



OFFICE SPACE | FOR LEASE

1525 Gunbarrel Rd, Chattanooga, TN 37421



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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Bianca Pichardo

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PROPERTY SUMMARY

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Space & Suite Specifications

1525 Gunbarrel Rd, Chattanooga TN 37421

- **Space Available:** 4,161 SF
- **Lease Term:** Negotiable
- **Rate:** \$27 /SF/YR (NNN)

Property Description

Located in the heart of the thriving **Gunbarrel Road corridor**, this premier office suite offers exceptional visibility and accessibility in one of Chattanooga's most sought-after commercial districts. Positioned near major retail hubs, medical centers, and **I-75**, this space is ideal for professional services, medical administrative offices, or corporate headquarters.



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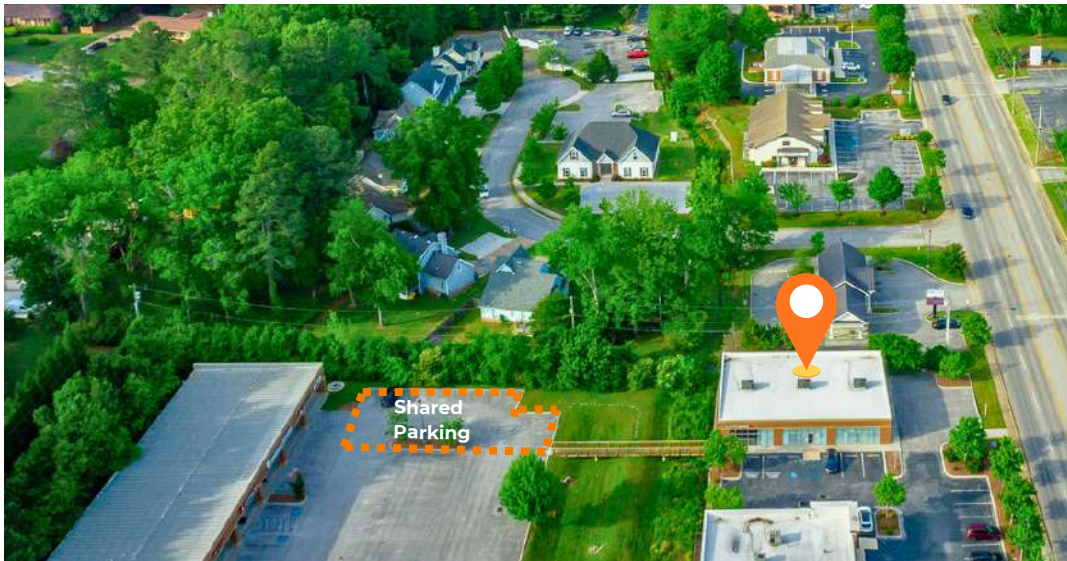
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BUILDING HIGHLIGHTS

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Highlights

- **Turnkey Layout:** Versatile floor plan featuring a mix of private offices, collaborative workspaces, and a professional reception area.
- **Prime Accessibility:** Minutes from Hamilton Place Mall, Erlanger East Hospital, and a variety of dining and retail amenities.
- **Modern Finishes:** High-quality interior finishes with abundant natural light throughout the suite.
- **Strategic Position:** Easy access to Shallowford Road and the I-75 interchange, serving the greater Chattanooga and North Georgia markets.
- **Support Space:** Breakroom/kitchenette and dedicated IT/storage closets.
- **Shared parking** for employees and clients in the rear parking lot



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PROPERTY PHOTOS

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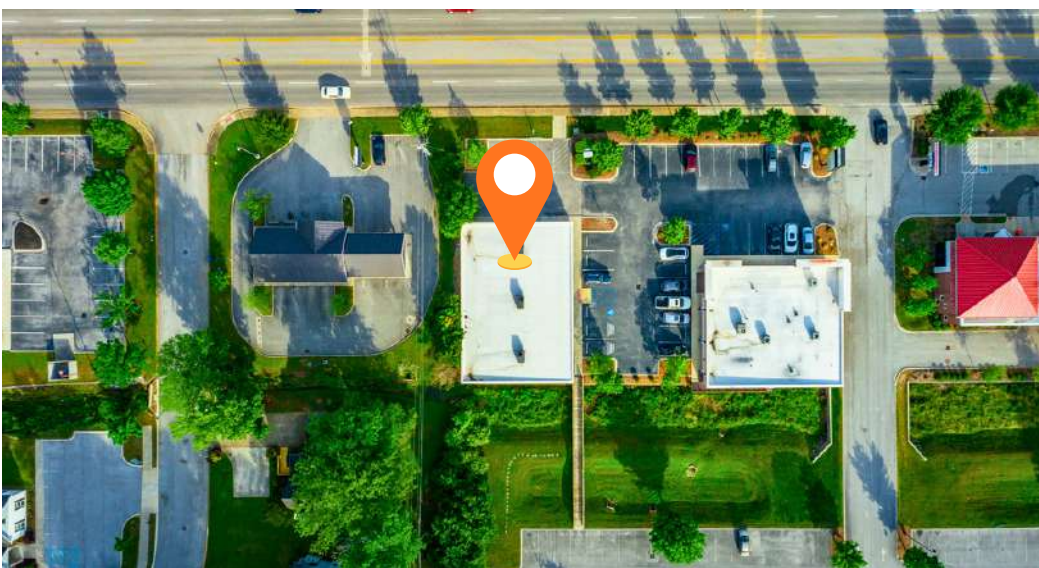
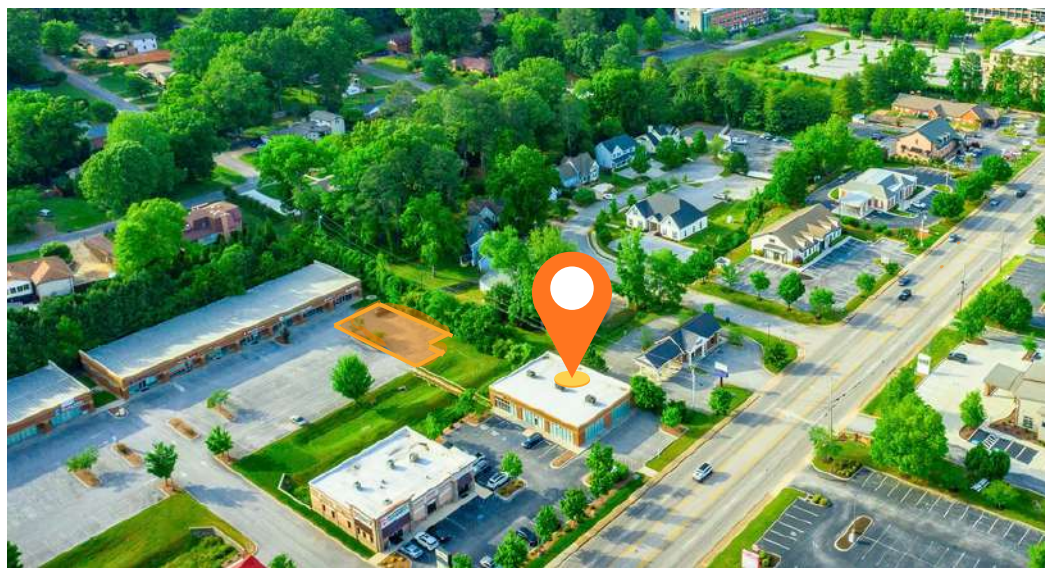
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INTERIOR PHOTOS

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SITE MAP



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	8,188	45,524	112,031
2025	8,682	47,571	116,008
2030 Projection	9,135	49,835	120,917
Median Age	38.5	41	41.2

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,629	19,351	45,547
2025	3,841	20,263	47,206
2030 Projection	4,046	21,273	49,293

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$91,867	\$86,589	\$80,596
2025 Average Household	\$88,055	\$102,002	\$95,731
2030 Projected Household	\$87,763	\$103,423	\$97,456



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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.



BROKERS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Kelly Fitzgerald is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$135 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

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.



Kelly Fitzgerald
Senior Vice President of
Commercial Brokerage

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Associate Advisor

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