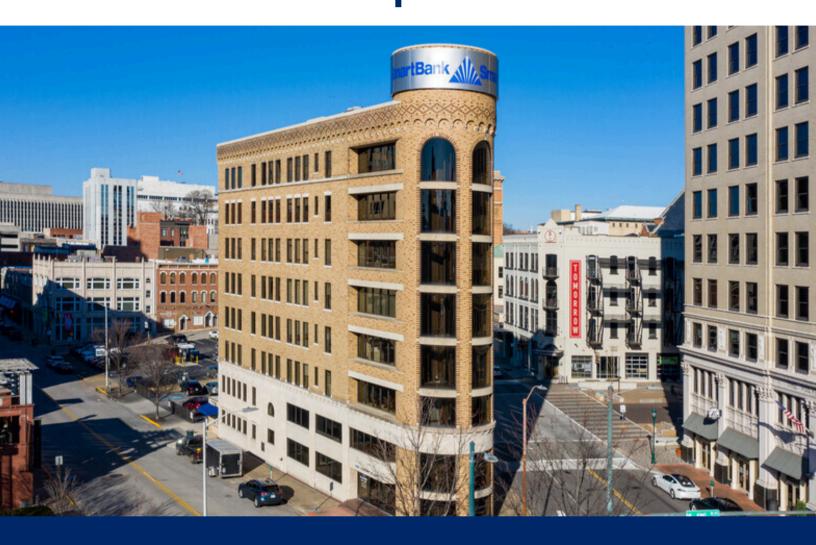
SVN FOURTH & SIXTH FLOOR OFFICE SPACE NOW LEASING



DOWNTOWN CHATTANOOGA 4,410 SF Available On Both Floors: Office, Class A 835 Georgia Ave, 4th & 6th Floors Available | Chattanooga, TN 37402

SVN | Second Story Real Estate Management

Baker Townsend Office: (423) 682-8241 Cell: (423) 598-6968 baker.townsend@svn.com

AERIAL MAP



LISTING HIGHLIGHTS

- 4,410 sf available on the 4th & 6th floor with excellent frontage on 4th Street
- Located in the heart of the business district, close to other professional services, restaurants, and green spaces your employees will love
- Major nearby employers: Erlanger, BlueCross BlueShield TN, TVA, Unum, UTC, EPB, Kenco, and City of Chattanooga
- Walking distance to Patten Square, Miller Park, coffee shops, and restaurants
- Located within the Business Improvement District (Downtown Chattanooga Alliance)
- 2 large conference rooms, natural light, inviting space



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ABOUT THE BROKER



SVN | Second Story Real Estate Management Baker Townsend, Brokerage Advisor Office: (423) 682-8241 Cell: (423) 598-6968 baker.townsend@svn.com

Baker Townsend serves as an Associate Advisor at SVN Second Story Real Estate Management where he takes the lead in transactions related to leasing, disposition, acquisition, and site selection, with a focus on industrial and office commercial properties. A Chattanooga native, Baker is deeply committed to contributing to the ongoing growth and development of his hometown. In his inaugural year with the firm, he achieved recognition as a CoStar Power Broker for Chattanooga. Baker brings extensive market knowledge and a broad network of local connections to ensure a seamless process for his clients from initiation to completion.