



**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

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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.