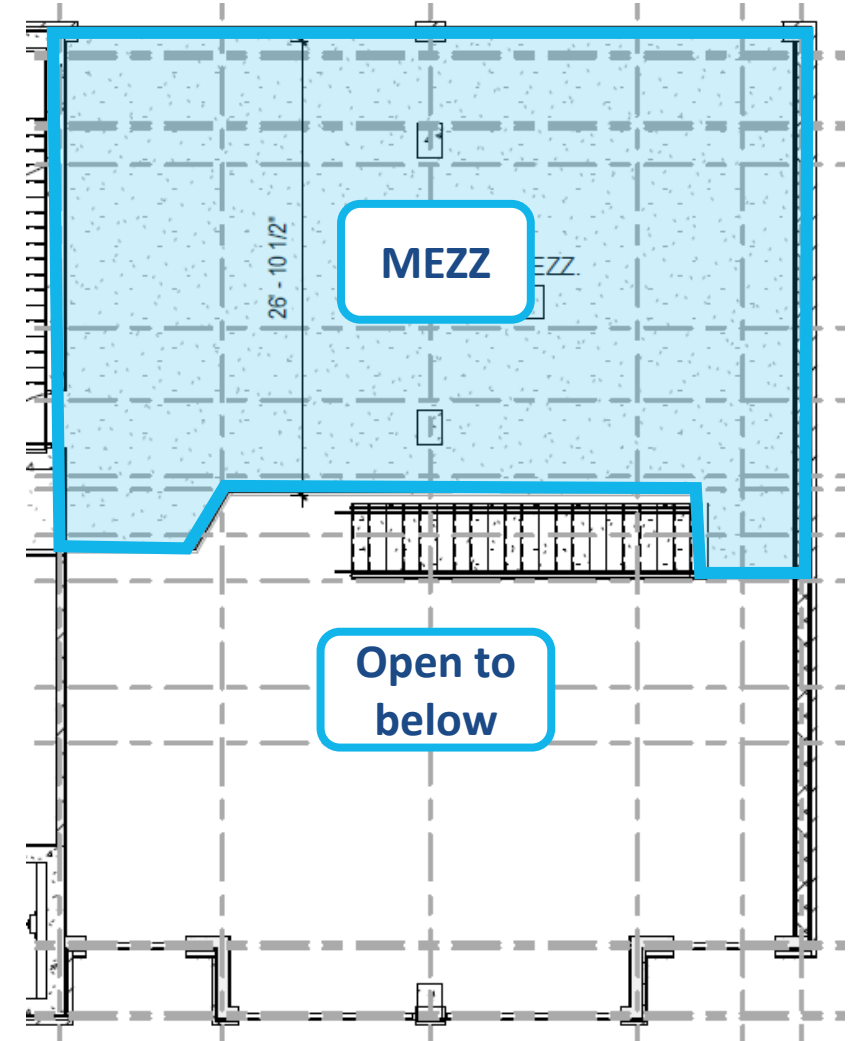
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## FUTURE OPEN SPACE WITH PHASE 2



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Option to increase to restaurant space by bumping into patio would add 825 SF.

Bump out would increase first floor area from 2,400 to 3,225 SF.





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