

**LEASE**  
**811 Broad St**

**811 BROAD STREET**

Chattanooga, TN 37402

**PRESENTED BY:**

**BAKER TOWNSEND**

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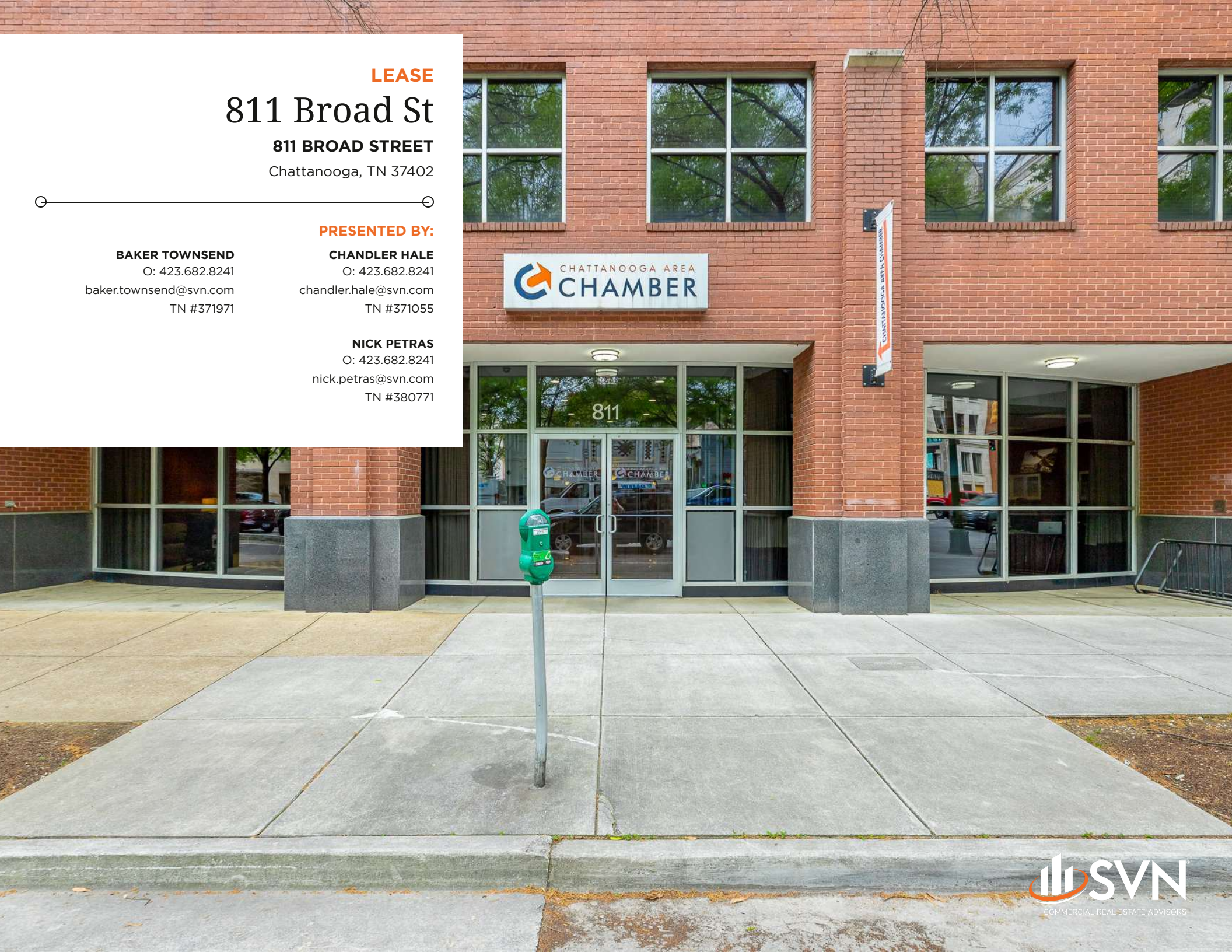
TN #371055

**NICK PETRAS**

O: 423.682.8241

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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (Full Service)
AVAILABLE SF:	3,000 - 6,768 SF
BUILDING SIZE:	46,109 SF
AVAILABLE FLOORS:	1st and 4th Floors



## PROPERTY DESCRIPTION

SVN Second Story is proud to present a leasing opportunity for 2 floors at 6,768 sf each of Class A office space in the center of downtown Chattanooga. Located in the Chamber of Commerce and spread across the 1st and 4th floors, the spaces are comprised of 10+ private offices, multiple conference rooms, and a break room, making this an ideal office for any company looking to call downtown Chattanooga their home. The 4th floor can be divided into two separate units (both roughly 3,300 sf) for tenants that may need a smaller footprint. Parking spots included in nearby garage. The Landlord is willing to offer TI based on Terms.

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## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 3,000-6,768 sf of Class A office space
- 2 Floors available (1st and 4th)
- 4th Floor can be divided for 2 tenants (+/- 3,300 sf each)
- TI offered based on Terms
- Parking included
- 10+ private offices with modern design
- Expansive and open concept layout in the center
- Well-equipped break room with a fully functional kitchen
- High ceilings and ample natural light
- Premium finishes and contemporary design
- Dedicated conference or meeting rooms
- Secure and controlled access to the property

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LOCATION MAP



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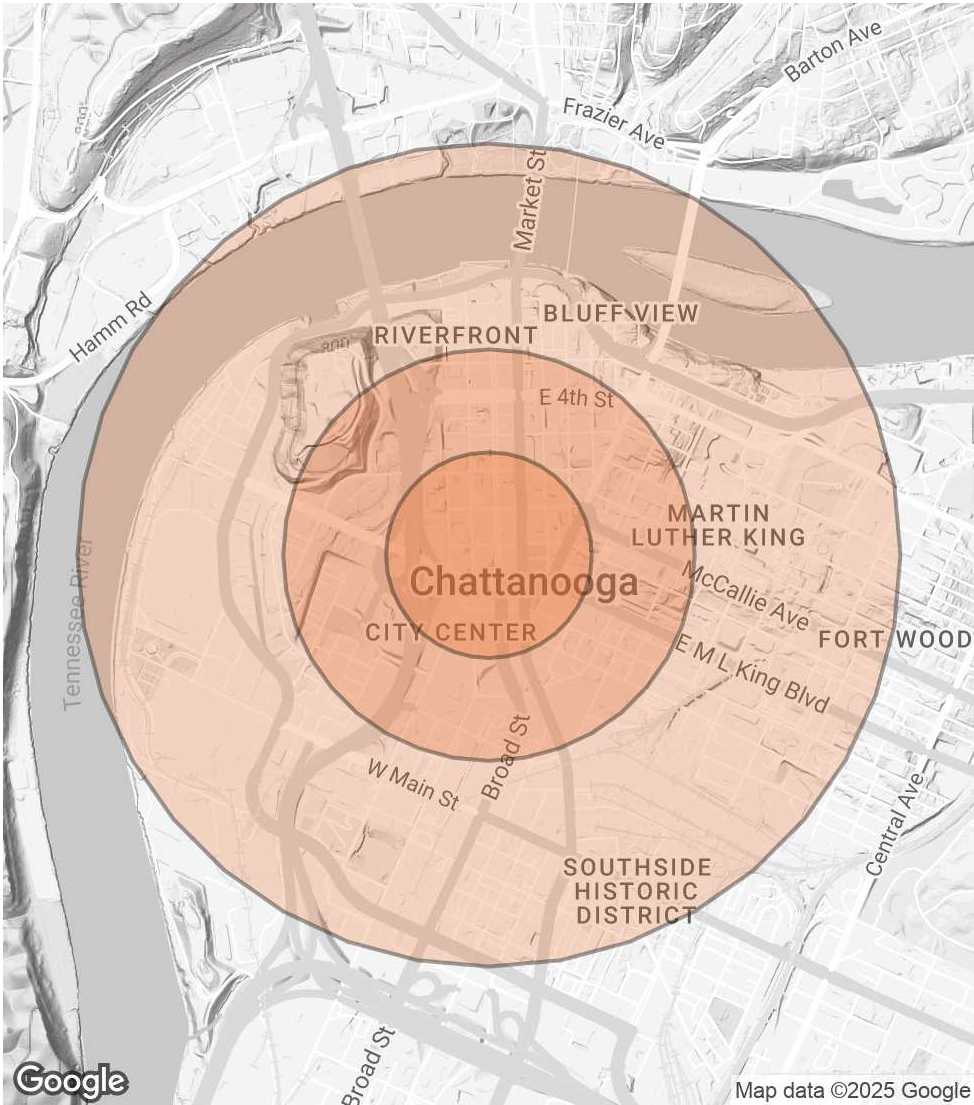


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	528	3,502	10,450
AVERAGE AGE	39.5	33.8	30.1
AVERAGE AGE (MALE)	38.8	29.7	28.3
AVERAGE AGE (FEMALE)	40.5	35.3	30.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	327	1,860	4,788
# OF PERSONS PER HH	1.6	1.9	2.2
AVERAGE HH INCOME	\$70,601	\$42,090	\$57,405
AVERAGE HOUSE VALUE	\$376,573	\$182,734	\$263,240

2020 American Community Survey (ACS)



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