



DOWNTOWN CHATTANOOGA OFFICE SPACE AVAILABLE | 817 BROAD ST

AVAILABLE SPACE: 9,310 SF



SVN | Second Story Real Estate Management



Sam Vaden

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OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 9,310 SF

817 Broad St | Chattanooga, TN 37402

LISTING HIGHLIGHTS

Asking Lease Rate: \$22 psf

Available Spaces (SF): 9,310

PROPERTY OVERVIEW

Prime spot in Chattanooga's Central Business District along the main downtown thoroughfare, directly adjacent to the Chamber of Commerce, surrounded by headquarters, banks, hotels, restaurants and within easy walking distance of key downtown amenities



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BUILDING HIGHLIGHTS

- 2 Floors available (3rd and 4th)
- Space is being built out at Landlords expense
- Situated on Broad Street in the Central Business District, offering excellent visibility and foot traffic.
- Steps away from the Chamber of Commerce
- Flexible floor plans ideal for professional offices or creative workspace
- Ample natural light with large windows throughout
- Elevator-served building with ADA accessibility
- Walking distance to restaurants, coffee shops, and retail amenities
- Parking offered based on term



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020	10,516	47,575	112,776
2024	13,609	55,602	123,188
2029 Projected	15,019	60,493	132,558
Median Age	31.8	34.2	36.3
HOUSEHOLD CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020	5,103	20,543	48,098
2024	7,023	24,523	53,007
2029 Projection	7,823	26,806	57,220
INCOME CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020 Average Household	\$69,825	\$72,470	\$70,236
2024 Average Household	\$77,767	\$76,381	\$73,681
2029 Projected Household	\$79,854	\$77,319	\$74,747



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ABOUT THE BROKER



Sam Vaden
Director of Office Investment
Sales & Leasing
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Samuel Vaden serves as the Director of Office Investment Sales & Leasing within the brokerage department and is a licensed real estate professional in the state of Tennessee. With over 15 years of experience across multiple MSAs, he specializes in investment sales, leasing, occupier services, and 1031 Tax Exchange advisory. Over the course of his career, Samuel has successfully executed more than \$500 million in transaction volume, representing investment groups, landlords, tenants, and 1031 exchange clients. Outside of work, Samuel enjoys cheering on Army/West Point, cooking, wine tasting, and traveling with his wife, Loren.



Nick Petras
Commercial Advisor
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With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.

