

LEASE

811 Broad St, ste 400

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Chattanooga, TN 37402

PRESENTED BY:

BAKER TOWNSEND

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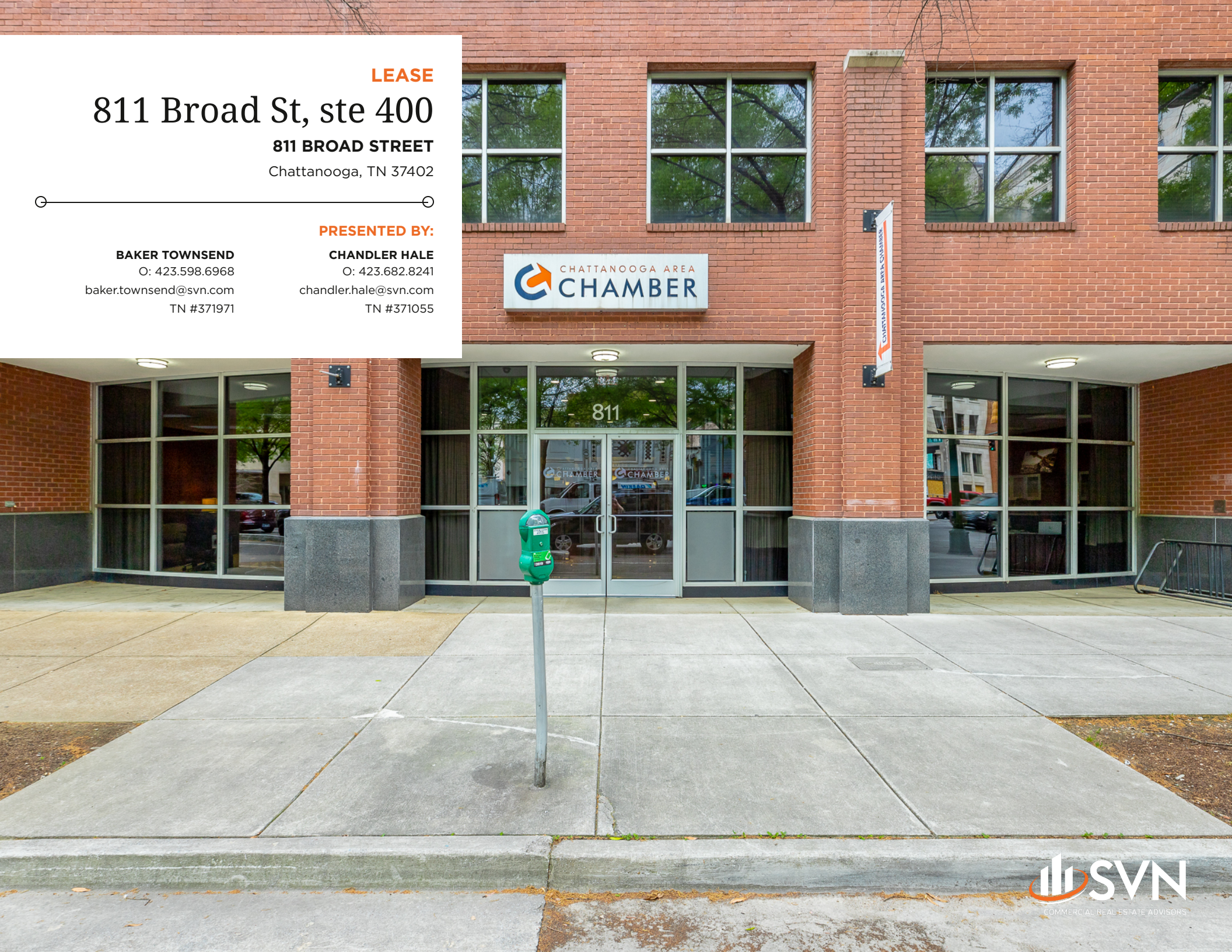
TN #371971

CHANDLER HALE

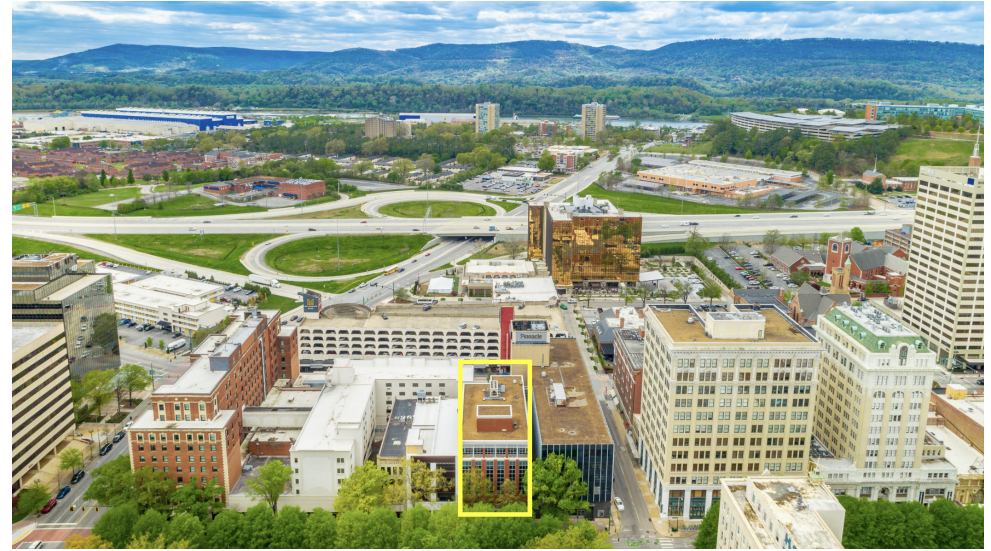
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TN #371055



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (Gross)
AVAILABLE SF:	6,768 SF
BUILDING SIZE:	46,109 SF
AVAILABLE FLOOR:	4th Floor

PROPERTY DESCRIPTION

SVN Second Story is proud to present a leasing opportunity for 6,768 sf of Class A office space in the center of downtown Chattanooga. Located in the Chamber of Commerce and spread across the 4th floor, the space is comprised of 10+ private offices, multiple conference rooms, and a break room, making this is an ideal office for any company looking to call downtown Chattanooga their home. Conveniently located with easy access to major transportation routes, this property presents an ideal setting to elevate your business and leave a lasting impression.

PROPERTY HIGHLIGHTS

- 6,768 sf of Class A office space
- 10+ private offices with modern design
- Expansive and open concept layout in the center

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- 6,768 sf of Class A office space
- 10+ private offices with modern design
- Expansive and open concept layout in the center
- Well-equipped break room with a fully functional kitchen
- High ceilings and ample natural light
- Premium finishes and contemporary design
- Dedicated conference or meeting rooms
- Convenient access to major transportation routes
- Secure and controlled access to the property

LOCATION MAP



Google

Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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DEMOGRAPHICS MAP & REPORT

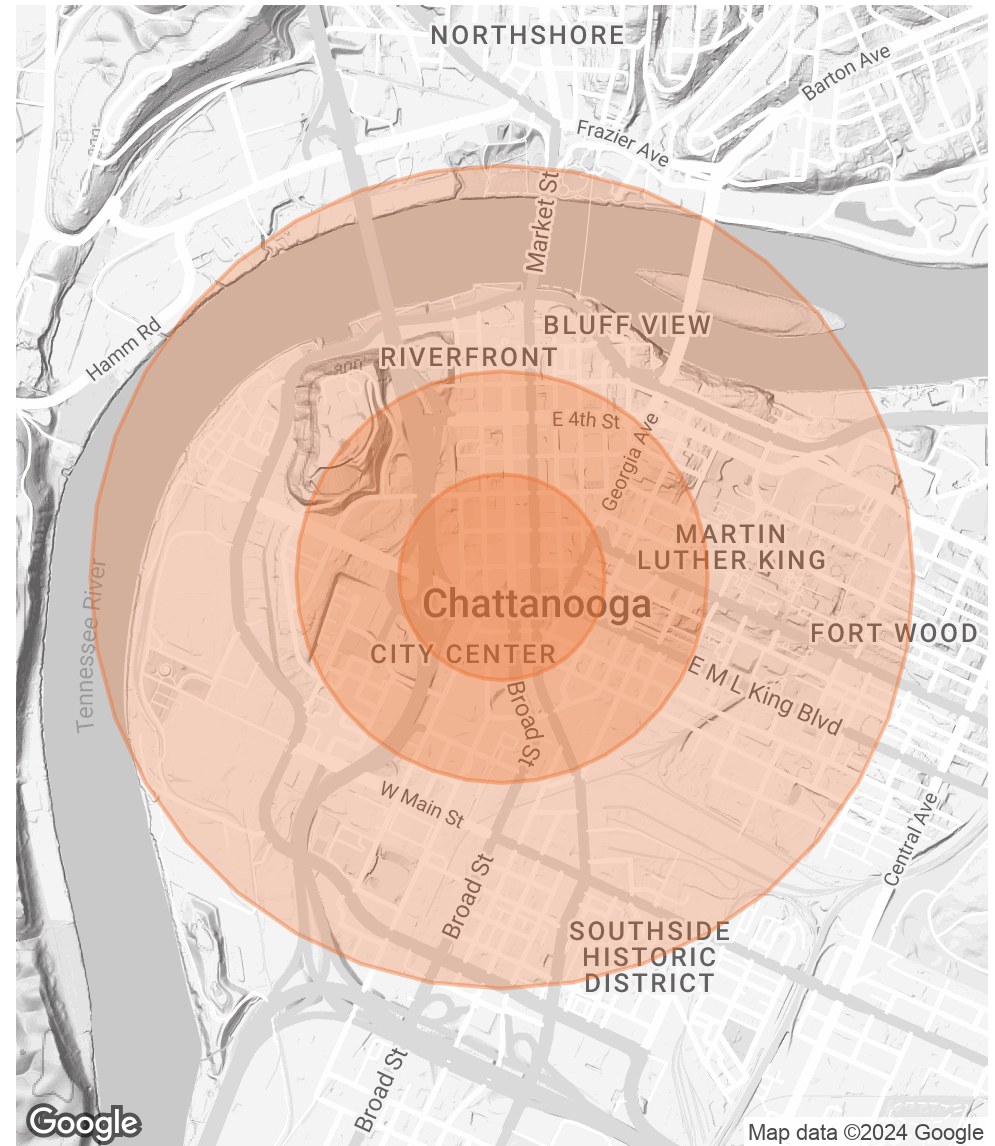
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	528	3,502	10,450
AVERAGE AGE	39.5	33.8	30.1
AVERAGE AGE (MALE)	38.8	29.7	28.3
AVERAGE AGE (FEMALE)	40.5	35.3	30.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	327	1,860	4,788
# OF PERSONS PER HH	1.6	1.9	2.2
AVERAGE HH INCOME	\$70,601	\$42,090	\$57,405
AVERAGE HOUSE VALUE	\$376,573	\$182,734	\$263,240

2020 American Community Survey (ACS)



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