



Historic Southside

1410 Cowart Street
Chattanooga, TN 37408

Class A Office Opportunity
BUSINESS RELOCATING

Property Information | Sale or Lease

Historic office building in the heart of Chattanooga's thriving Southside for sale. Has great views of Lookout Mountain to the south and walking distance to many restaurants and hotels. Built in 1920 and renovated in 2000, the two story brick structure features brick interior walls and excellent natural light. Long time home of The Artech Design Group.

Property Highlights

- Built: 1920 | Renovated: 2000
- **Total Available: 16,560± SF**
 - First Floor: 11,700± SF
 - Second Floor: 4,860± SF
- Land Size: 0.27± Acres
- Parking: 8 onsite spaces plus multiple options in the neighborhood

Offering Summary

Sale Price:	\$2,790,000
Lease Rate:	\$18.00 PSF
Lease Type:	NNN
2024 Real Estate Taxes:	\$21,808.28



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

FOR SALE OR LEASE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE

Chattanooga, is in southeastern Tennessee, it sets along the Tennessee River in the foothills of the Appalachian Mountains. With a city population of more than 180,000 residents, it is the 4th largest city in the state and has everything to offer from business and economic success to beautiful scenery and activities.

Chattanooga is the middle point for several larger surrounding cities including Atlanta, Knoxville, and Nashville.

- In 2009, Chattanooga and the Electric Power Board installed a \$330 million fiber-optic network that is estimated to have contributed more than \$1 billion to the local economy
- The Gateway - a new, 110-acre mixed used development site adjacent to the recently completed CHI Memorial soccer stadium that broke ground in 2022 with an estimated \$1 billion in economic development over the completion of the project
- The Bend - a 120 acre, adaptive reuse project with over 3,000 linear feet of river frontage aiming to reshape Chattanooga downtown landscape and attract corporate office relocations. The project's master plan features more than 300,000 SF of retail and entertainment space, 700,000+ SF of office, 450+ upmarket residential units, more than 250 hotel rooms and 300 marina slips.



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE

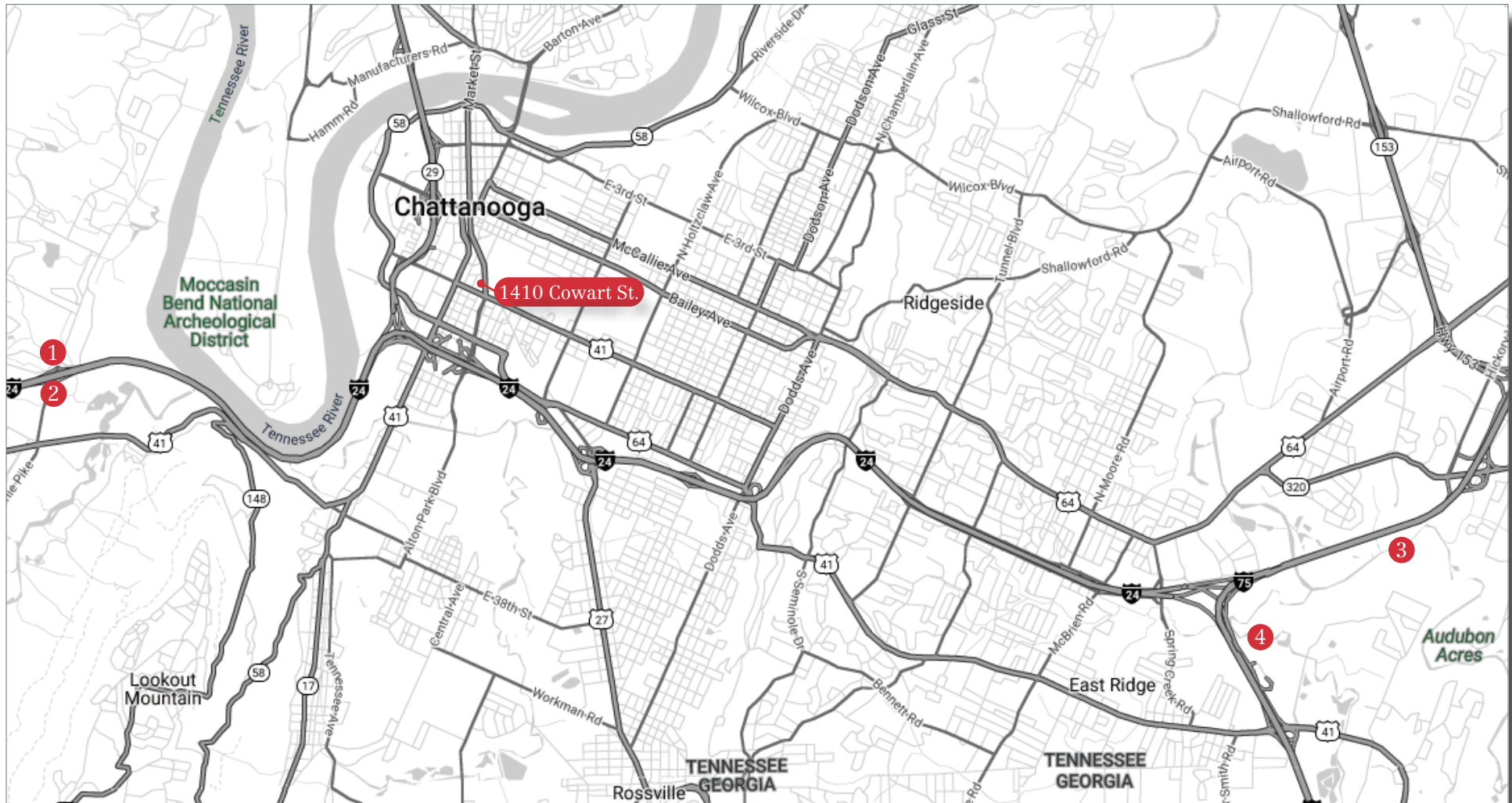
Miles to Major Cities

1 Nashville
135 miles

2 Birmingham
148 miles

3 Knoxville
110 miles

4 Atlanta
120 miles



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

NAICharter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

CHATTANOOGA MAJOR EMPLOYERS

11,700 to 16,560± SF | OFFICE



Company	Product/Service	Full-Time Emps.	Part-Time Emps.
• BlueCross BlueShield of Tennessee	Health Care Financing	4,607	14
• Hamilton County Schools	Elementary & Secondary Schools	3,297	705
• Erlanger Health System	Health System	3,219	1,461
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	3,275	
Tennessee Valley Authority	Utility - Electric Service	3,301	15
CHI Memorial	Health Care	3,634	1,107
• McKee Foods Corporation	Mfr. Cakes & Cookies	3,300	196
• Unum Group	Insurance	2,885	
Roper Corporation	Mfr. Cooking Products	2,300	
• City of Chattanooga	Government	2,345	225
Amazon.com Services LLC	Distribution Center	2,231	1,027
• Hamilton County Government	Government	1,931	164
Cigna HealthCare	Health Services	1,569	12
The University of TN at Chattanooga	University	1,422	20
Partridge Medical Center, Inc.	Health Care - Hospital	1,346	637
Pilgrim's Pride Corporation	Poultry Products, Processor	1,160	
• U.S. Xpress Enterprises, Inc.	Transportation Services	862	6
• North American Credit Services, Inc.	Collection of Healthcare Receivables	805	10
• Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	794	15
Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	776	
• EPB	Electric Power & Fiber Optics Internet, TV & Phone	707	
Scott's Consumer Health Care	Mfr. Health & Beauty Products	705	147
• Southern Champion Tray	Mfr. Folding Cartons	647	20
• Humanist Hospitality LLC	Lodging	638	397
HomeServe USA	Emergency Repair Plan Services	637	
Gestamp Chattanooga - Plant 1	Auto Metal Stamping & Welded Assemblies	635	
Schnellecke Logistics USA, LLC	Logistics Services; Warehousing, Transportation, Contract Service, Kitting, JIS/JIT Services	635	
• Golden Medical Group	Medical Physicians Network	589	79
Chattanooga Coca-Cola Bottling Co. UNITED, Inc./ United Packco	Mfr. Soft Drinks (Bottles & Cans)	576	
• Chattanooga State Community College	Two Year State College	575	11
TN State Department of Transportation	Government, Transportation	575	
• Lowman Electric Company	Electrical Contractors & Engineers	510	
Plastic Omnium Auto Exteriors, LLC	Mfr. Automotive Exterior Components	487	
• Tennessee Valley Federal Credit Union	Federal Credit Union	456	49
• Center For Sports Medicine & Orthopedics	Medical Group Practice	438	34
Mueller Co.	Mfr. Gate Valves & Iron Fittings	430	
Sese Industrial Services US Corp.	Finished Vehicle Logistics, Freight Transportation, Warehouse Solutions & Industrial Services	442	58
• The Health Center at Standler Plaza	Long Term Skilled Care	435	207
West Star Aviation	Aircraft Maintenance	425	

* Locally owned and/or headquartered



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

NAI Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE



Amenities

FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 St. John's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant (inside Warehouse Row)
- 8 Tupelo Honey Southern Kitchen (inside Warehouse Row)
- 9 Pickle Barrel
- 10 Jimmy John's
- 11 City Cafe Dinner
- 12 The Read House
- 13 Mexiville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Six18 Restaurant & Lounge
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club
- 21 Hello Monty

TOURISM

- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium



David F. DeVaney, SIOR, CCIM

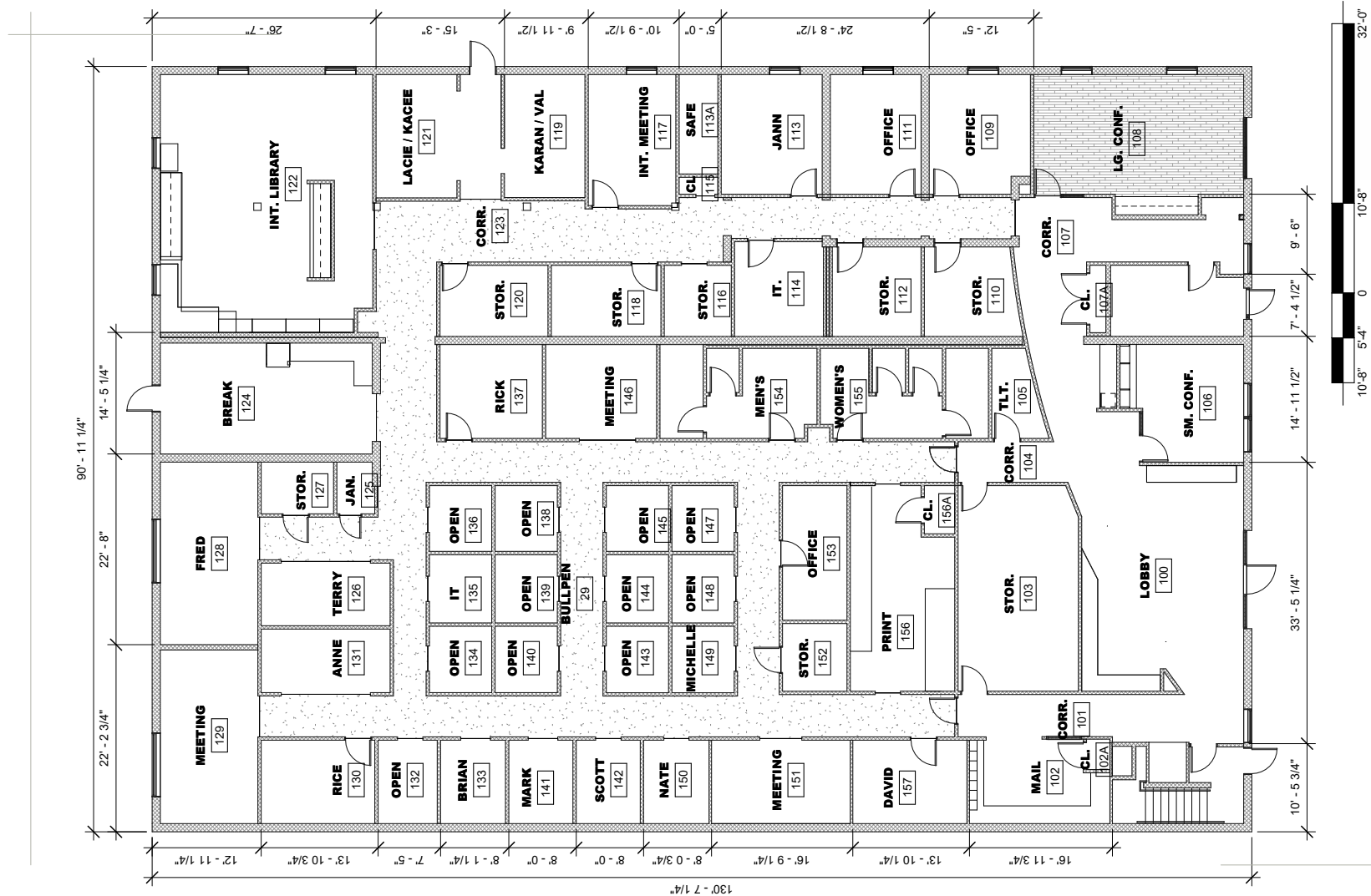
o: 423 308 3762

e: dfd@charterre.com

NAI Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE



ART ECH

1410 COWART STREET FIRST FLOOR

CHATTANOOGA TENNESSEE 37408

11,164 SQUARE FEET - 09/05/24

First Floor - 11,700± SF



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

NAICharter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE

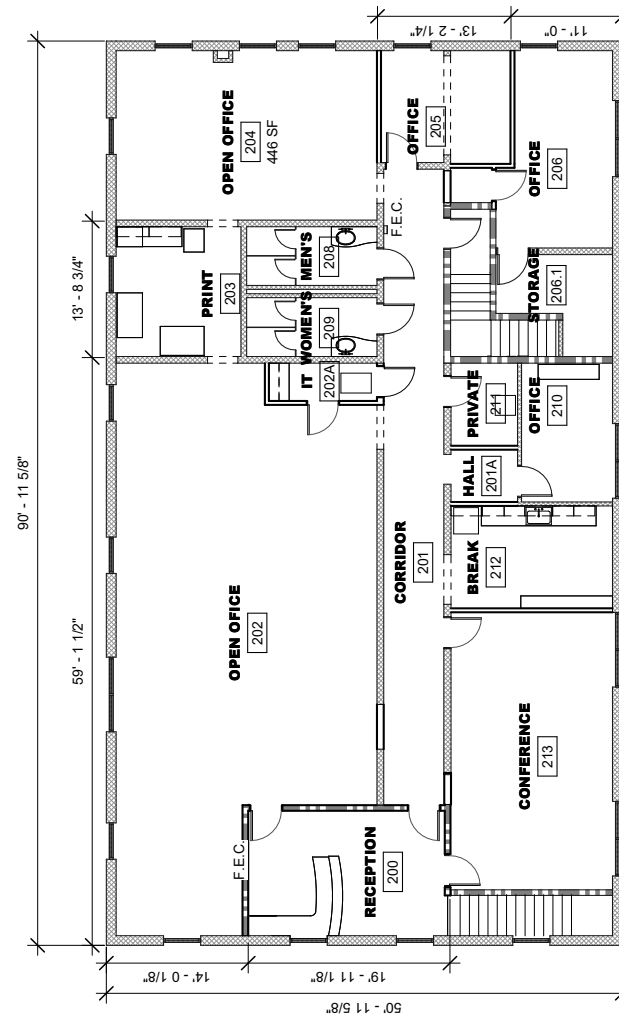


David F. DeVaney, SIOR, CCIM
o: 423 308 3762
e: dfd@charterre.com

NAICharter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE



1410 COWART STREET SECOND FLOOR

ART TECH

CHATTANOOGA, TN 37408

4059 SQUARE FEET - 09/05/24

Second Floor - 4,860± SF

Only available in addition to the First Floor



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

NAICharter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE



David F. DeVaney, SIOR, CCIM
o: 423 308 3762
e: dfd@charterre.com

NAI Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE OR LEASE

11,700 to 16,560± SF | OFFICE



David F. DeVaney, SIOR, CCIM

o: 423 308 3762

e: dfd@charterre.com

NAI Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



NAi Charter
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

520 Lookout Street
Chattanooga, Tennessee 37403
+1 423 267 6549

naicharter.com