

SOUTHSIDE Office Building

2622 S Broad Street
Chattanooga, TN 37408

Located in the Chattanooga's vibrant Southside District, 2622 Broad Street offers a free-standing office building with two parking lots offering 26 spaces.

This property presents a rare opportunity for businesses seeking free parking, high visibility, walk-ability, and proximity to the city's new development across the street. It's an ideal location for destination, retail, office, or creative use.



Property Highlights

Free Standing Building

- Parking Lot: (2) Lots totaling **26 spaces**
- Main Floor: 6,000 SF
 - Offices: 6
 - Open Work Area
 - Kitchen/Breakroom
 - Conference Room
 - Reception Area
 - Apartment (60 day notice to terminate)
- Restroom: 4
- Lower Level: 6,000 SF
 - Storage or Potential for Buildout
 - Ground-Level Access from Parking Lot

Offering Summary

SQUARE FOOTAGE:	12,000 SF
LEASE RATE:	\$13.00 PSF NNN
OPERATING EXP:	\$2,000/mo
TAX ID:	155C B 019
ZONING:	C-MUI (Commercial Mixed Use)

Traffic Counts - 2024

S BROAD STREET	26,332 VPD
I-24	114,645 VPD
W 20th STREET	13,732 VPD

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**For more information,
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The revitalization of the entire South Broad District will be accomplished by redeveloping — and in some places restoring — 140 acres of the dilapidated Wheland Foundry and U.S. Pipe sites to create a vibrant live-work-play mixed use neighborhood. The ultimate private-sector investment in the project is expected to exceed \$1 billion, providing +\$2.3 billion in economic impact for residents of our region for decades to come.



The Bend, a trans-formative 120-acre development by Urban Story, is taking shape in the heart of Chattanooga. With plans for over 1,100,000 square feet of building space, The Bend will be a dynamic mixed-use destination featuring residential, retail, office, and green space. This visionary project is set to redefine the city's riverfront and bring new energy to the area.

5-Mile Radius

