



PRIME OFFICE SPACE IN CHATTANOOGA'S BUSINESS CORE | FOR LEASE

600 Georgia Ave | Chattanooga, TN 37402



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

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nick.petras@svn.com



PROPERTY OVERVIEW & FEATURES

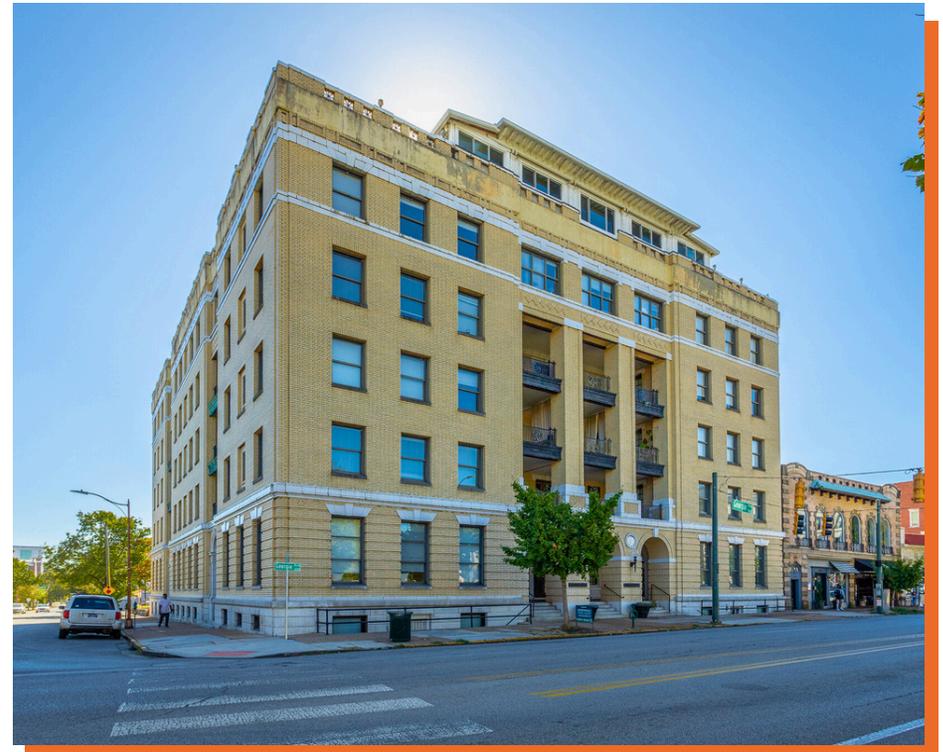


Space & Suite Specifications

Suite:	8
• Space Available	1,300 SF
Lease Type:	NNN
Lease Term:	Negotiable
Rent:	\$22 psf

Building Amenities & General Features

- Secure Building: Offers a safe and secure environment for tenants and clients.
- Elevator Access
- Private parking available for tenants at an additional monthly fee
- Accessibility: ADA compliant.
- Professional Tenant Mix: Situated within a well-established building with a mix of commercial and residential tenants.



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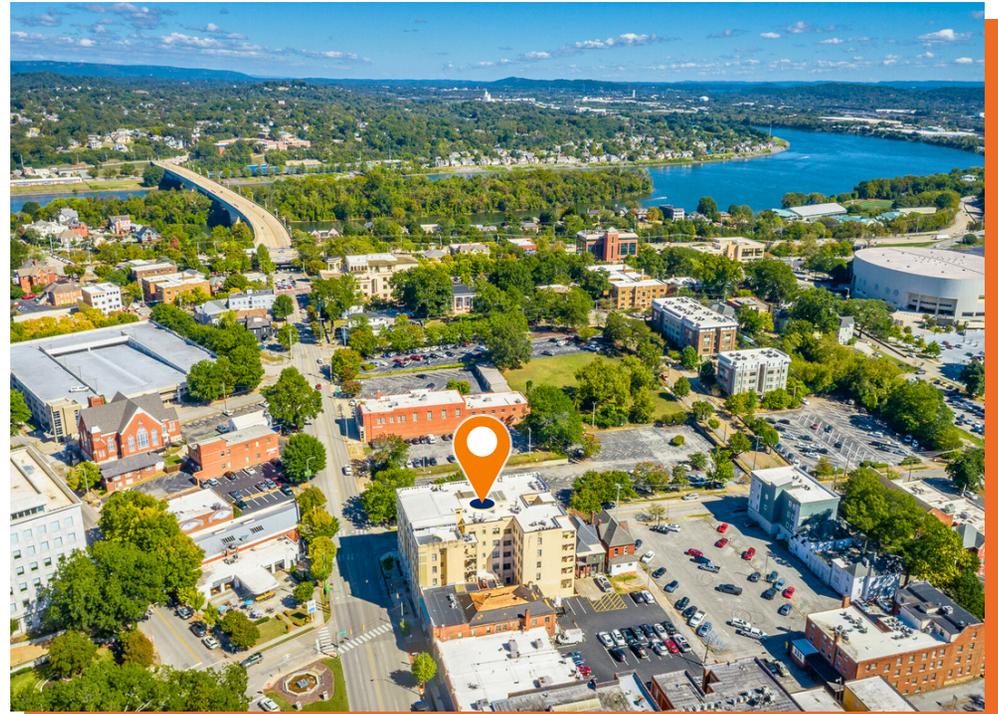
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PROPERTY HIGHLIGHTS

Highlights

- **Unbeatable Downtown Location:** Directly across from the Hamilton County Courthouse.
- **High Walkability:** Easy access to countless restaurants, coffee shops, retail, and green spaces.
- **Proximity:** Short distance to UNUM headquarters, UT Chattanooga (UTC), Erlanger hospital, Tennessee Aquarium, and the Riverfront District.
- **Building Amenities:** Historic building with character, shared common areas.
- **High Visibility:** Prime frontage on Georgia Avenue, a main thoroughfare in the city center, offers excellent visibility for your business.



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SUITE 8



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PROPERTY PHOTOS



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SITE AERIAL



TRUIST

FIRST HORIZON

tvfcu

DOUBLE TREE

Hampton
by Hilton

CHATTANOOGA
LOOKOUTS

SYNOVUS

United Way

HAMPTON COUNTY SEAL
TENNESSEE

unum

SOLDIERS AND SAILORS
MEMORIAL
AUDITORIUM

THE WALKER
THEATRE



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SITE AERIAL



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SITE MAP



SLATED FOR MIXED USE 2026



4th ST (21,814 AADT)

61,676 AADT



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Kelly Fitzgerald

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	11,674	49,068	116,842
2024	14,550	57,229	127,404
2029 Projected	15,976	62,244	137,082
Median Age	31.2	34.2	36.4

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	5,459	21,368	49,989
2024	7,294	25,408	54,995
2029 Projection	8,094	27,758	59,361

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$68,673	\$72,846	\$70,005
2024 Average Household	\$74,913	\$76,035	\$73,104
2029 Projected Household	\$76,705	\$76,791	\$74,126



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BROKER

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor

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