



DOWNTOWN OFFICE AT CHAMBER OF COMMERCE

811 Broad St, Chattanooga, TN 37402

AVAILABLE SPACE: 6,768 SF



SVN | Second Story Real Estate Management

Chandler Hale

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PROPERTY SUMMARY

OFFERING SUMMARY

Asking Lease Rate: \$23.00 SF/yr (Full Service)
Available Space: 6,768 SF
Building Size: 46,109 SF
Available Floor: 2nd Floor

PROPERTY DESCRIPTION

SVN|Second Story is excited to present a leasing opportunity for 6,768 square feet of Class A office space located in the heart of downtown Chattanooga. Situated on the second floor of the Chamber of Commerce, this space features up to 10 private offices, multiple conference rooms, and a break room, making it an ideal choice for any company looking to establish its presence in downtown Chattanooga. Parking spots are available in a nearby garage. The landlord is open to offering tenant improvements based on terms.



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 6,768sf of Class A office space 2nd Floor
- Parking included
- Up to 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
- Premium finishes and contemporary design
- Dedicated conference or meeting rooms
- Secure and controlled access to the property.



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PROPERTY PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

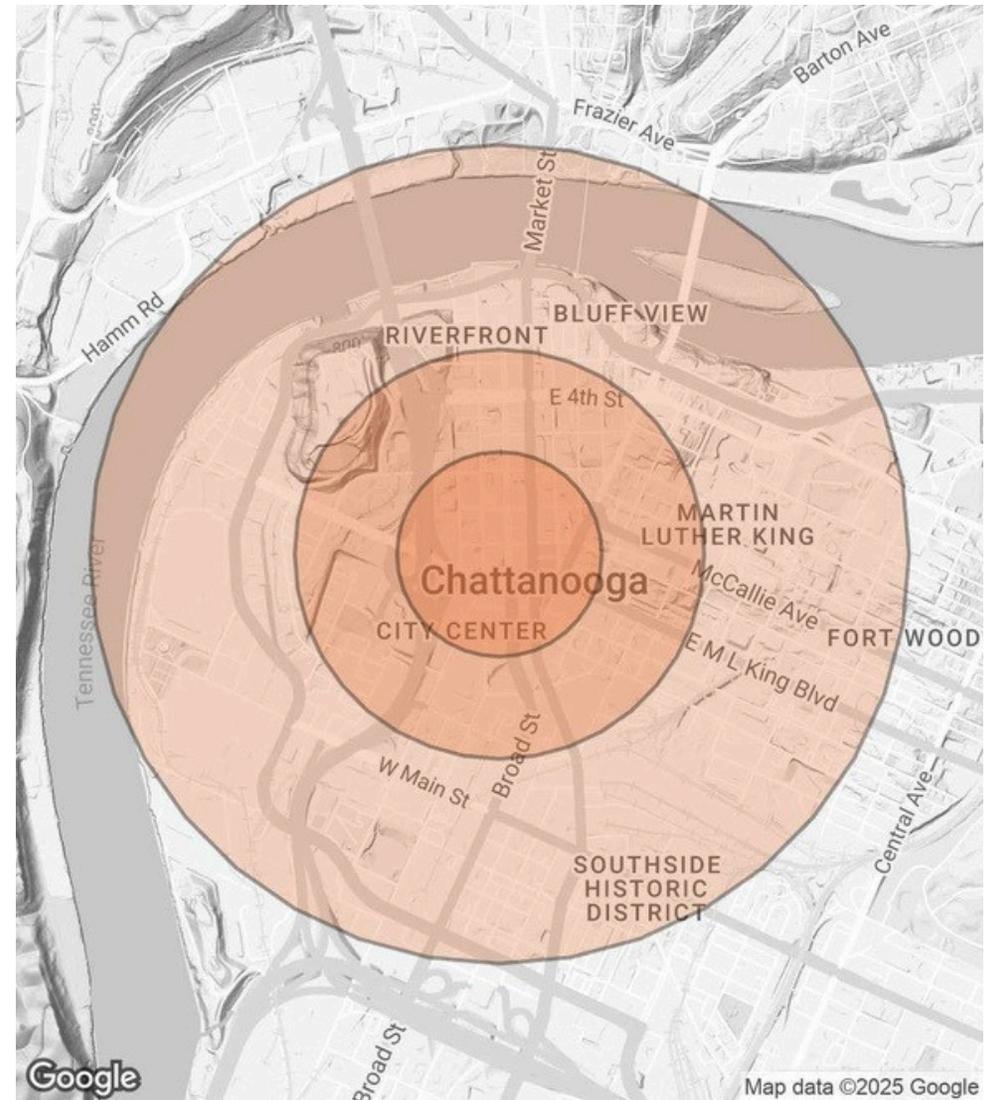
POPULATION

	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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