



PRIME SOUTHSIDE LOCATION | OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 965 - 2,030 sf
2101 Chestnut St | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

Brian Chadwick

Office: (423)-682-8241

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brian.chadwick@svn.com



PROPERTY HIGHLIGHTS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

AVAILABLE SPACES:

- **Suite 101D (965 sf):** \$1,800/month gross including utilities
- **Suite 101C (1,065 sf):** \$1,700/month gross including utilities
- **Combined (2,030 sf):** \$3,300/month gross including utilities

- 965-2,030 sf of professional office space available
- Located in Chattanooga's vibrant Southside District
- Ideal for creative offices, startups, or professional firms
- On-site parking available
- Walkable to restaurants, coffee shops, and retail



Location Description

2101 Chestnut Street offers a unique opportunity to lease office space in one of Chattanooga's most dynamic and creative districts. Located in the bustling Southside neighborhood, this property blends historic charm with modern functionality.

Just minutes from Downtown Chattanooga and within walking distance to some of the city's best restaurants, coffee shops, and breweries, this location is ideal for professional firms, tech startups, or creative teams looking for an inspiring work environment. Easy access to I-24 and on-site parking make it both convenient and accessible.



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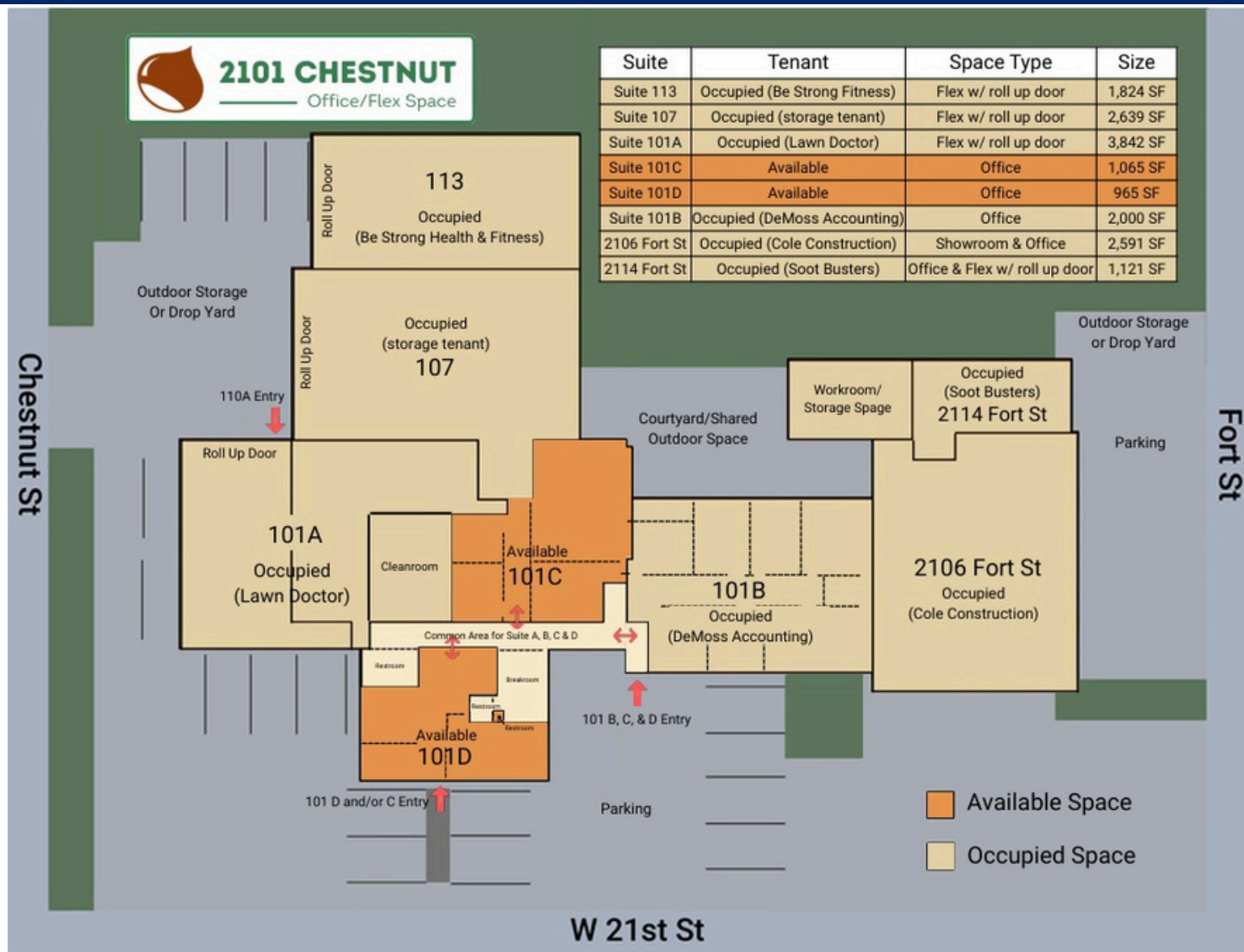
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OFFICE FOR LEASE

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200 Manufacturers Rd | Chattanooga, TN 37405



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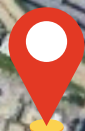
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SITE AERIAL

27



INTERSTATE
24

WAREHOUSE
ROW
EST. 1924
CHATTANOOGA, TENNESSEE

PUBLIC HOUSE
CHATTANOOGA

THE CHINTANOOGAN
CURIO COLLECTION
by Hilton

FOOD CITY

AMADA
FARM & WINE

NR
NAKED RIVER
BREWING CO.
CHATTANOOGA, TN

FINLEY STADIUM
DAVENPORT FIELD
WHERE CHATTANOOGA PLAYS

OUTSIDE
SOCIAL

THE HENRY LOFTS

Pizza Bros

IN 2D
RESTAURANT

HI-FI
CLYDE'S

FIVE WITS
BREWING CO.

HoneySeed
HAND ROLLED PASTA • WOODFIRE PIZZA

enterprise

U-HAUL

tvfcu

spark
by Hilton

GOODFELLAS
PIZZERIA

CLUMPIES
ICE CREAM CO.

FEED
RESTAURANT

HOT
RESTAURANT

HELLO
MONTY
ON MAIN STREET

GATE ELEVEN
RESTAURANT

TAILGATE
RESTAURANT

STIR

NIC
&
NORMAN'S

Wanderlugs
BREWING CO.

frothy monkey

allera

Bluegrass
Grill

STATE OF
CONFUSION

NIEDLOV'S
BAKERY & CAFE



ODDSTORY
BREWING CO.
CHATTANOOGA, TN

Me
Lito
Grill

CHAMPY'S
FRIED CHICKEN
RESTAURANT



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	6,442	46,245	112,192
2024	7,831	53,953	122,636
2029 Projected	8,569	58,684	131,756
Median Age	36.8	34.1	36.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,748	19,460	47,422
2024	4,553	23,272	52,301
2029 Projection	4,989	25,446	56,368

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$67,754	\$69,750	\$70,144
2024 Average Household	\$69,697	\$72,750	\$73,908
2029 Projected Household	\$71,003	\$73,796	\$75,045



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BROKER

Brian Chadwick serves the brokerage department as the Director of Retail, licensed in the states of Georgia and Tennessee. He has over 24 years of experience and specializes in retail investment sales and leasing. Since 2020, Brian has produced over \$2 billion dollars in deal volume representing several landlords and tenants. Brian's accolades include CoStar Power Broker Award and SVN Achiever Award. In his free time, you can find him on the lake or playing a game of golf.



Brian Chadwick
Director of Retail



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