

FOR LEASE

±6,750 SF Available

Entire 3rd Floor Available with an Outdoor Terrace
in the Heart of the Innovation District in
Chattanooga

701 Cherry Street, Suite 300, Chattanooga, TN 37405



HIGHLIGHTS

- Entire 3rd Floor with Outdoor Terrace for Lease in the Heart of the Innovation District
- ±6,750 SF of office space
- 701 Cherry Street is a landmark in Downtown Chattanooga
 - The very first Krystal Restaurant opened on this site back in 1932 and then Krystal constructed their first corporate headquarters on the site.
- The building recently underwent extensive renovation and offers unique features that separate the building and interior from your average office space
- Lease Rate: \$11,000 per month NNN
- Unmatched location in the heart of Downtown Chattanooga



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Exclusively listed by:
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T: 615.256.3189 / F: 615.254.4026

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Retail Space

701 Cherry Street, Ste 300
Chattanooga, TN 37405
Hamilton County

CHARLES
HAWKINS CO.

INNOVATION DISTRICT

Established in 2014



Known for its vibrant and innovative atmosphere, the district is home to several notable startups and beloved established businesses such as coffees shops and acclaimed restaurants.

The district offers several public spaces and is easy to navigate via attractive streets, a bike share program, and free downtown electric shuttles.

Chattanooga's Innovation District is a place where people from all walks of life can come together to create and collaborate. The Edney Innovation Center is the front door to Chattanooga's Innovation District, providing free public meeting spaces and abundant programming.

The Innovation District of Chattanooga is the first innovation district in a mid-sized city, and it has been featured in works by Brookings Institution, National League of Cities, The Kaufman Foundation, and The New York Times.

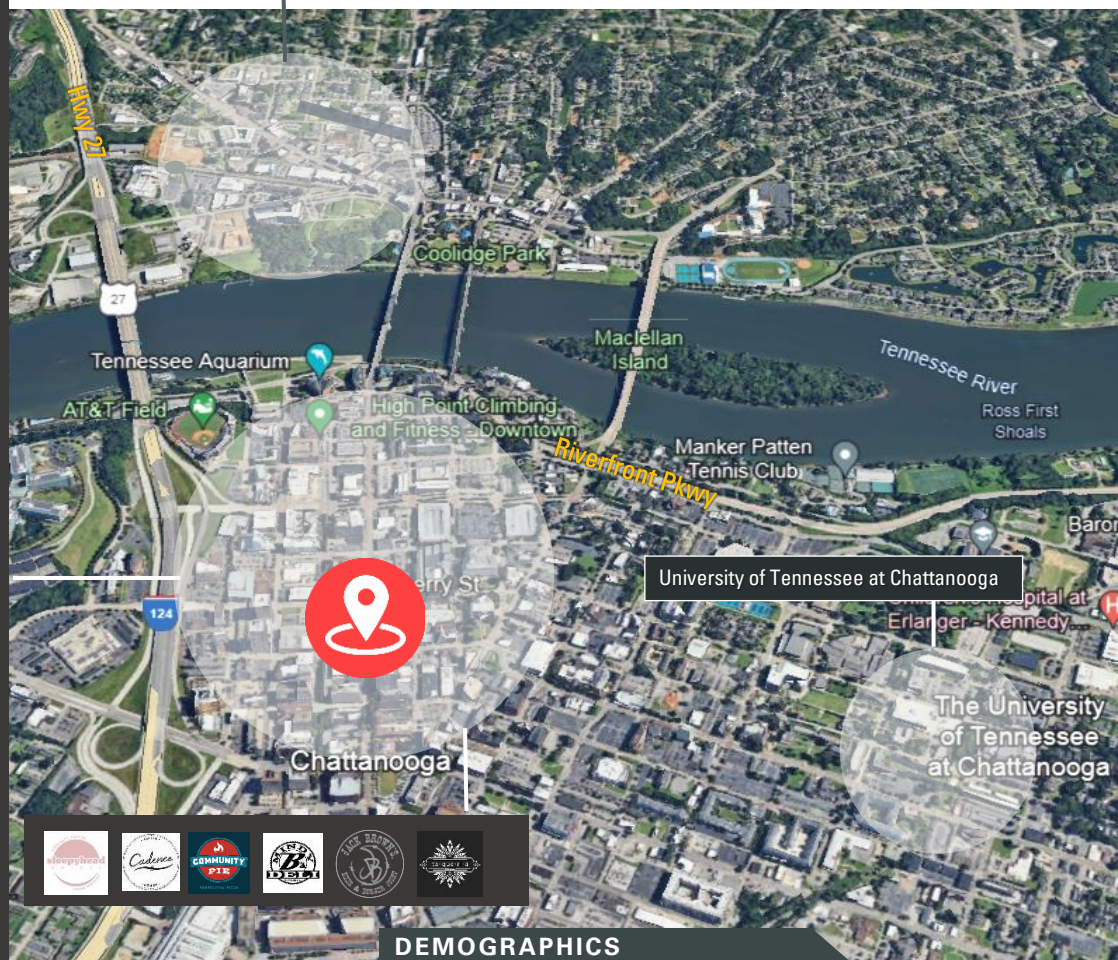
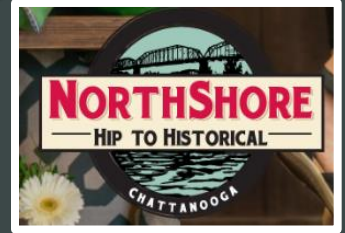
<https://www.theenterprisectr.org/programs-initiatives/innovation-district-entrepreneurship/about-the-innovation-district/>



NORTH SHORE NEIGHBORHOOD

Where Hip meets Historical

The newly renovated retail center is located in the vibrant North Shore neighborhood in Chattanooga. This highly coveted neighborhood is situated on the Tennessee River across from the famous aquarium. This unique neighborhood features a theater, walking bridge, Carousel ride and nice recreation areas, as well as fine dining, unique shopping



DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	4,910	35,638	97,470
Households	2,617	17,568	46,178
Income			
\$0 - 10k	494 20.99%	3687 23.58%	7811 18.92%
\$10 - 25k	591 25.11%	4485 28.68%	11276 27.31%
\$25 - 35k	318 13.51%	1987 12.71%	5645 13.67%
\$35 - 50k	383 16.27%	1983 12.68%	6251 15.14%
\$50 - 75k	307 13.04%	1970 12.60%	5696 13.80%
\$75 - 100k	114 4.84%	696 4.45%	2049 4.96%
>\$100k	147 6.24%	829 5.30%	2558 6.20%

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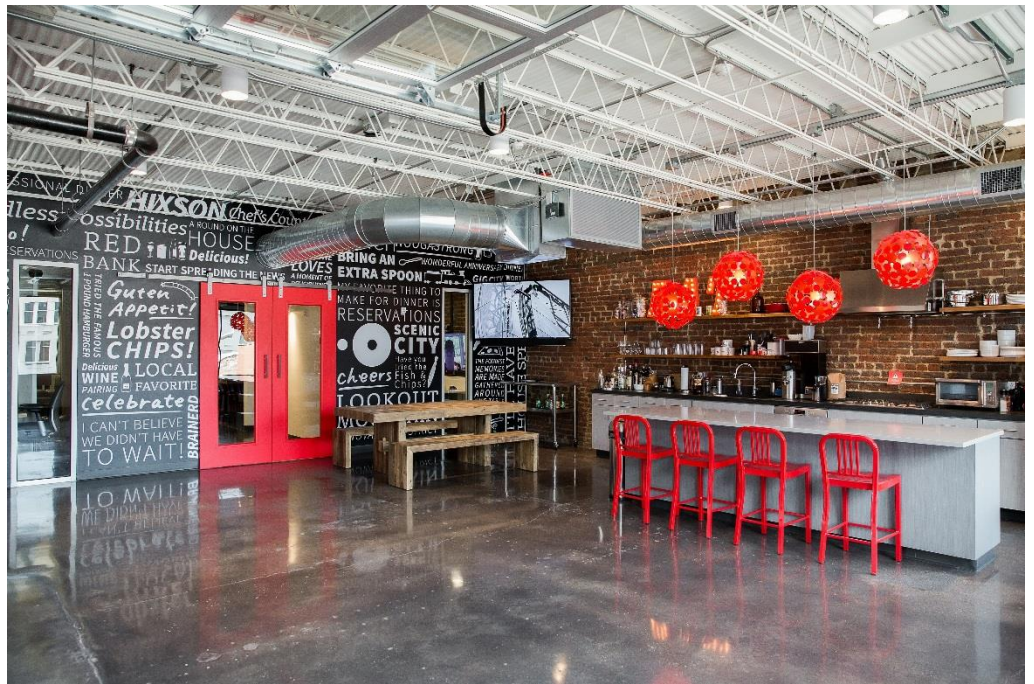
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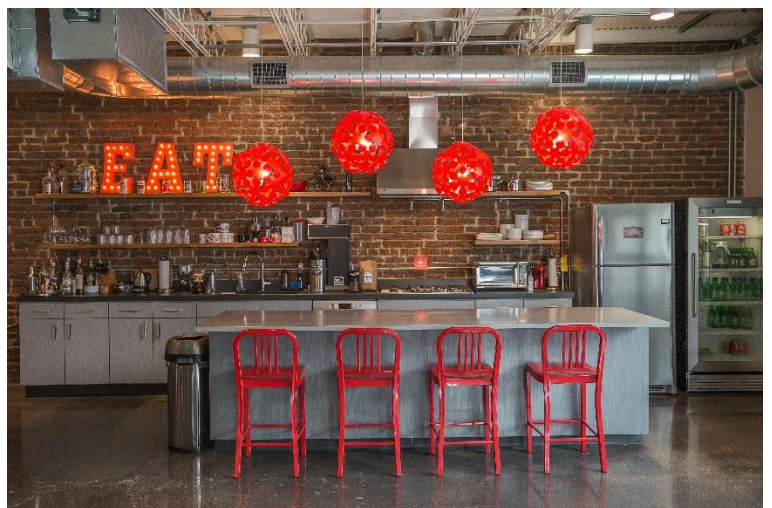
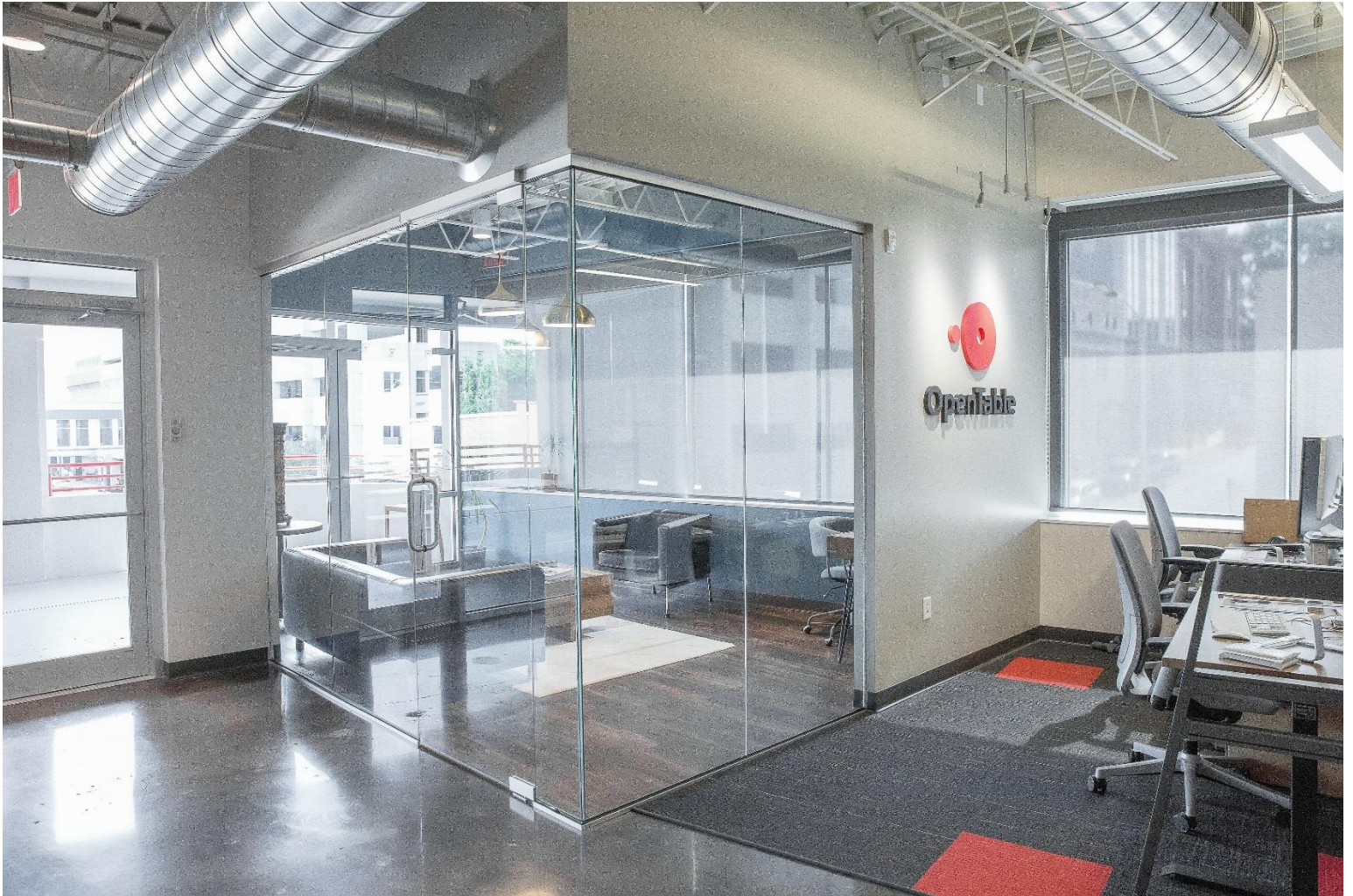
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FLOOR PLAN



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