



CBD OFFICE SPACE | 109 E 7TH ST UNIQUE HISTORIC OFFICE SPACE



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com



AVAILABILITY

Space & Suite Specifications

Suite:	100
Space Available:	2,227 SF
Lease Term:	Negotiable
Rate:	\$19 - \$22 /SF/YR
Suite:	200
Space Available:	2,681 SF
Lease Term:	Negotiable
Rate:	\$19 - \$22 /SF/YR

Highlights

- Open floor plan
- Central Business District
- Proximity to courthouses
- Nearby parking



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com



FLOOR PLAN



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

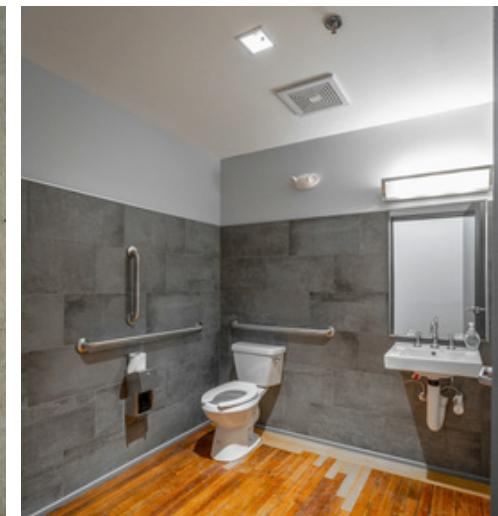
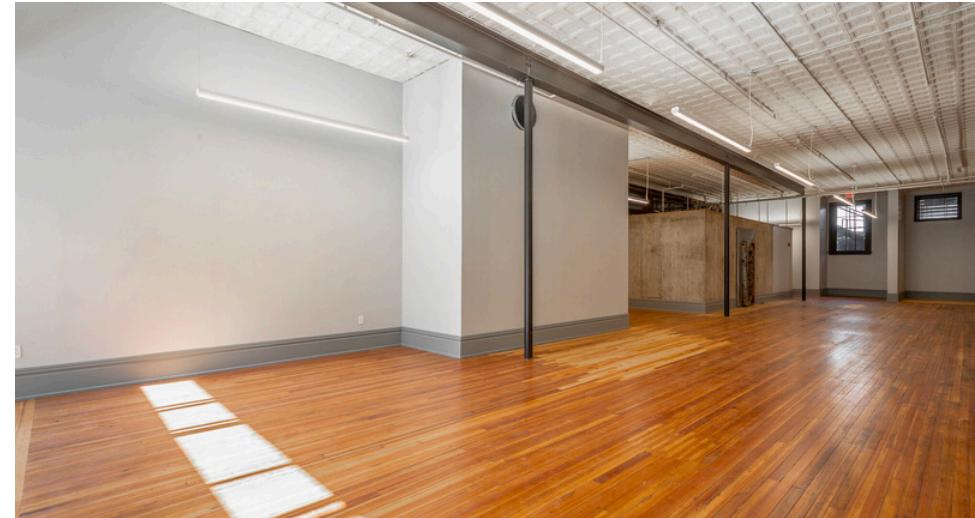
Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com

OFFICE SPACE FOR LEASE

109 E 7th St | Chattanooga, TN 37402

Suite 100



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

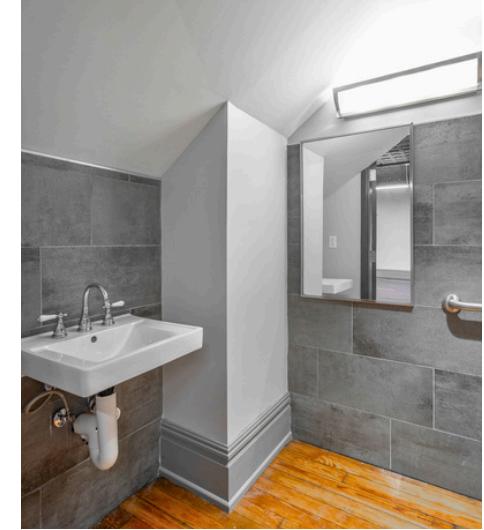
Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com

OFFICE SPACE FOR LEASE

109 E 7th St | Chattanooga, TN 37402

Suite 200



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

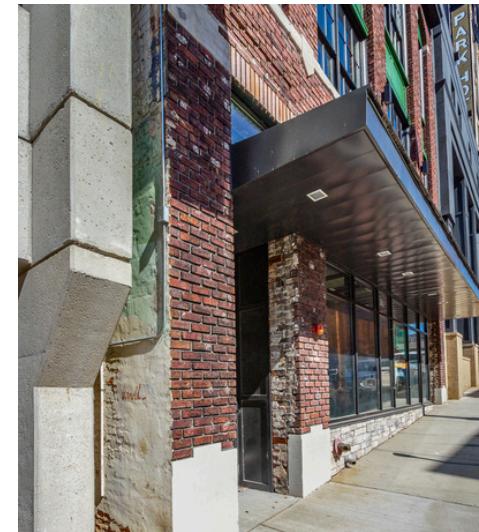
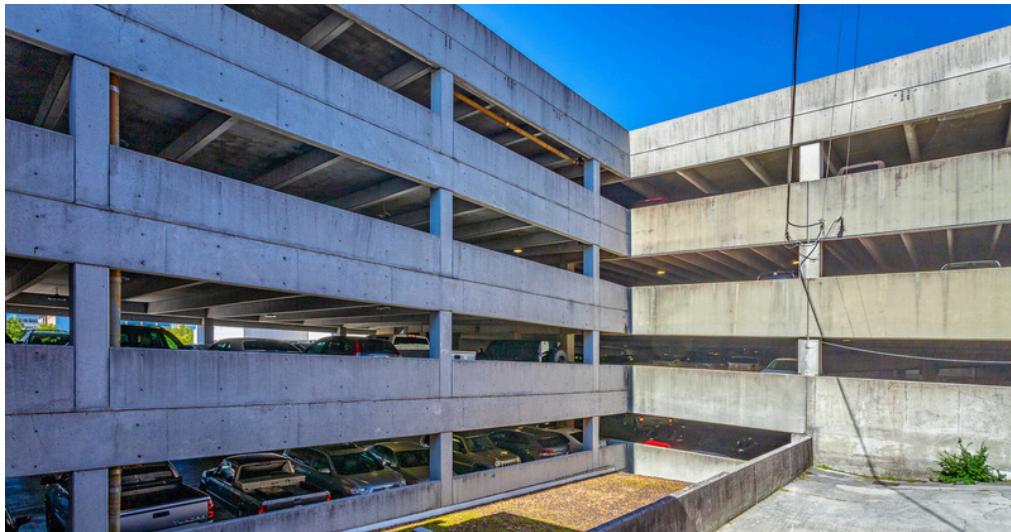
Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com

OFFICE SPACE FOR LEASE

109 E 7th St | Chattanooga, TN 37402

Property Photos



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com



SVN | Second Story Real Estate Management



Sam Vaden

Office: (423)-682-8241
Cell: (423) 402-0277
samuel.vaden@svn.com

Nick Petras

Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020	11,229	48,783	115,197
2024	14,200	56,900	125,694
2029 Projected	15,622	61,886	135,247
Median Age	31.4	34.3	36.3

HOUSEHOLD CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020	5,327	21,184	49,217
2024	7,201	25,205	54,179
2029 Projection	8,003	27,539	58,482

INCOME CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020 Average Household	\$68,947	\$72,723	\$70,142
2024 Average Household	\$75,977	\$76,273	\$73,397
2029 Projected Household	\$77,890	\$77,114	\$74,440



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com

Sam Vaden

Office: (423)-682-8241

Cell: (423) 402-0277

samuel.vaden@svn.com

BROKERS

Samuel Vaden serves as the Director of Office Investment Sales & Leasing within the brokerage department and is a licensed real estate professional in the state of Tennessee. With over 15 years of experience across multiple MSAs, he specializes in investment sales, leasing, occupier services, and 1031 Tax Exchange advisory. Over the course of his career, Samuel has successfully executed more than \$500 million in transaction volume, representing investment groups, landlords, tenants, and 1031 exchange clients. Outside of work, Samuel enjoys cheering on Army/West Point, cooking, wine tasting, and traveling with his wife, Loren.

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.



Sam Vaden
**Director of Office Investment
Sales & Leasing**

 (423) 402-0277

 samuel.vaden@svn.com

 secondstory.properties



Nick Petras
Commercial Advisor

 (205) 527-3500

 nick.petras@svn.com

 secondstory.properties