

# SUBLEASE

±2,500 SF Available

Office Space with an Outdoor Terrace in the Heart of the Innovation District in Chattanooga

701 Cherry Street, Suite 300, Chattanooga, TN 37405



## HIGHLIGHTS

- Office Space with Outdoor Terrace for Lease in the Heart of the Innovation District
- ±2,500 SF of Office space
- 701 Cherry Street is a landmark in Downtown Chattanooga
  - The very first Krystal Restaurant opened on this site back in 1932 and then Krystal constructed their first corporate headquarters on the site.
- The building recently underwent extensive renovation and offers unique features that separate the building and interior from your average office space
- Sublease Rate: Contact Brokers
- Unmatched location in the heart of Downtown Chattanooga



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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
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Sublease  
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Retail Space

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Hamilton County

CHARLES  
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## INNOVATION DISTRICT

*Established in 2014*



Known for its vibrant and innovative atmosphere, the district is home to several notable startups and beloved established businesses such as coffees shops and acclaimed restaurants.

The district offers several public spaces and is easy to navigate via attractive streets, a bike share program, and free downtown electric shuttles.

Chattanooga's Innovation District is a place where people from all walks of life can come together to create and collaborate. The Edney Innovation Center is the front door to Chattanooga's Innovation District, providing free public meeting spaces and abundant programming.

**The Innovation District of Chattanooga is the first innovation district in a mid-sized city,** and it has been featured in works by Brookings Institution, National League of Cities, The Kaufman Foundation, and The New York Times.

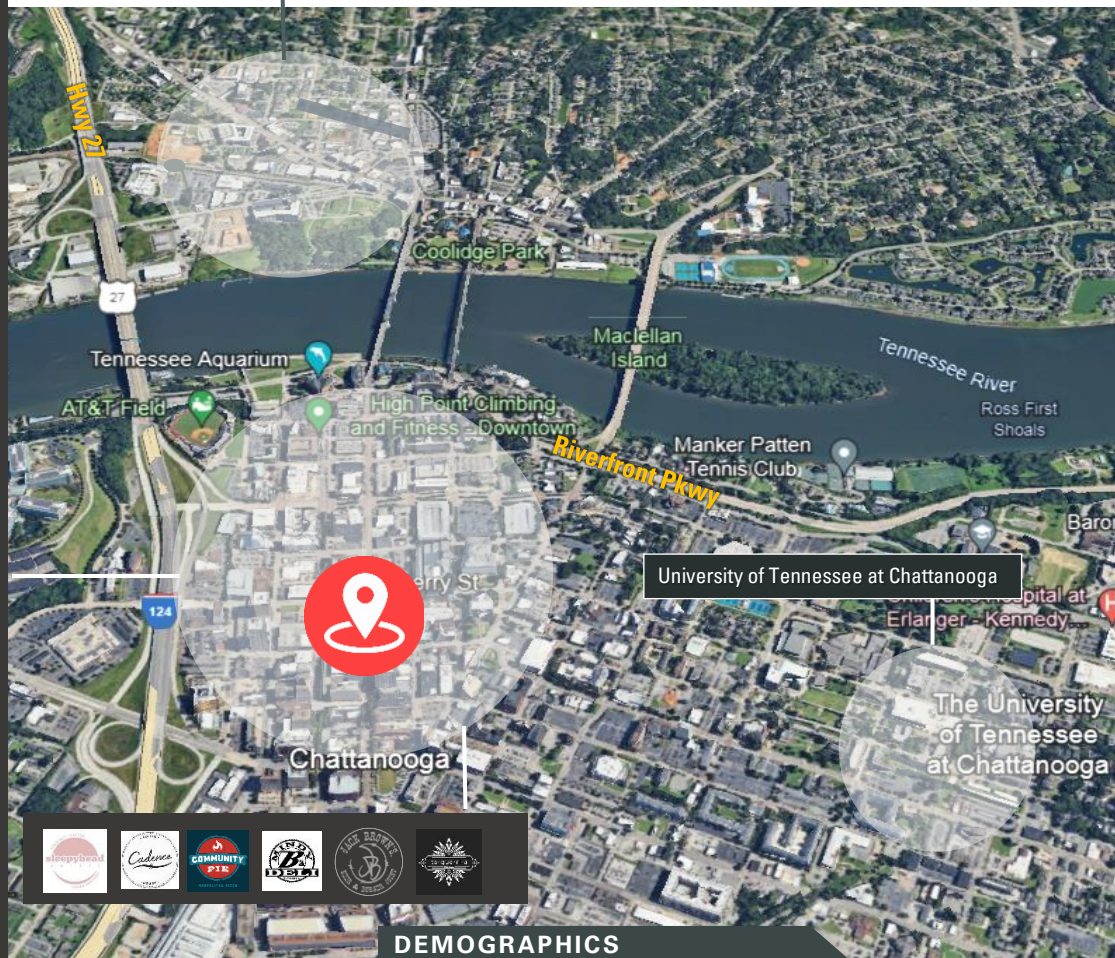
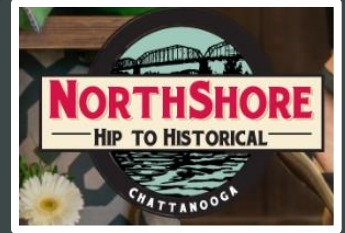
<https://www.theenterprisectr.org/programs-initiatives/innovation-district-entrepreneurship/about-the-innovation-district/>



## NORTH SHORE NEIGHBORHOOD

*Where Hip meets Historical*

The newly renovated retail center is located in the vibrant North Shore neighborhood in Chattanooga. This highly coveted neighborhood is situated on the Tennessee River across from the famous aquarium. This unique neighborhood features a theater, walking bridge, Carousel ride and nice recreation areas, as well as fine dining, unique shopping



### DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	4,910	35,638	97,470
Households	2,617	17,568	46,178
Income			
\$0 - 10k	494 20.99%	3687 23.58%	7811 18.92%
\$10 - 25k	591 25.11%	4485 28.68%	11276 27.31%
\$25 - 35k	318 13.51%	1987 12.71%	5645 13.67%
\$35 - 50k	383 16.27%	1983 12.68%	6251 15.14%
\$50 - 75k	307 13.04%	1970 12.60%	5696 13.80%
\$75 - 100k	114 4.84%	696 4.45%	2049 4.96%
>\$100k	147 6.24%	829 5.30%	2558 6.20%

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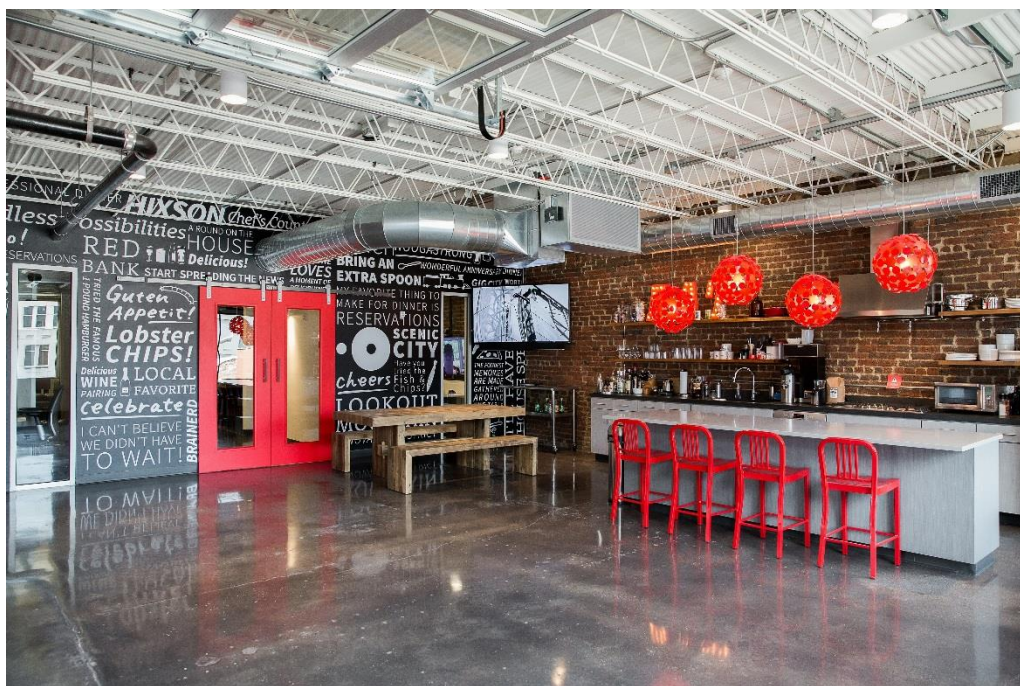
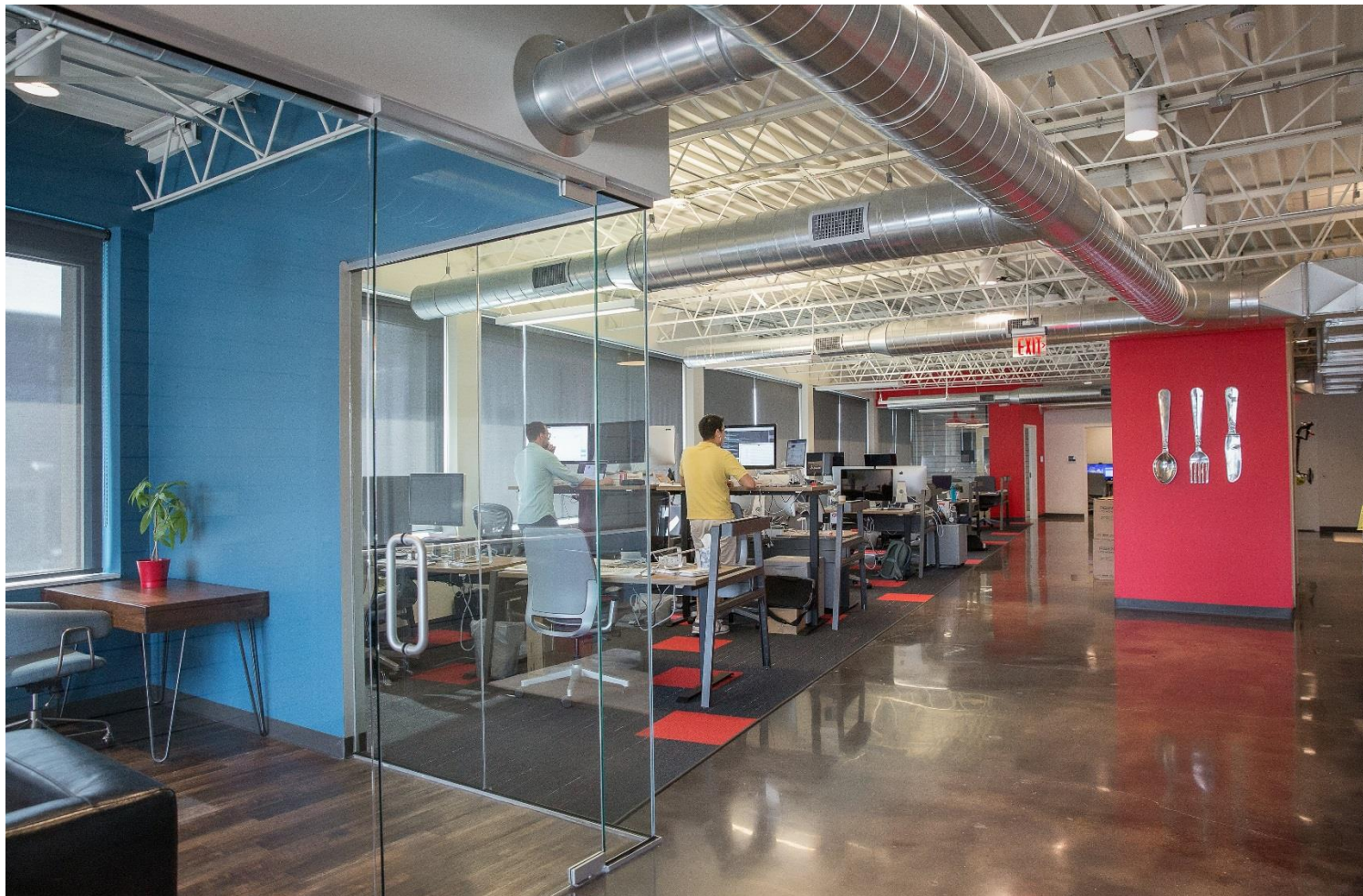
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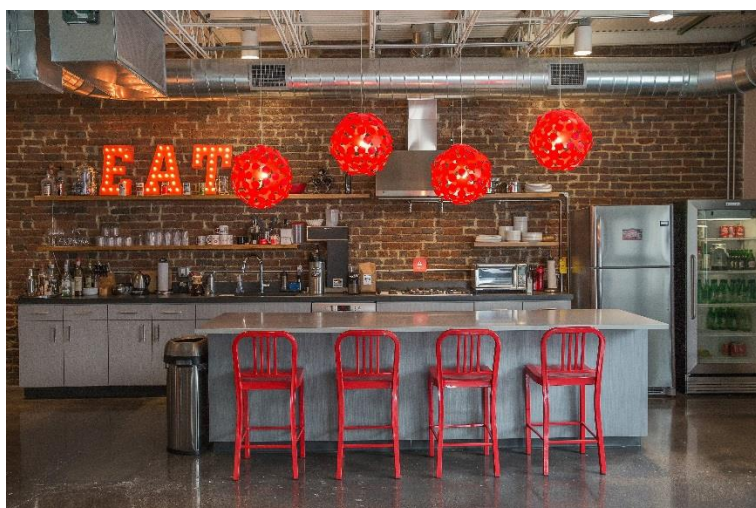
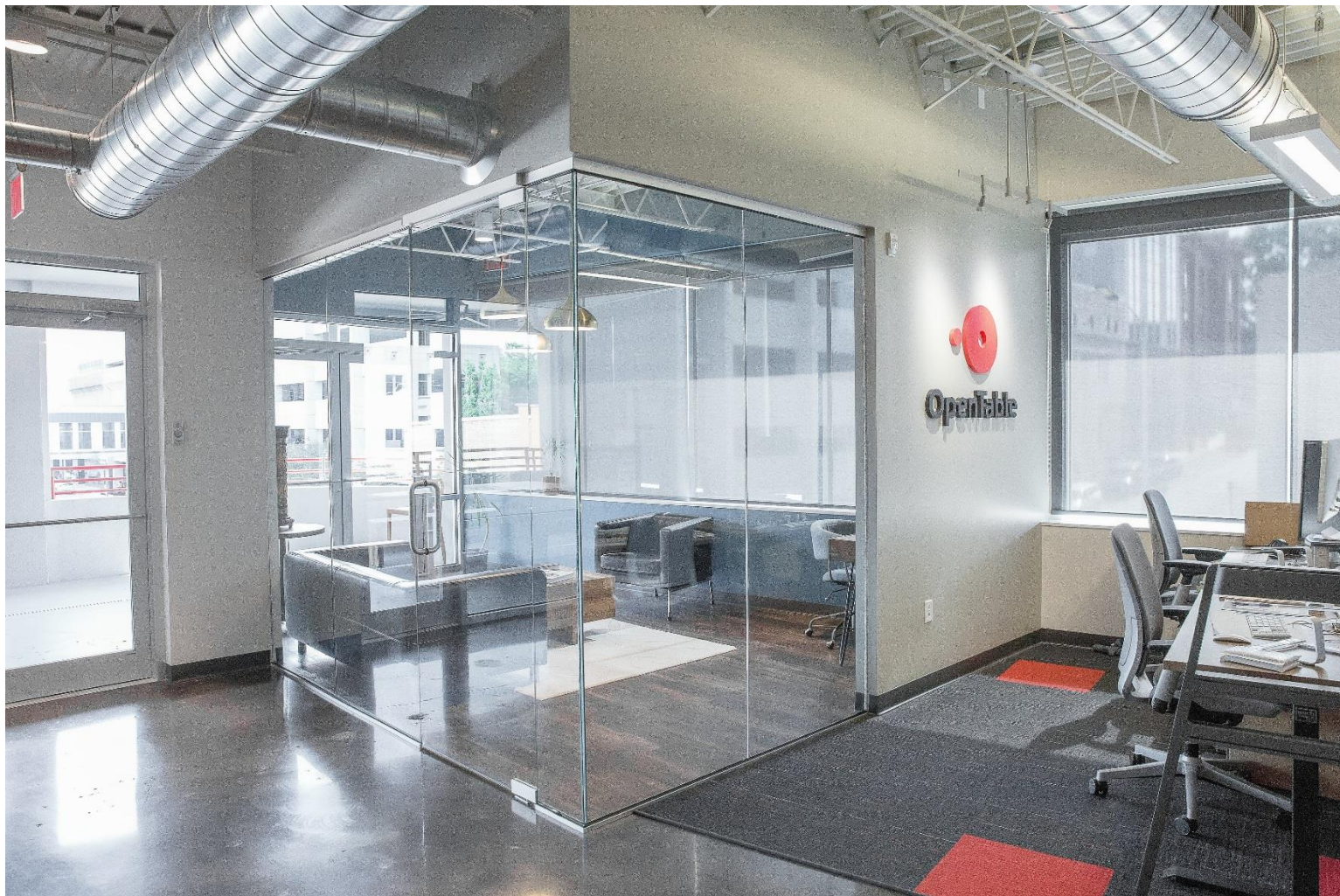
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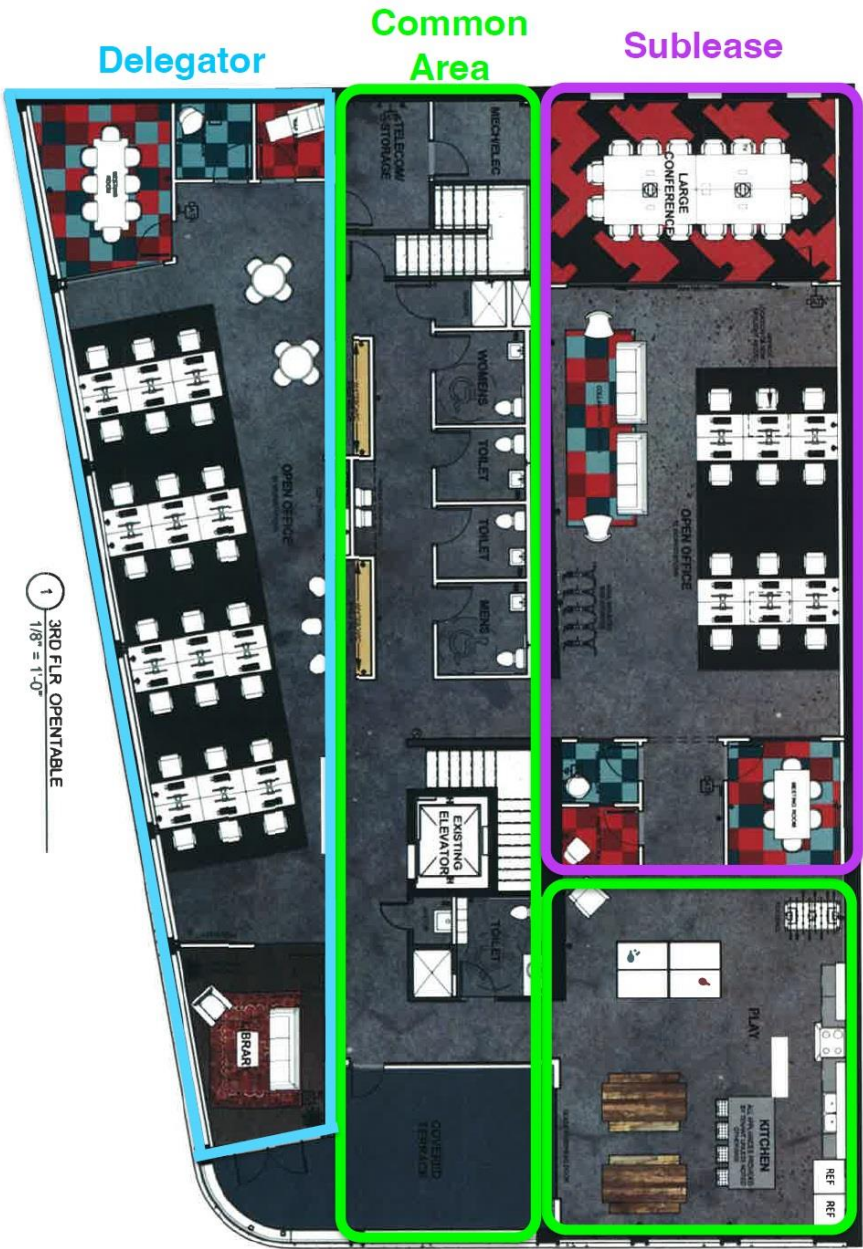
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FLOOR PLAN

Exhibit “A” – 701 Cherry, Suite 300



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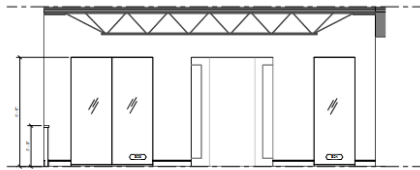
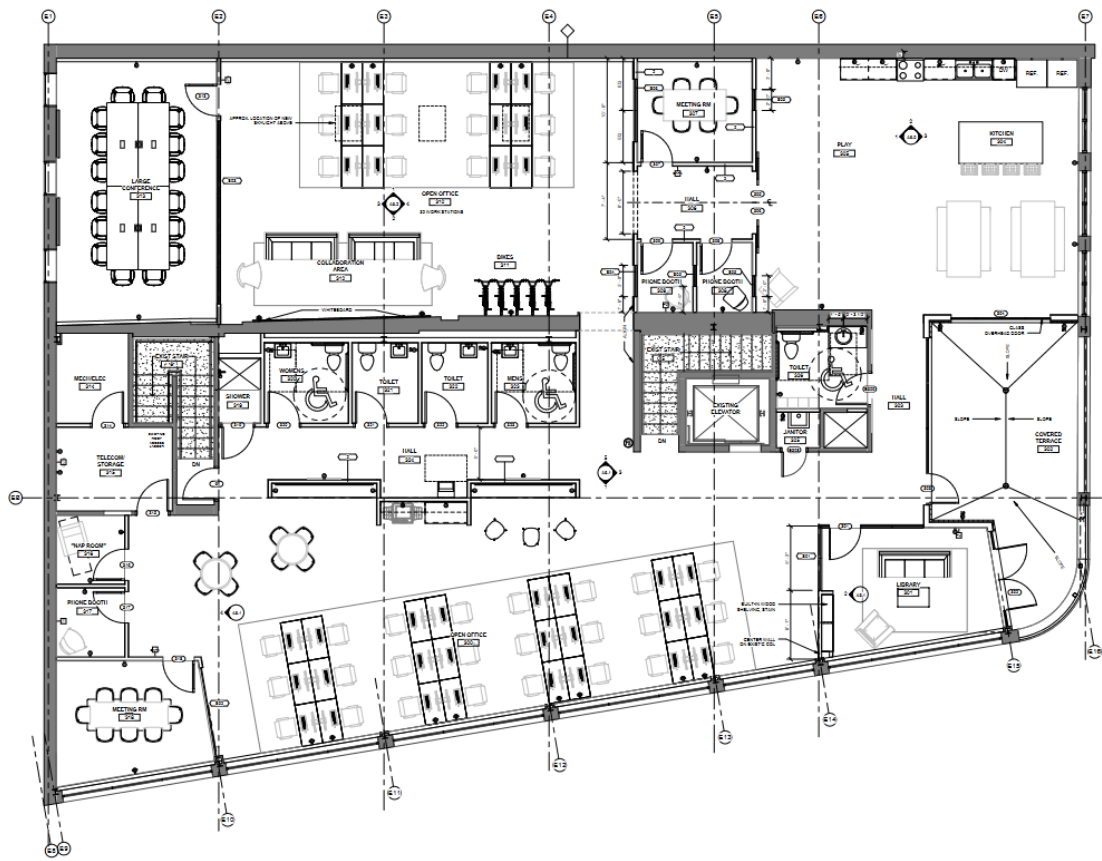
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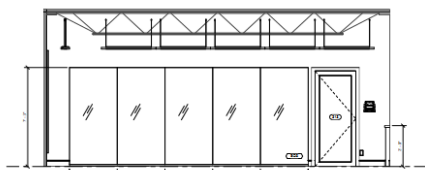
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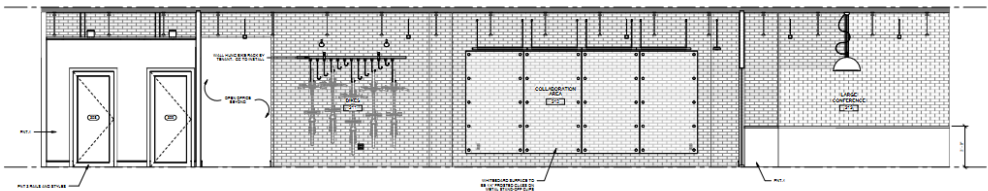
FLOOR PLANS



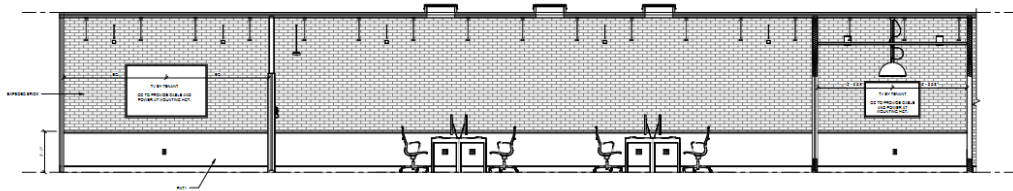
① OPENABLE, OPEN OFFICE BLVD  
28' x 12'



② OPENABLE, PRIVATE BOOTH + MEETING BLVD  
28' x 12'



③ OPENABLE, OPEN OFFICE EAST WALL  
28' x 12'



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