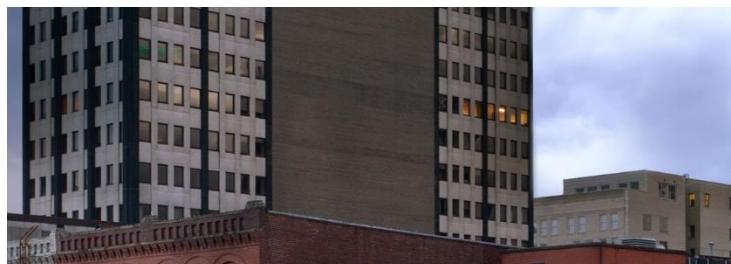


CHARLES HAWKINS CO.



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

Nashville, TN 37204

T: 615.256.3189

Sublease
±2,500 SF
Retail Space

701 Cherry Street, Ste 300
Chattanooga, TN 37405
Hamilton County

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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 coffee 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/>



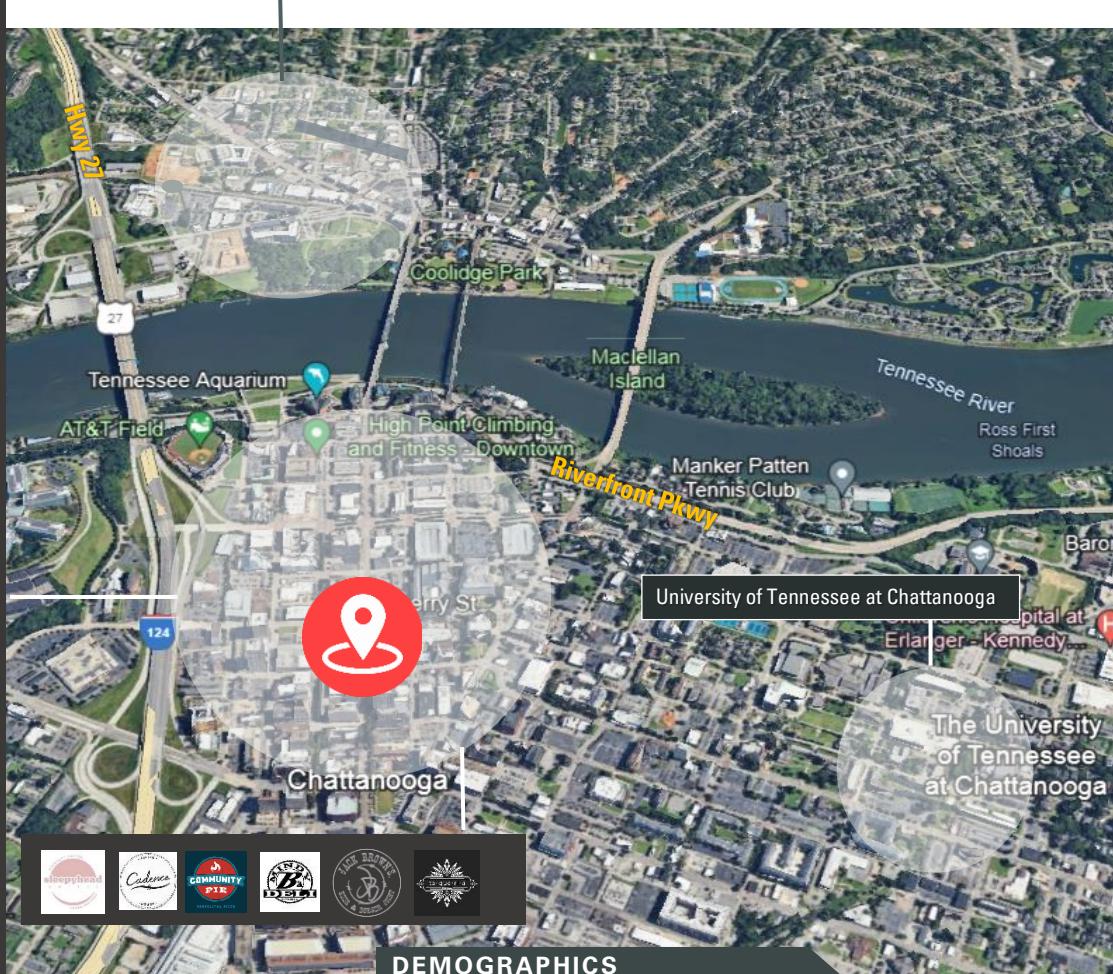
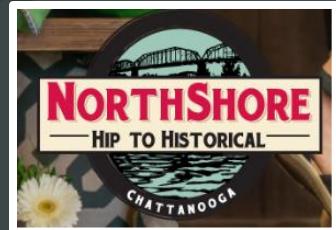
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NORTH SHORE NEIGHBORHOOD

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

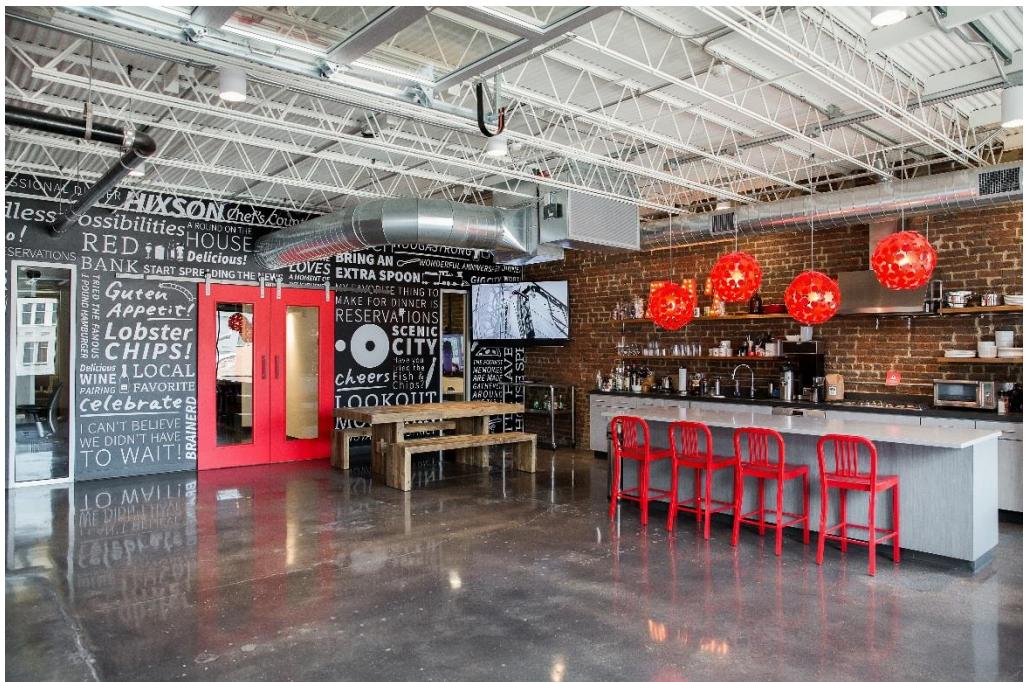
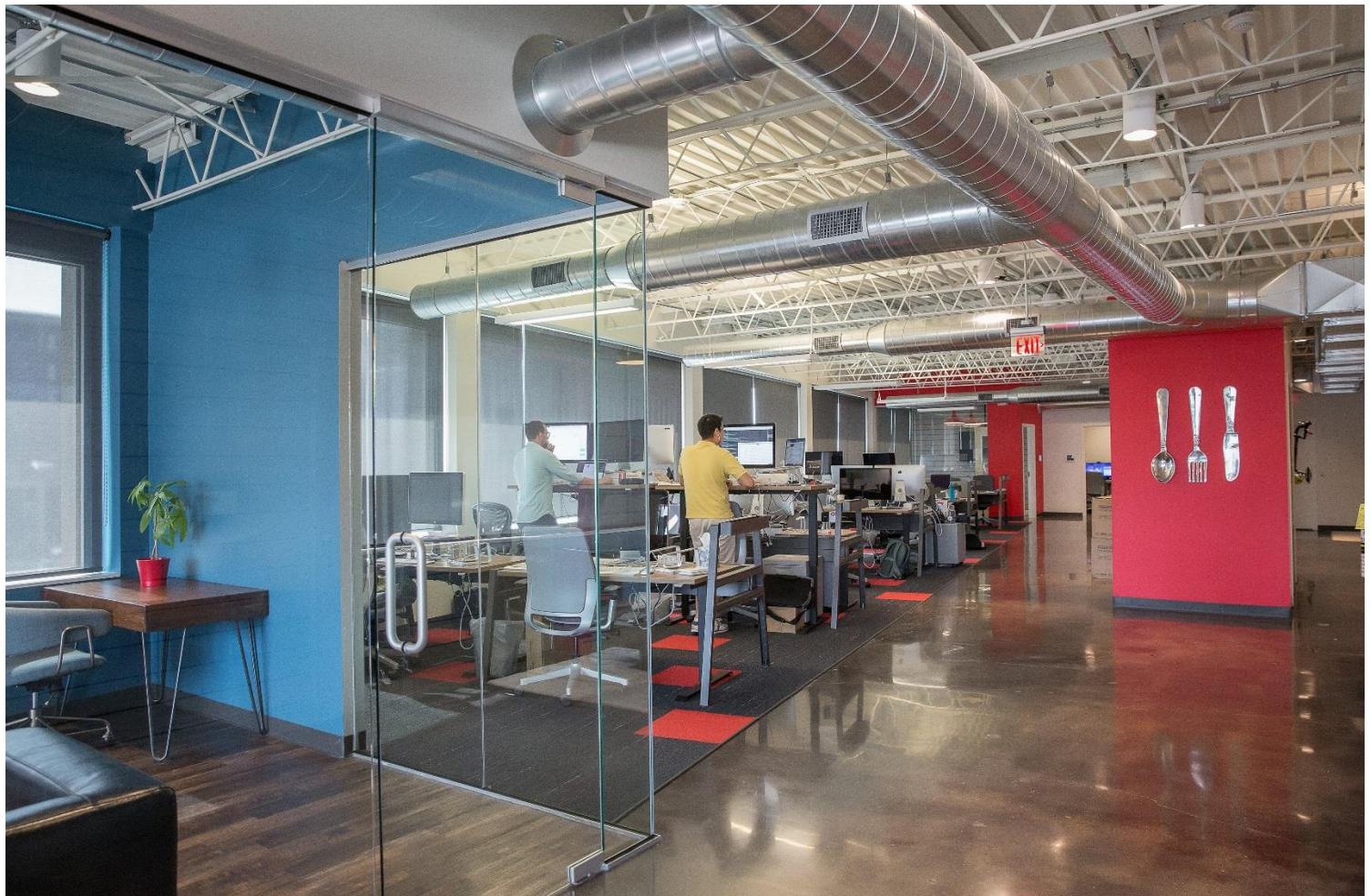
Demographics	1 Mile		3 Miles		5 Miles		
	4,910		35,638		97,470		
	2,617		17,568		46,178		
	\$0 - 10k	494	20.99%	3687	23.58%	7811	18.92%
	\$10 - 25k	591	25.11%	4485	28.68%	11276	27.31%
	\$25 - 35k	318	13.51%	1987	12.71%	5645	13.67%
	\$35 - 50k	383	16.27%	1983	12.68%	6251	15.14%
	\$50 - 75k	307	13.04%	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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Sublease
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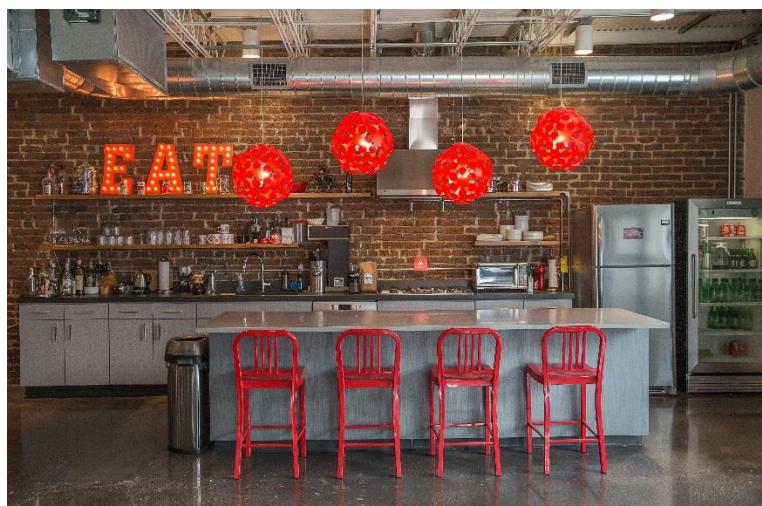
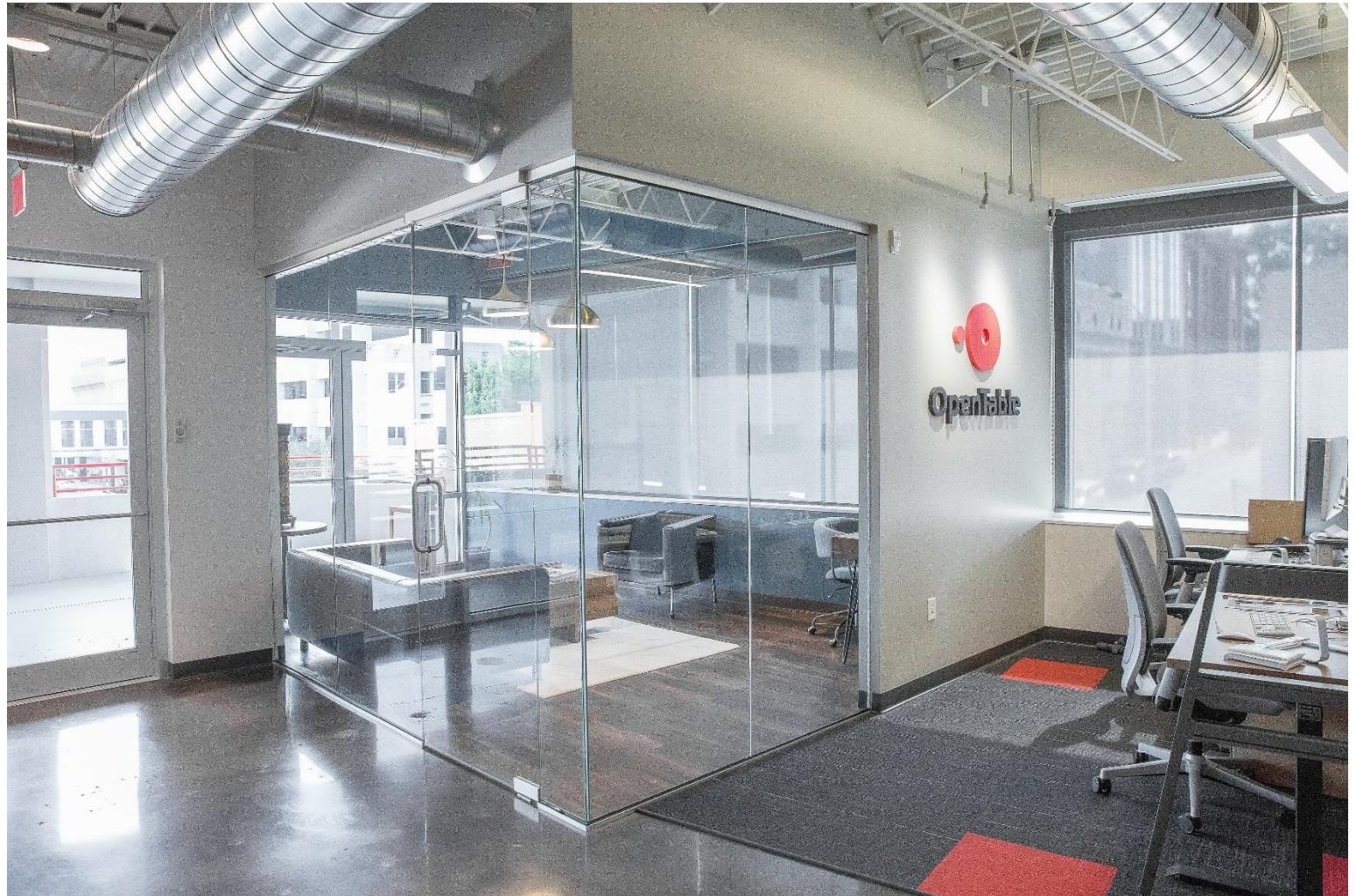
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FLOOR PLAN

Exhibit "A" – 701 Cherry, Suite 300



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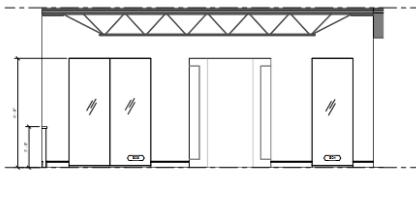
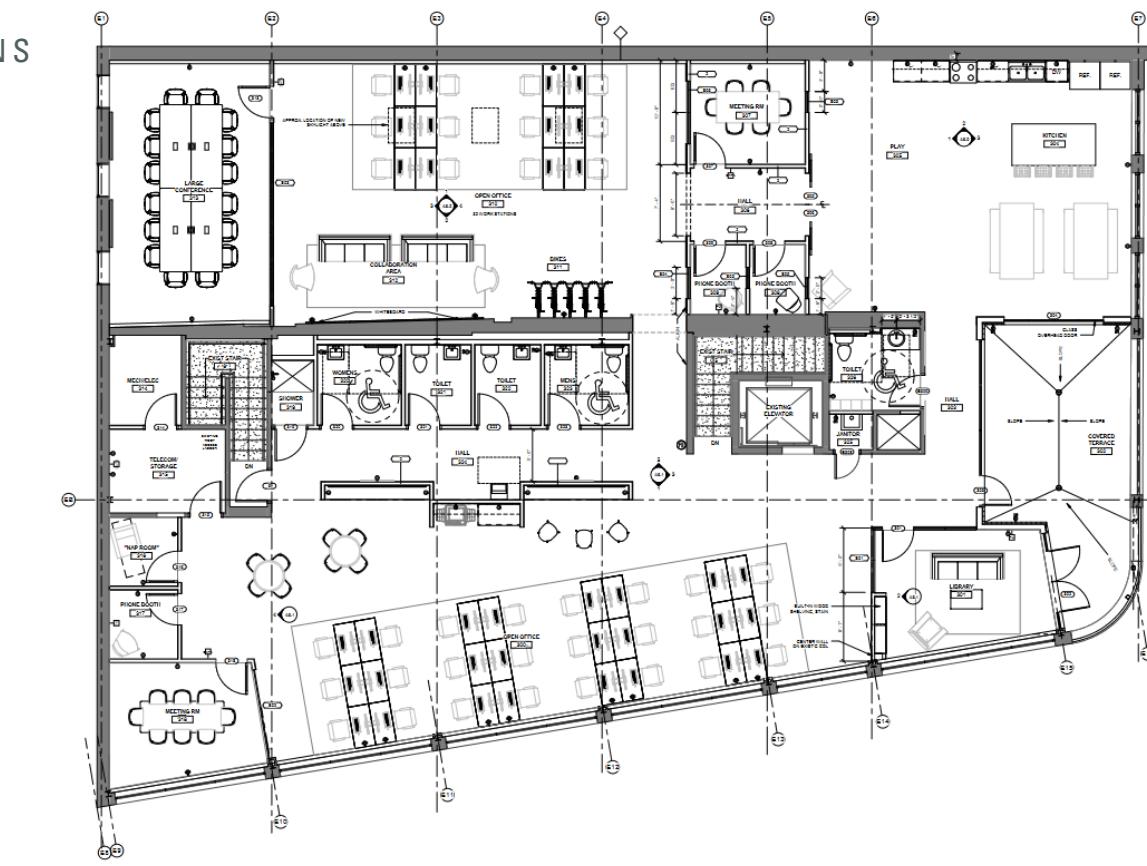
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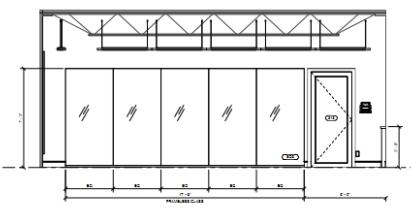
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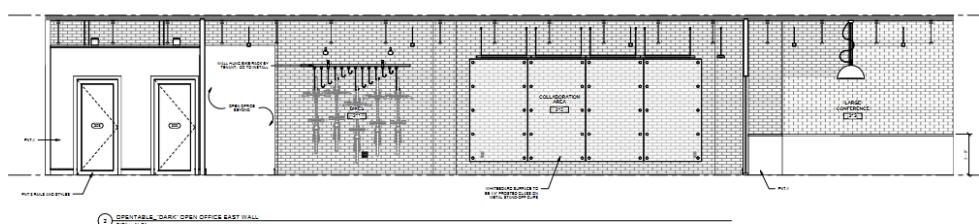
FLOOR PLANS



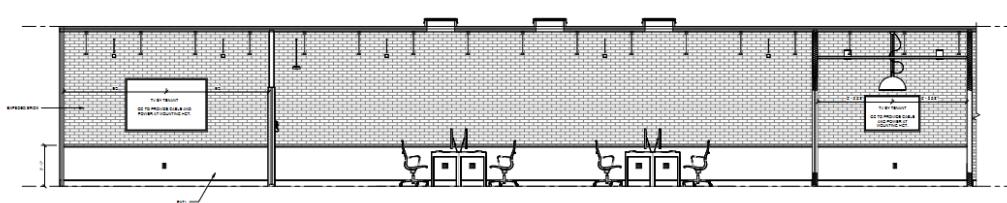
① OPERABLE OPEN OFFICE BAY
25' x 110'



① OPERABLE PHONE BOOTH + MEETING BAY WALL
25' x 110'



① OPERABLE DARK OPEN OFFICE EAST WALL
25' x 110'



① BREAK ROOM
25' x 110'

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