

FOR LEASE



1304 McCallie Ave | Chattanooga, TN 37404

Former Fitness and Office Space for Lease | 2,586-6,440 SF

SVN | Second Story Real Estate Management

Bianca Pichardo

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LEASING DETAILS

Suite B

- **Available Space:** 2,586 SF Total (including 500 SF mezzanine)
- **Asking Lease Rate:** \$22/SF/YR Net
- **Lease Type:** NNN
- **Availability:** Immediate
- **Parking:** Ample On-Site Parking

Suite C

- **Available Space:** 3,854 SF Total (Including 616 SF Mezzanine)
- **Asking Lease Rate:** \$22/SF/YR Net
- **Lease Type:** NNN
- **Availability:** Immediate
- **Parking:** Ample On-Site Parking

Combined Opportunity 6,440 SF

PROPERTY DESCRIPTION

Flexible leasing opportunity offering two adjacent commercial suites totaling up to 6,440 SF. The property features a **3,854 SF former fitness facility** and a **2,586 SF office/flex suite**, each available individually or together to accommodate a wide range of space requirements.

Located along McCallie Avenue just minutes from Downtown Chattanooga, UTC, the Southside, and Interstate 24, the property provides excellent visibility, accessibility, and 60+ on-site parking spaces, making it well suited for fitness, physical therapy, medical, wellness, office, educational, and community-oriented users.



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HIGHLIGHTS

- **3,854 SF former fitness suite available**
- **2,586 SF office/flex suite available**
- **Suites may be leased separately or combined for up to 6,440 SF**
- 60+ on-site parking spaces
- High-visibility McCallie Avenue location
- Minutes from Downtown, UTC, Southside & I-24
- Existing improvements reduce tenant buildout costs
- Flexible layouts accommodate a variety of users

Office/Flex Suite (2,586 SF)

- Eight private offices
 - Four on the main level
 - Four on the mezzanine
- Conference room
- Approx. 500 SF mezzanine
- Open break room / collaboration area
- Two restrooms
- Flexible layout for office, medical, wellness, or administrative uses

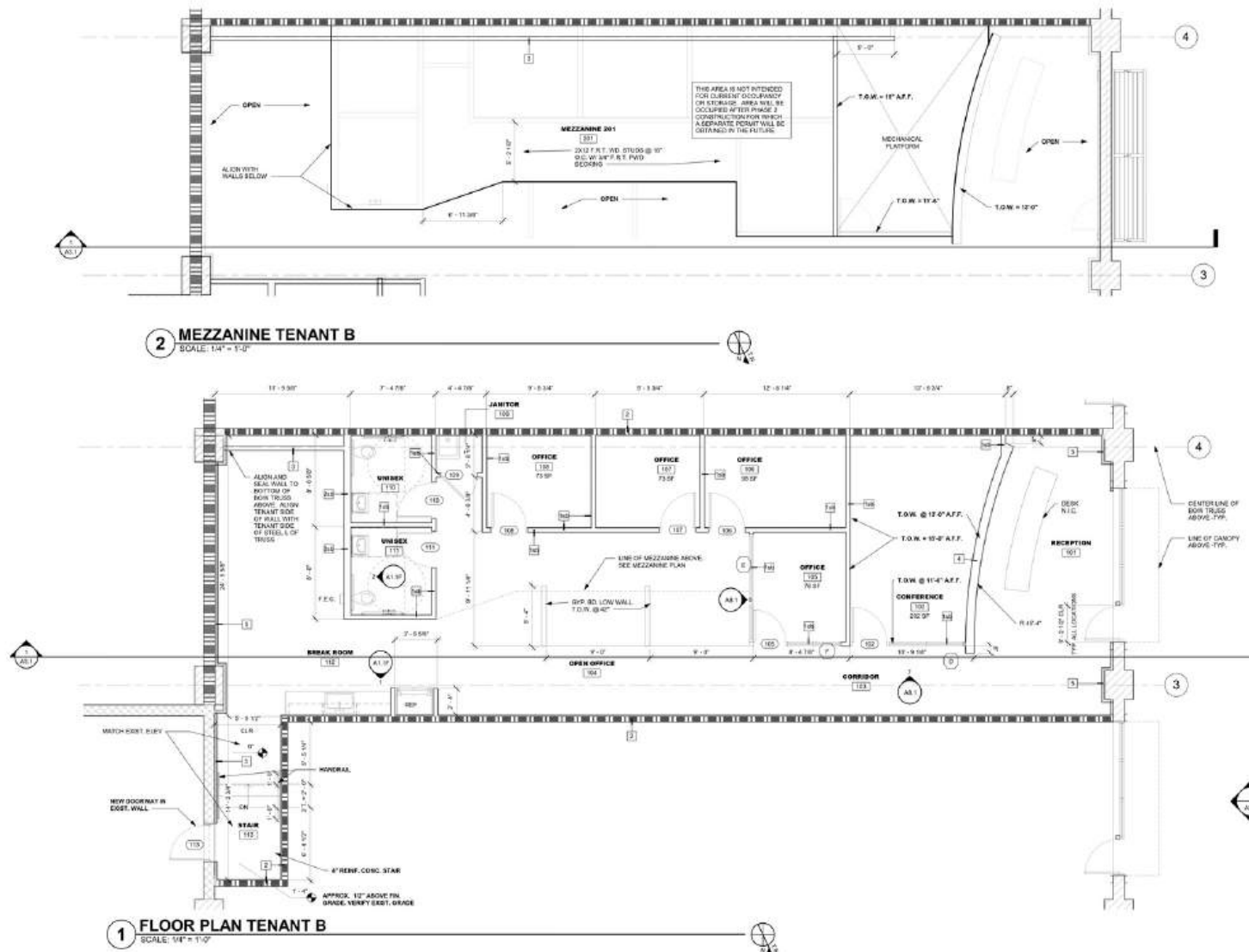
Fitness Suite (3,854 SF)

- Large open floor plan
- Approx. 616 SF mezzanine
- High ceilings
- Exposed brick & steel bow trusses
- Men's & women's locker rooms with showers
- Abundant natural light
- Ideal for fitness, rehabilitation, sports performance, recreation, or assembly uses

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FLOOR PLAN

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Office/Flex Suite (2,586 SF)

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PROPERTY PHOTOS



1304 McCallie Ave, Chattanooga, TN 37404

SUITE B

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SUITE C

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AERIAL MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
2020	9,714	65,946	129,852
2025	11,839	75,239	142,099
2030 Projected	12,770	80,241	150,053
Median Age	33	35.5	37.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,613	27,655	54,980
2025	4,500	31,788	60,382
2030 Projected	4,879	34,001	63,905

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$80,522	\$82,115	\$82,063
2030 Projected Household	\$82,717	\$84,362	\$84,158



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



Bianca Pichardo brings extensive knowledge in retail assets and is a dedicated partner to her clients. With a passion for connecting people with spaces that inspire innovation and growth, she has carved a niche as a trusted advisor in the industry. Her approach is rooted in personalized service, where every client's vision is transformed into reality through strategic planning, meticulous market analysis, and expert negotiation. Specializing in commercial sales, leasing, and investment properties, she offers a seamless experience tailored to your unique needs.



Bianca Pichardo
Associate Advisor



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