

Suite 400 - 1,700 SF - Air Park Centre



Presented By:
Real Estate Partners

117 Nowlin Ln, Chattanooga, TN 37421



Suite 400 - 1,700 SF - Air Park Centre

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Property Details

\$15.50 PSF Modified Gross
\$2.50 PSF CAM Fee
Suite 400 - 1,700 Square Feet
Occupancy Oct. 1st 2024

Also, Available Suite 5,000 - 1,800 Square Feet
Occupancy Jan. 1st 2025

Price: \$15.50 /SF/YR

- Centrally Located near Interstate Interchanges
- Half Mile to Hwy 153
- 1.2 Miles to I-75
- 1.5 Miles to I-24

View the full listing here: <https://www.loopnet.com/Listing/117-Nowlin-Ln-Chattanooga-TN/30910354/>

Rental Rate:	\$15.50 /SF/YR
Property Type:	Office
Property Subtype:	Telecom Hotel/Data Hosting
Building Class:	A
Rentable Building Area	21,258 SF
:	
Year Built:	1984
Walk Score ®:	18 (Car-Dependent)
Transit Score ®:	25 (Some Transit)
Rental Rate Mo:	\$1.29 /SF/MO

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Listing space

1st Floor Ste 400

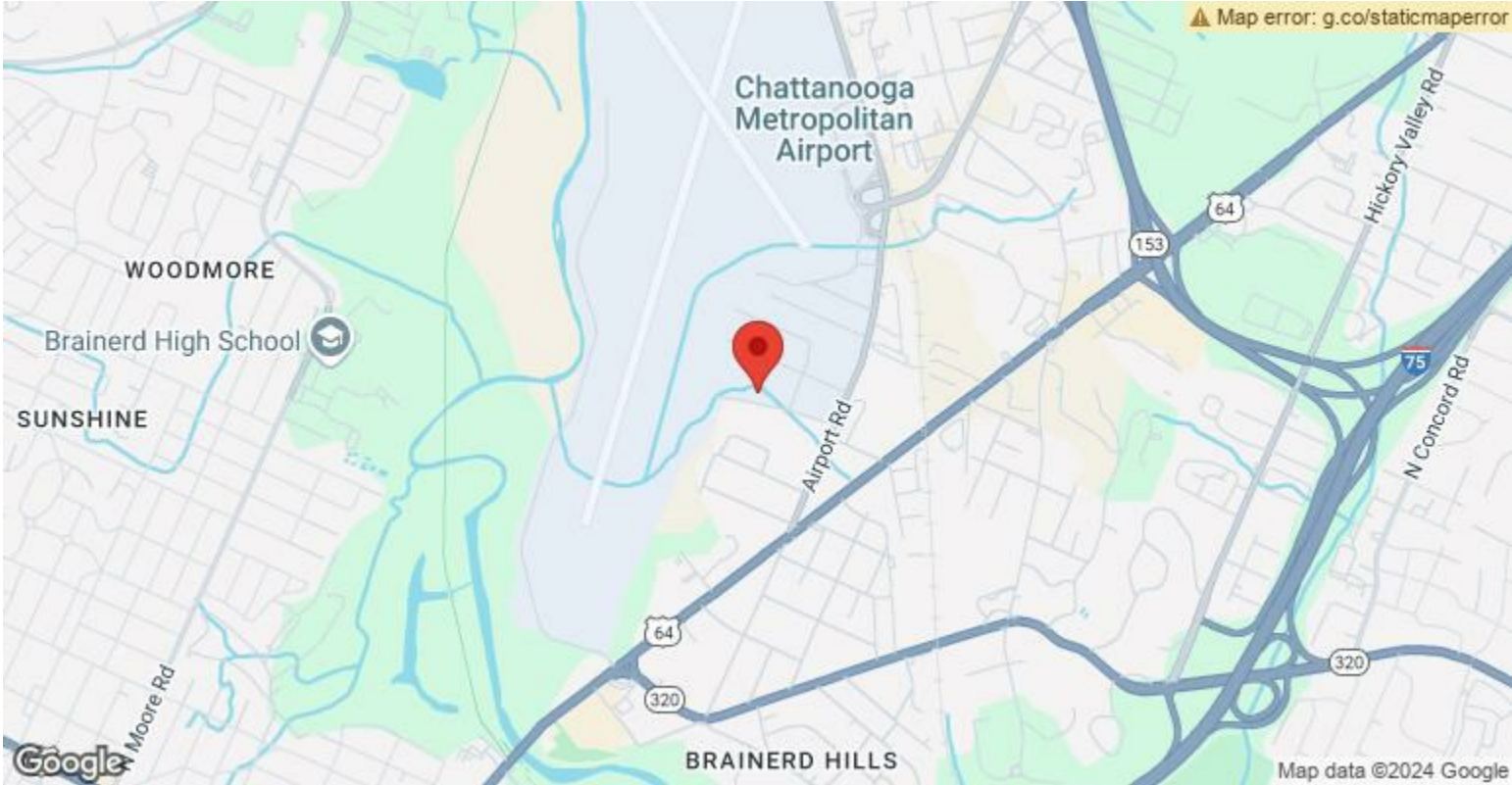
Space Available: 1,700 SF
Rental Rate: \$15.50 /SF/YR
Date Available: October 01, 2024
Service Type: Modified Gross
Built Out As: Professional Services
Space Type: Relet
Space Use: Office
Lease Term: 3 Years

Space fully Built-Out ready for Tenants Plug & Play Available Oct. 1st 2024

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Location



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Property Photos



117 Nowlin

1,800 SF & 1,700 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 5,000 is 1,800 SQ
- Suite 400 is 1,700 SQ

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

- \$15.50 /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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REAL ESTATE PARTNERS
 CHATTANOOGA LLC

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Property Photos

Site Plan

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Property Photos



Office #1



Electrical Room

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Property Photos



Storage Closet



Work Station - Cubicle

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Property Photos



Conference Room



Conference Room / Yoga/Martial Arts

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Client / Guest Bathroom



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Kitchen



Hallway

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Property Photos



Employee Bathroom #2



20240910_150612

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Work Stations / Reception



Office #3

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Property Photos



Office #3



Office #3

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Property Photos



Office #4



Hallway to Rear Entrance

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Property Photos



Lobby Entrance



Front Entrance

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Property Photos



Ample outdoor lunch seating area



Parking in rear

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Property Photos



Parking in Rear

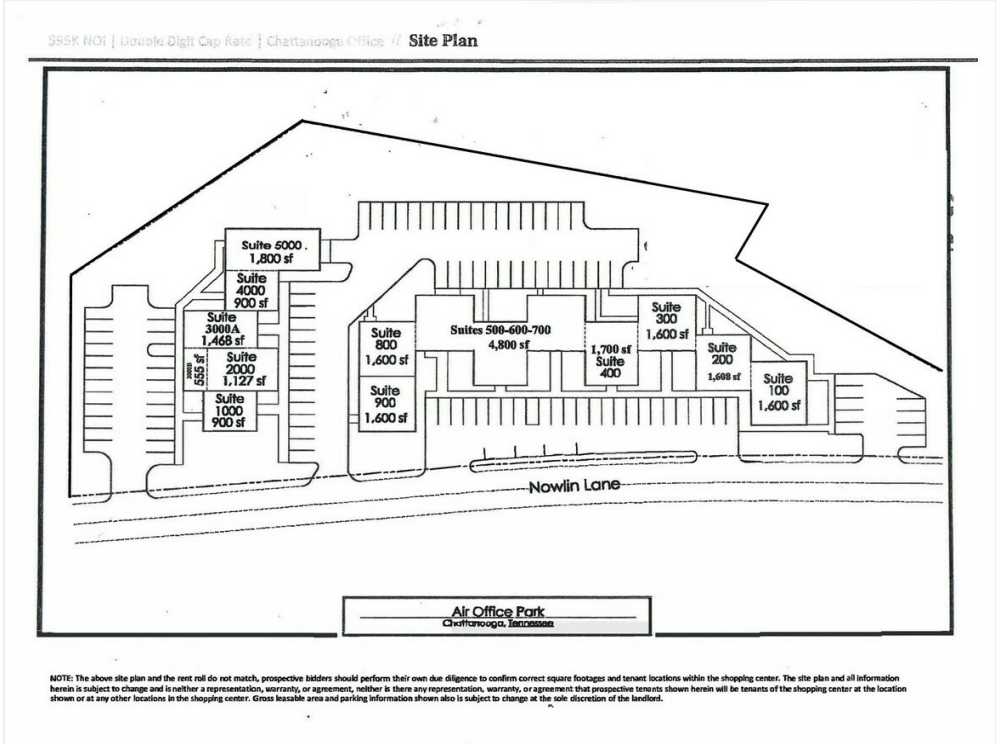


office #2

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Property Photos



115 & 117 Nowlin _ SITE PLAN



Primary Photo

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Property Photos



office #2



Building Photo

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Property Photos



Building Photo



Parcel Outline

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Property Photos



Parcel Outline



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Parcel Outline



Building Photo

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Property Photos



Building Photo



Aerial - VPD

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Building Photo



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