



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

800 Market St, Ste 201 | 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:	201
Space Available:	2,601 SF
Lease Type:	NNN
Lease Term:	Negotiable
Rate:	\$23 psf

Building Amenities & General Features

- Professional, Class A Building Environment
- Secure Access & On-Site Management (If applicable)
- Elevator Access
- Parking: (On-site parking, designated spots, or access to nearby garage/lot)
- Accessibility: ADA compliant.



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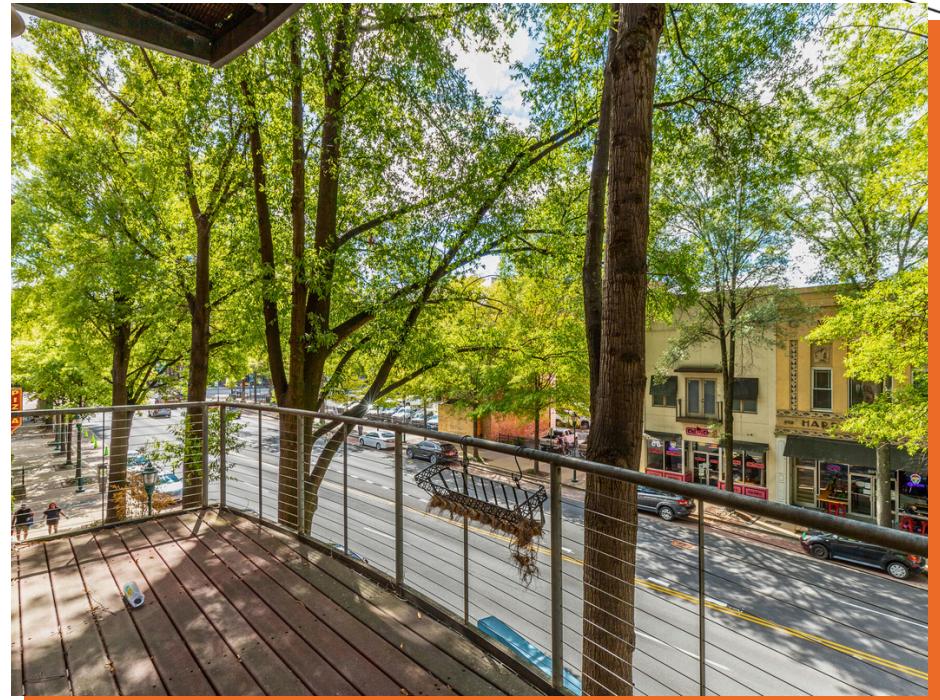
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PROPERTY HIGHLIGHTS

Highlights

- **Prime Downtown Location:** Situated in the heart of Chattanooga's central business district.
- **High Visibility & Foot Traffic:** Excellent frontage on Market Street.
- **Walkability:** Provides quick access to Chattanooga's famous waterfront and cultural centers:
 - The Tennessee Aquarium
 - The Riverfront/Bluff View Art District
 - Chattanooga Choo Choo (Southside)
 - The Edney Innovation Center
- **Main Street and local restaurants/cafes:**
 - Warehouse Row, Public House Restaurant, Tupelo Honey, Wooden City, Feed Table and Tavern, etc.
- **Access:** Easy access to major thoroughfares (I-24, Highway 27).
- **Transit:** Convenient access to public transportation stops.



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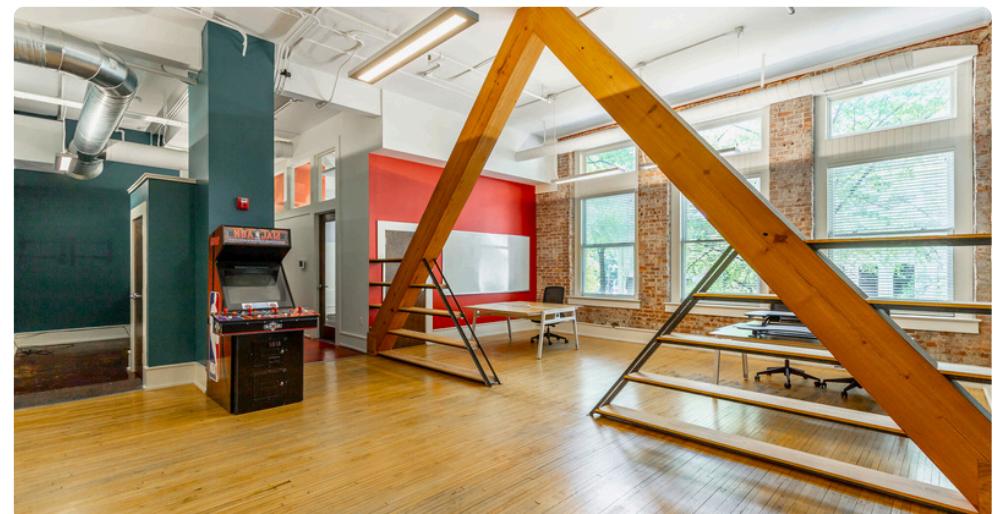
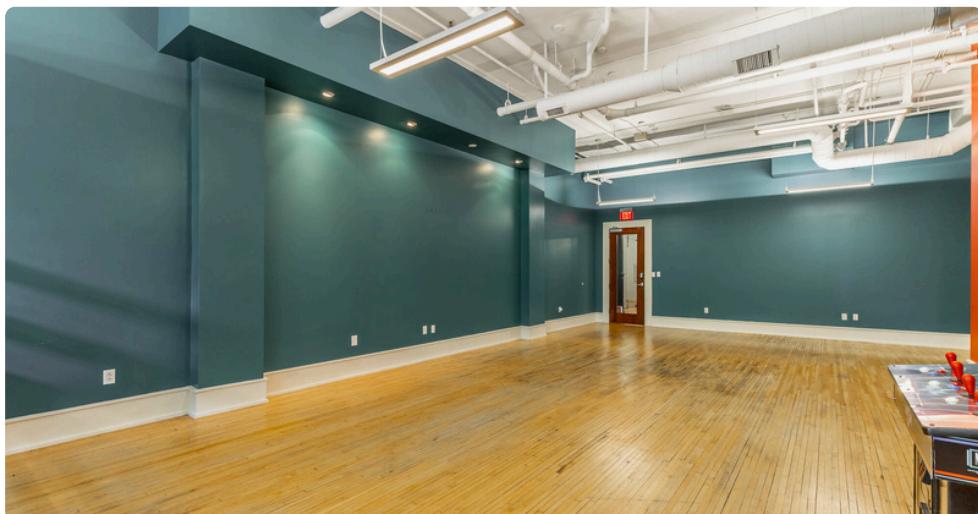
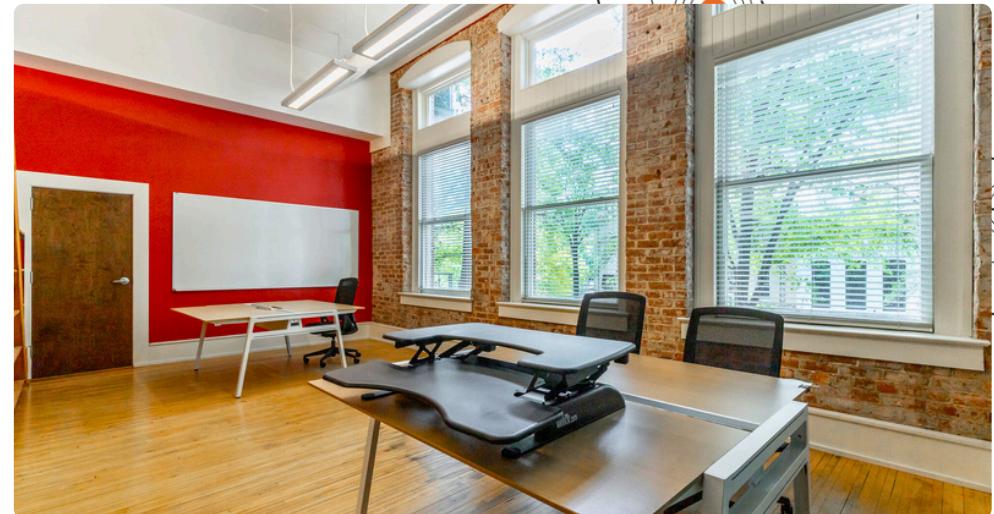
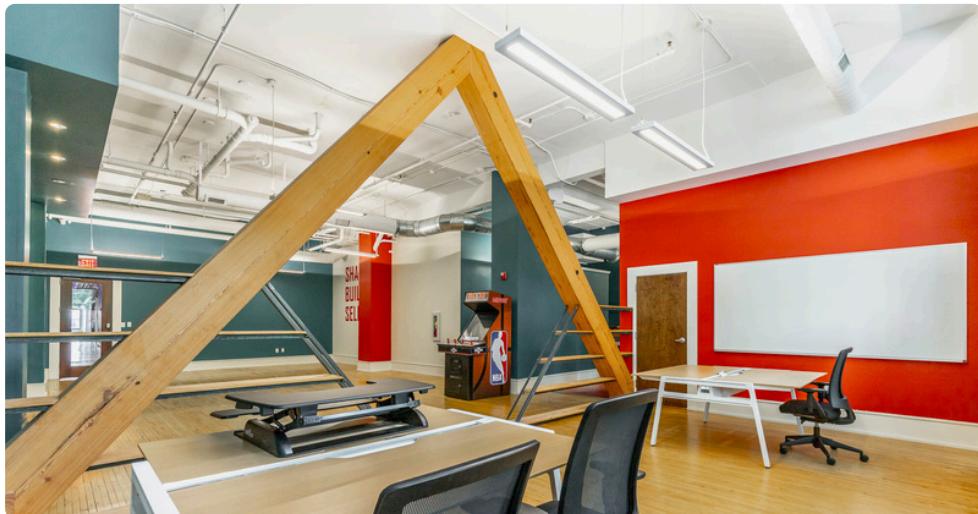
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INTERIOR PHOTOS



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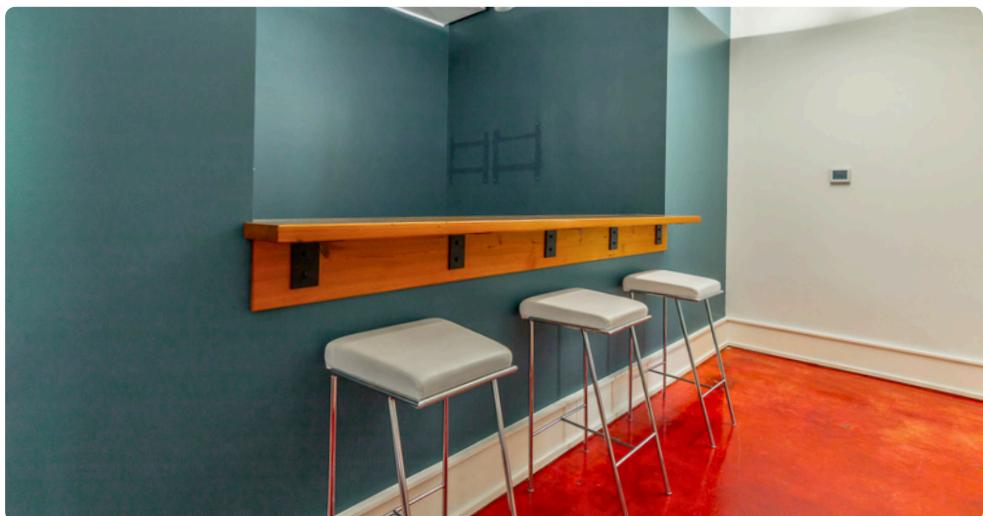
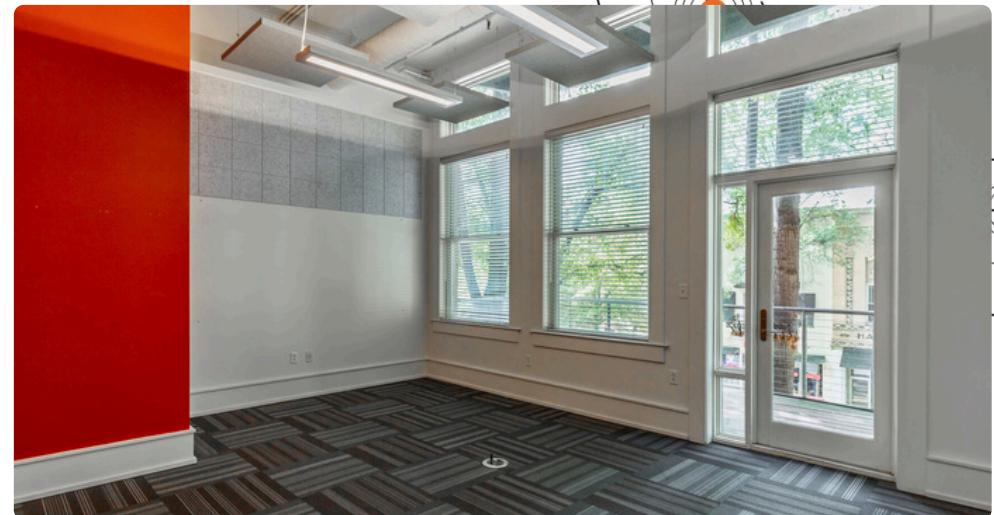
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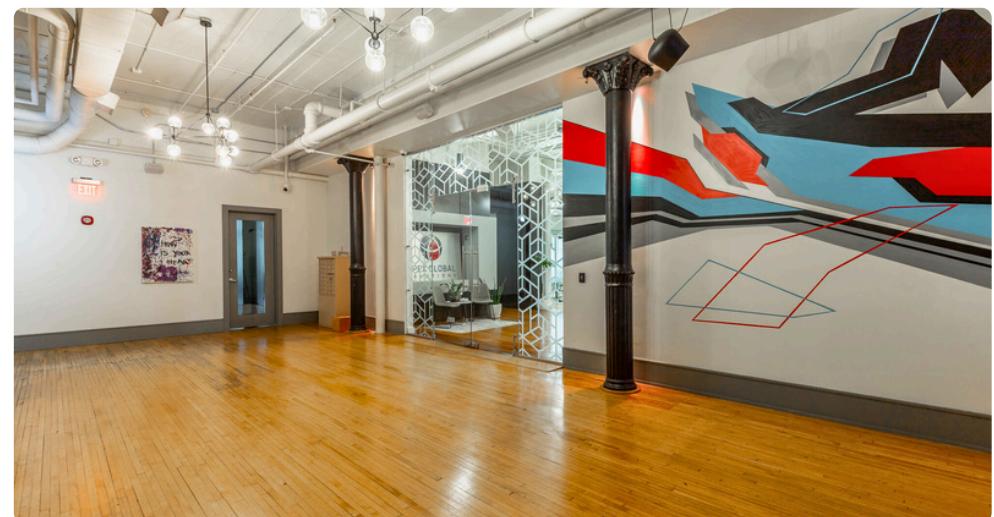
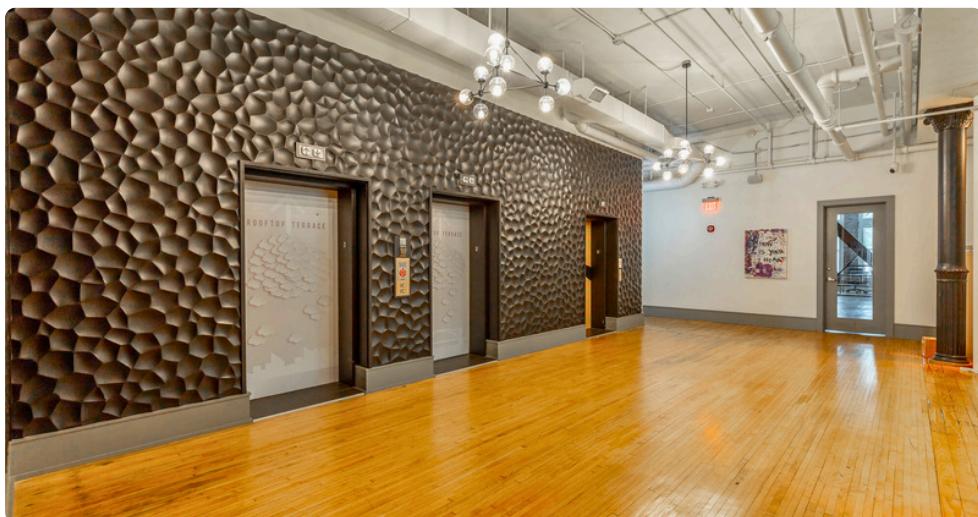
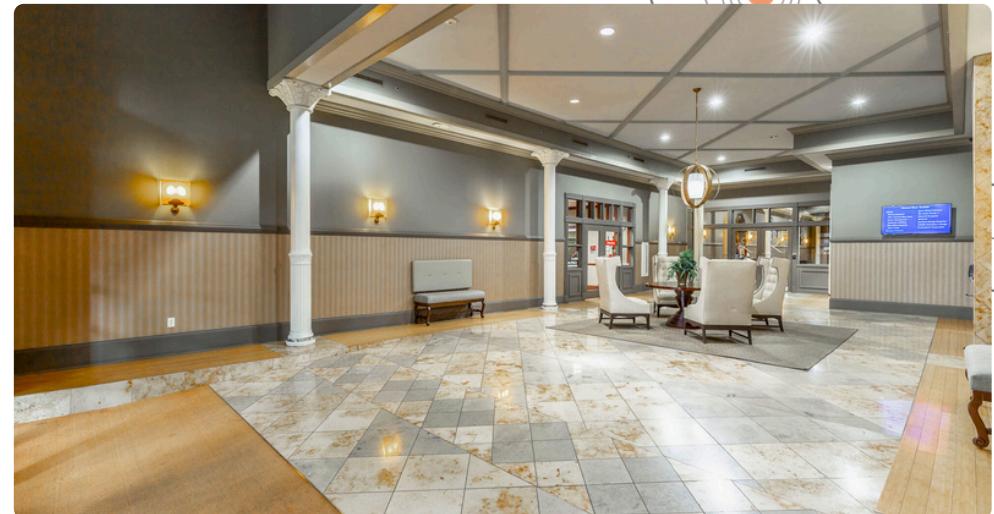
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SITE MAP



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	11,294	48,743	114,950
2024	14,430	56,953	125,389
2029 Projected	15,897	61,961	134,892
Median Age	31.1	34.2	36.4

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	5,332	20,999	49,031
2024	7,288	25,047	53,949
2029 Projection	8,111	27,376	58,220

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$69,715	\$71,558	\$70,050
2024 Average Household	\$77,246	\$75,393	\$73,326
2029 Projected Household	\$79,251	\$76,349	\$74,378



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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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