



DOWNTOWN CHATTANOOGA OFFICE SPACE

817 Broad St, Chattanooga, TN 37402



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com

PROPERTY SUMMARY

Space & Suite Specifications

3rd Floor

- **Space Available:** 4,937 SF
- **Lease Term:** Negotiable
- **Rate:** \$16.50 - \$17.50 /SF/YR

4th Floor:

- **Space Available:** 4,973 SF
- **Lease Term:** Negotiable
- **Rate:** \$18 - \$20 /SF/YR

Property Description

Prime spot in Chattanooga's Central Business District along the main downtown thoroughfare, directly adjacent to the Chamber of Commerce, surrounded by headquarters, banks, hotels, restaurants and within easy walking distance of key downtown amenities



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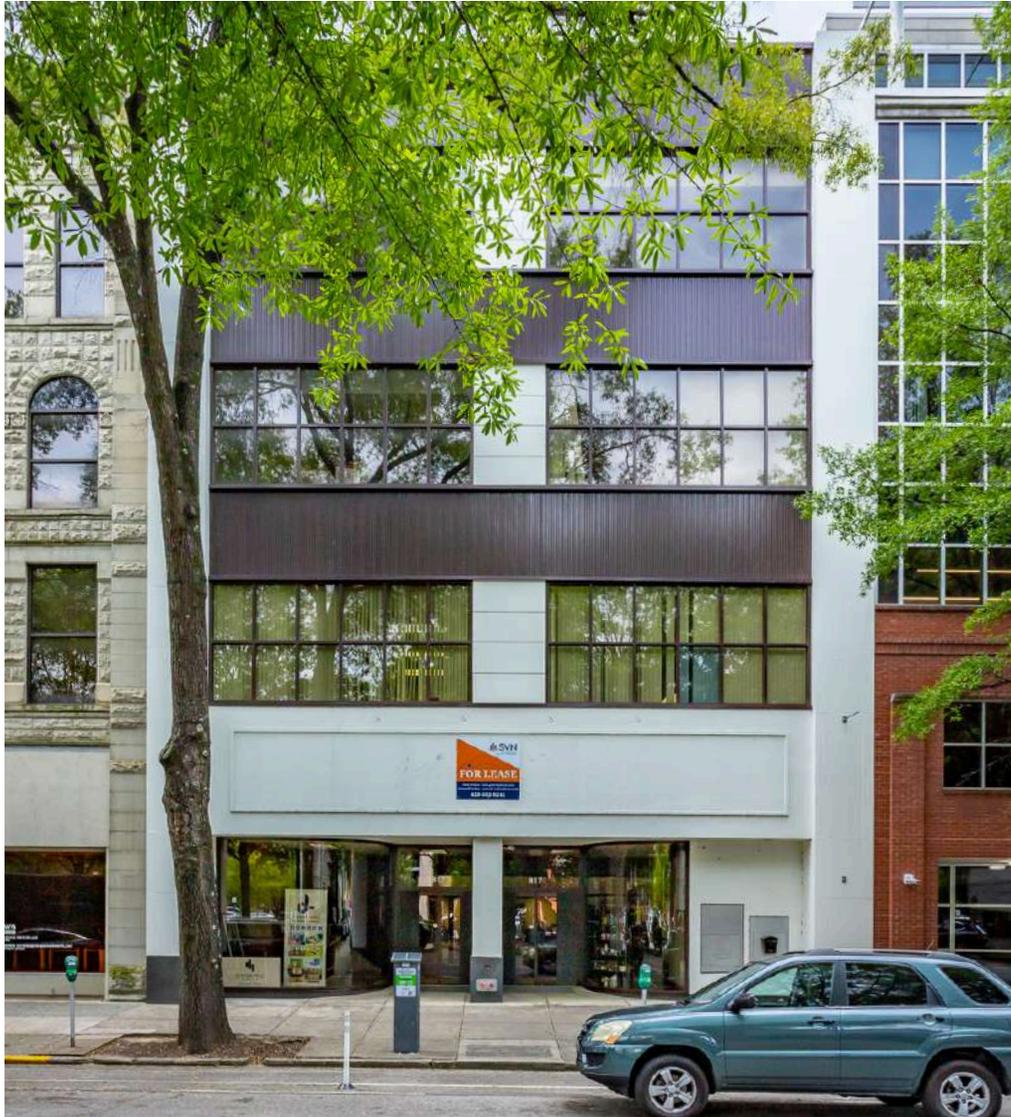
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BUILDING HIGHLIGHTS



Highlights

- 2 Floors available (3rd and 4th)
- Space is being built out at Landlords expense
- Situated on Broad Street in the Central Business District, offering excellent visibility and foot traffic.
- Steps away from the Chamber of Commerce
- Flexible floor plans, ideal for professional offices or creative workspace.
- Ample natural light with large windows throughout.
- Elevator-served building with **ADA** accessibility
- Walking distance to restaurants, coffee shops, and retail amenities.
- Parking offered based on term



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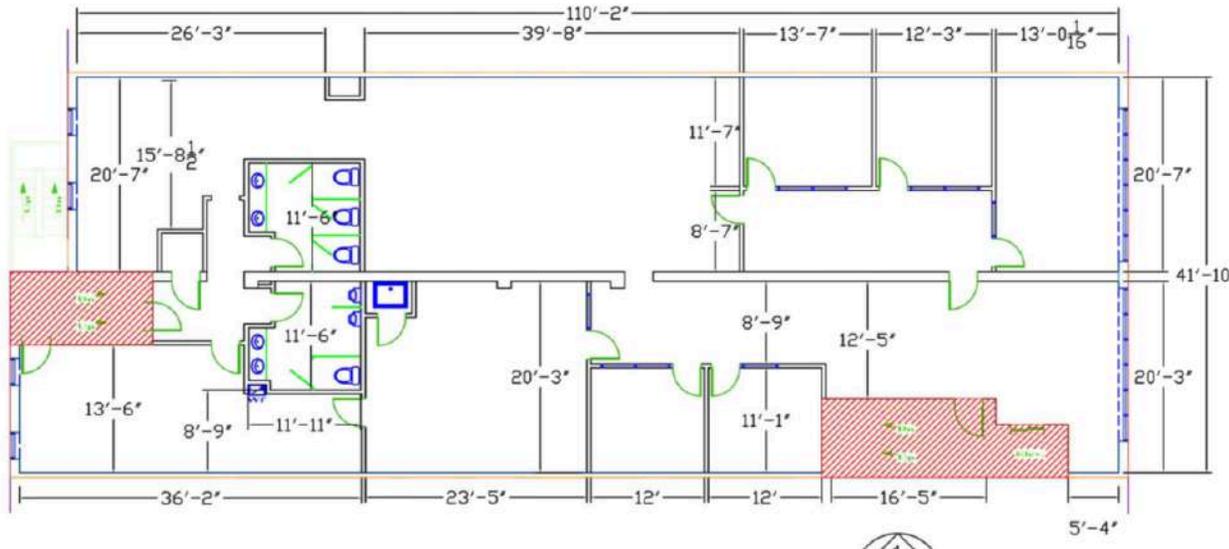
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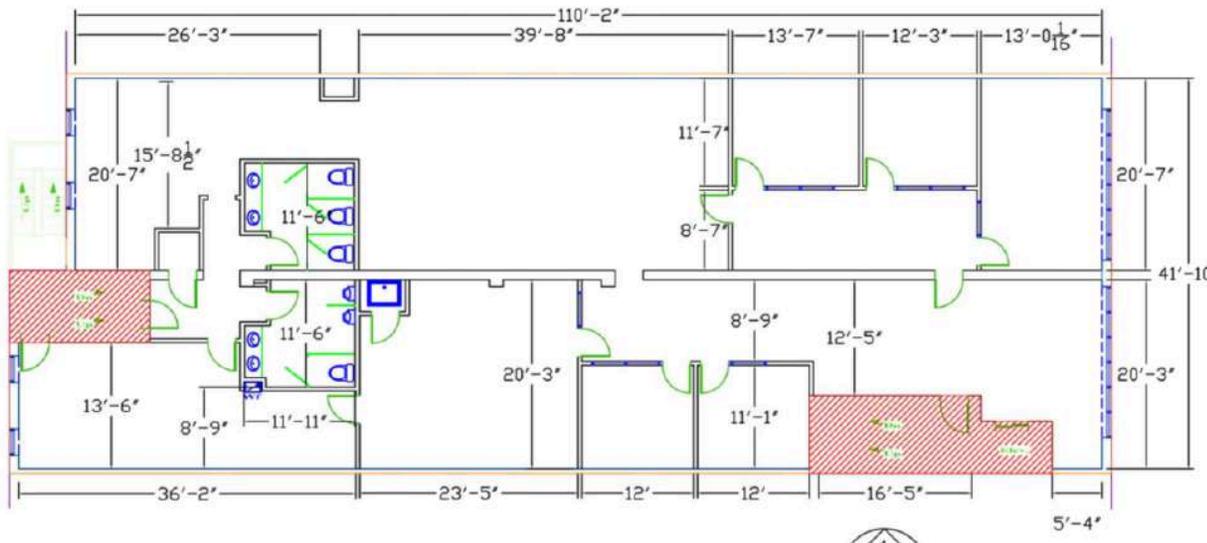


FLOOR PLANS

4th Floor



3rd Floor



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CONCEPTUAL RENDERINGS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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CHATTANOOGA
LOOKOUTS
SLATED
FOR MIXED
USE 2026

Agave & Rye
THE TACOS
Tijuana & Seafood Hall
COLD STONE
CREAMERY
HENNESSY

TENNESSEE
AQUARIUM

SVN | S
ECONOMY REAL ESTATE MANAGEMENT
EDWIN
HOTELS
WHISKEY
MOTOR HOTEL

BlueCross BlueShield
of Tennessee

27

61,676 AADT

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GOLDS
GYM

Hampton
by Hilton

BIG
Ruby
Sunshine
RESTAURANT

TACOMAC

DOUBLE TREE
BY HILTON

H
Holiday Inn

tvfcu

SouthEast
bank

REGIONS

H
Holiday Inn
Express

THE WESTIN
CHATTANOOGA

Old **GILMAN** Grill

BOTTO & BAR

M
MILLENNIUM
BANK

Starbucks

TRUIST

COMMUNITY
PIE

ATTACK & TATSU

JJ
REDWINGS

Kindred Hospitals
Empowered by ScionHealth



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	10,516	47,575	112,776
2024	13,609	55,602	123,188
2029 Projected	15,019	60,493	132,558
Median Age	31.8	34.2	36.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	5,103	20,543	48,098
2024	7,023	24,523	53,007
2029 Projection	7,823	26,806	57,220

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$69,825	\$72,470	\$70,236
2024 Average Household	\$77,767	\$76,381	\$73,681
2029 Projected Household	\$79,854	\$77,319	\$74,747



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THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKER

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor

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-  [secondstory.properties](https://www.secondstory.properties)



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800 MARKET ST STE 207, CHATTANOOGA, TN 37402
[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)
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