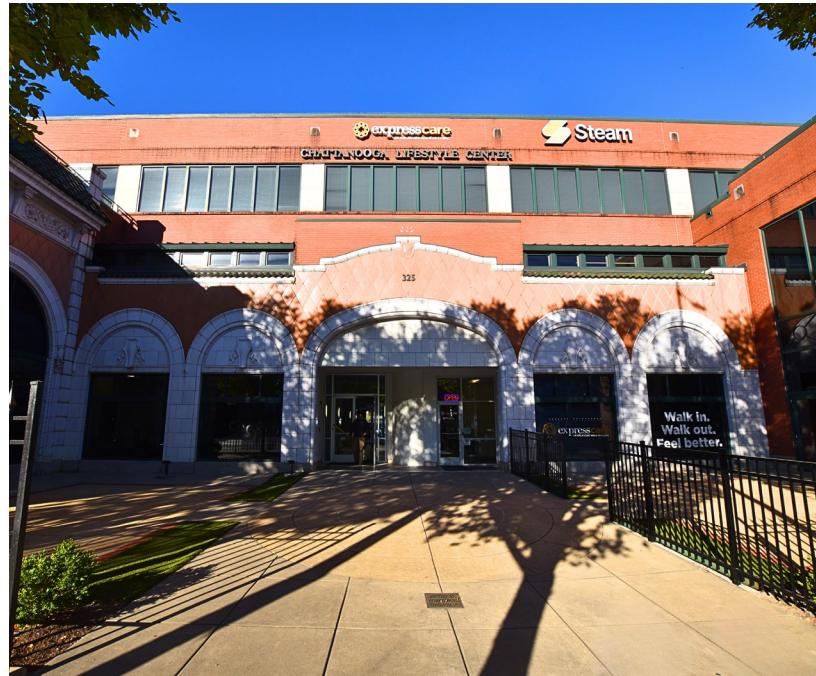


Lifestyle Center

325 Market Street, Suite 200
Chattanooga, TN 37402

Lifestyle Center is ideally located in the heart of Chattanooga's growing and vibrant CBD that serves as the city's commercial and economic core. The area features a strong concentration of office buildings, financial institutions, law firms, and corporate headquarters, supported by nearby hotels, restaurants, and retail amenities.



Property Highlights

Built in 1997, this Class A office building offers modern office and retail spaces. Walking distance to restaurants and fitness.

The 2nd floor offers up to 22,158± square feet of turnkey space with common area amenities including full kitchen/breakroom. Mix of open floor-plan and meeting room/office spaces.

- Renovated lobby
- Courtyard entrance
- (2) Elevators
- Open floor plan
- Private Offices

Leasing Summary

LEASE PRICE:	\$21.00 PSF
LEASE TYPE:	Full Service Gross
ZONED:	D-SH-8
2ND FLOOR - AVAILABLE OFFICE SPACE	
SUITE 200:	2,000 - 22,158 SF
YEAR BUILT:	1997
RENOVATED:	2023

*Flexible lease terms and square footage to accommodate the dynamic office market. Short or long term leases available.

520 Lookout Street Chattanooga, TN 37403

+1 423 267 6549

naicharter.com

For more information,
please contact:



Frazier DeVaney, SIOR
Senior Vice President | Partner
o: 423 308 3760
e: fdevaney@charterre.com

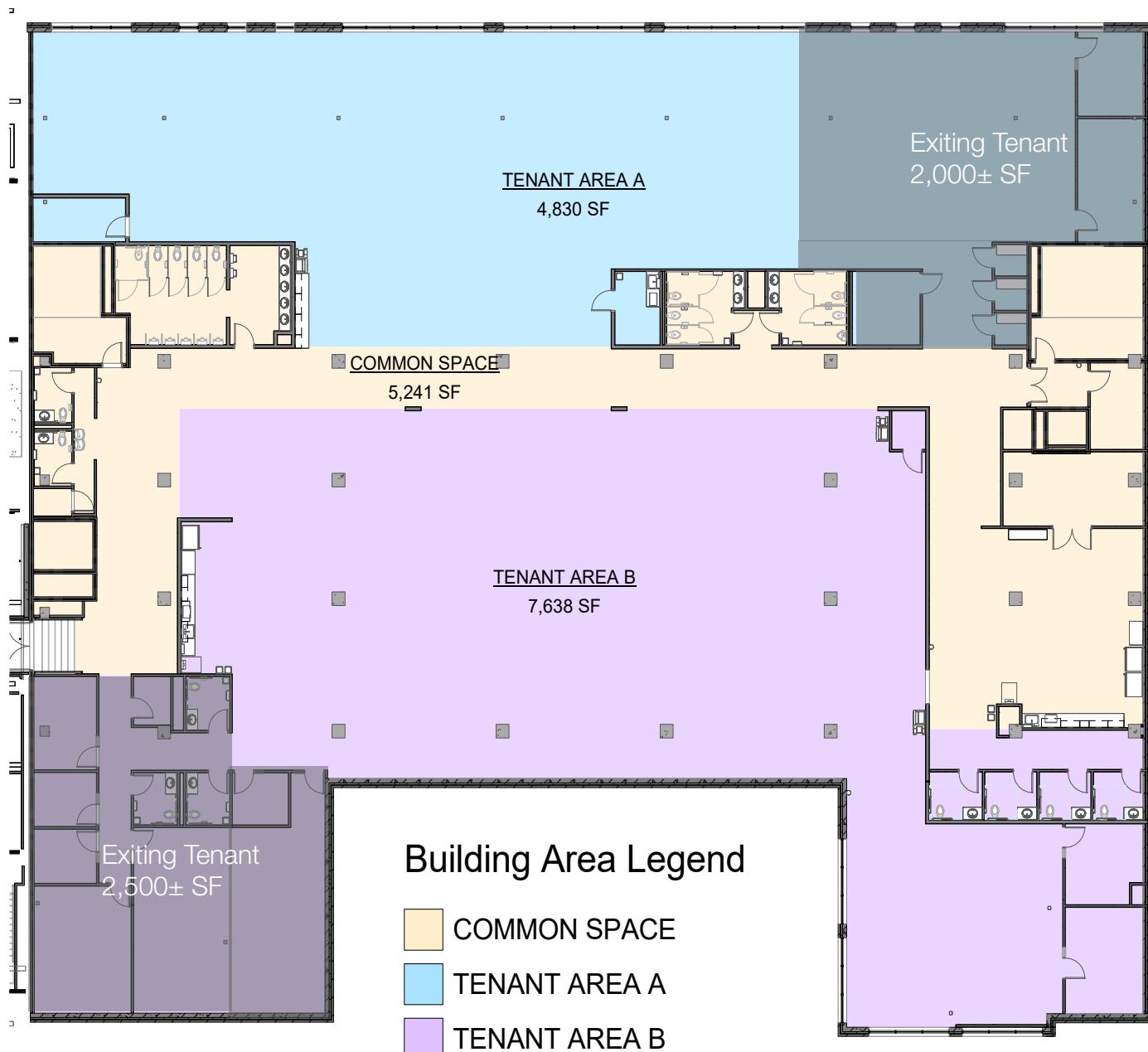


Jeff Howell, Senior Advisor
o: 423 308 3770
e: jhowell@charterre.com

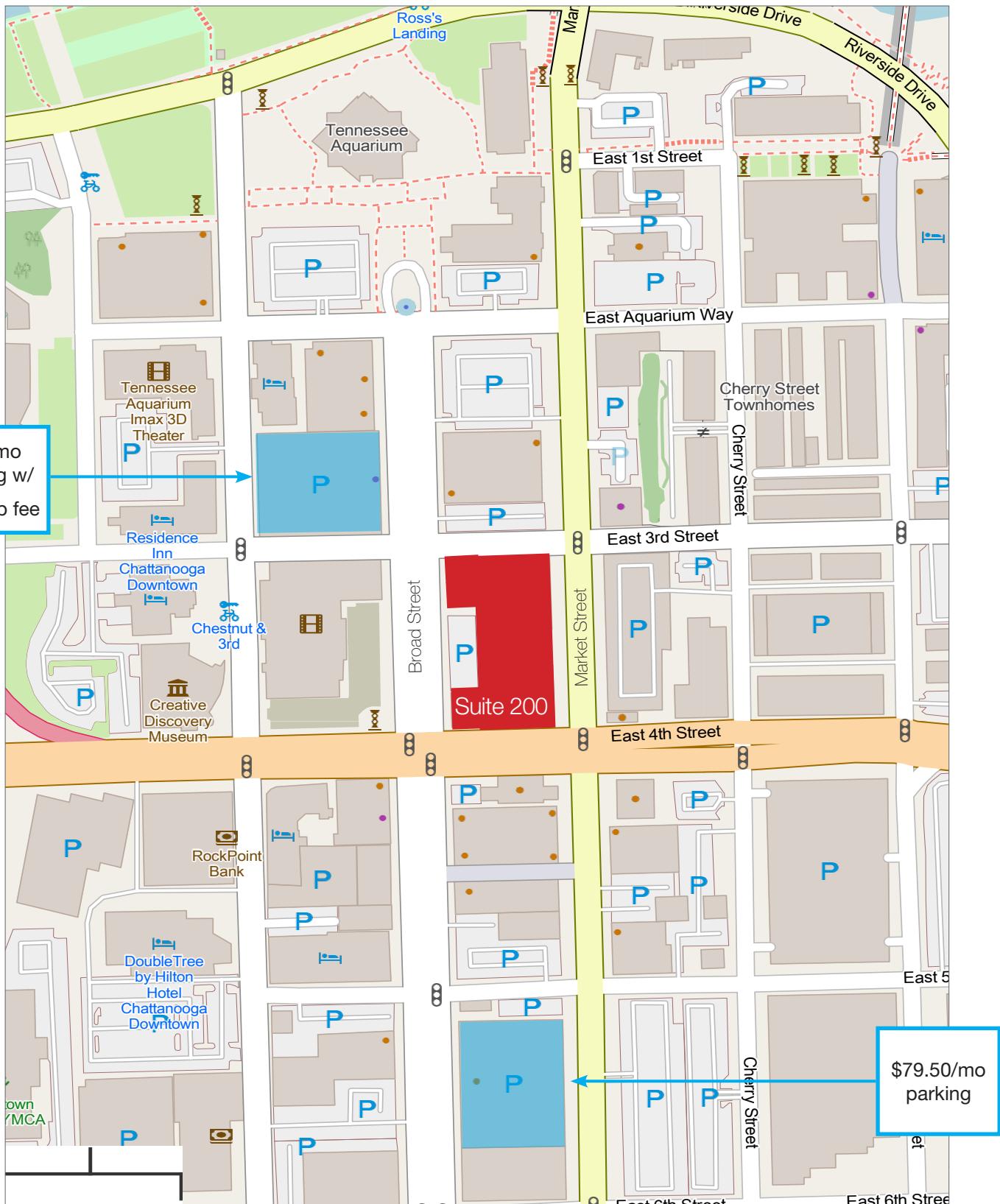
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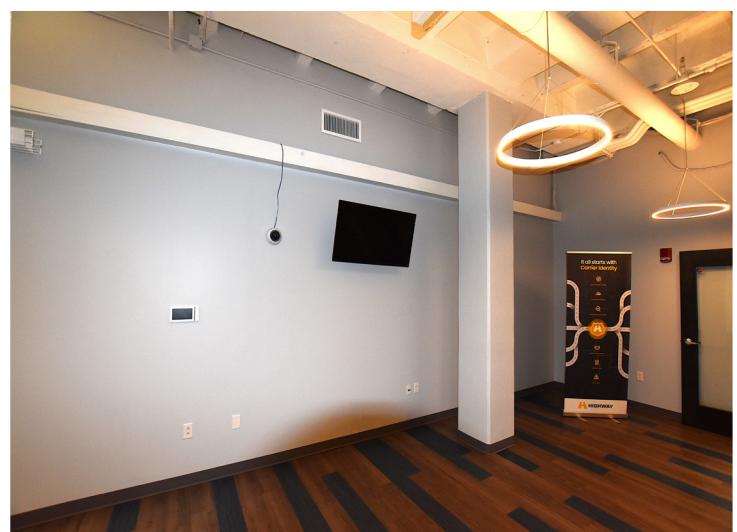
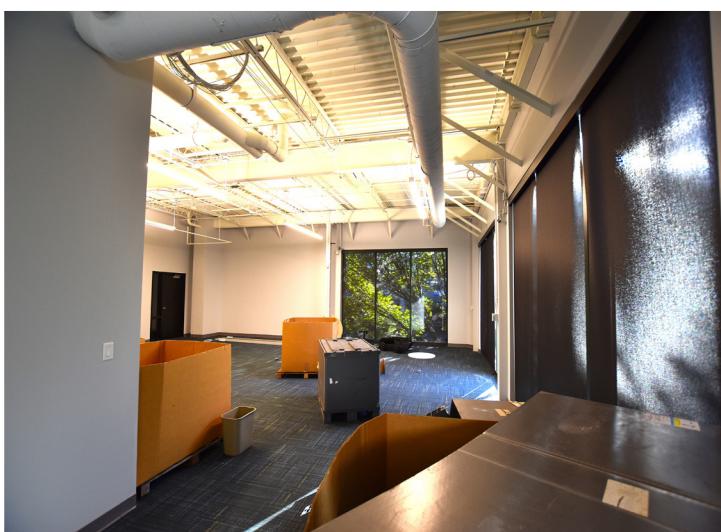
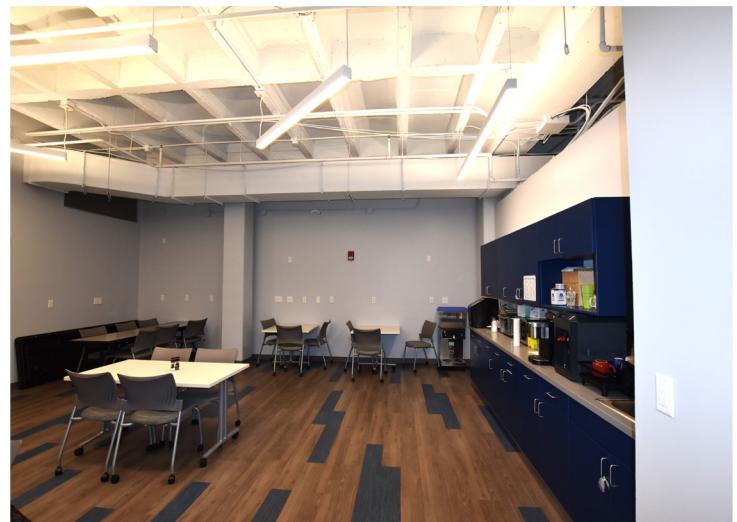
* Not to Scale

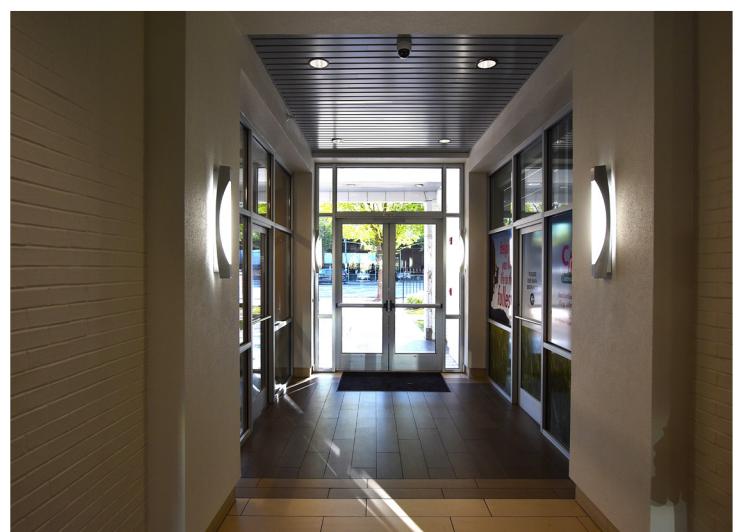
2ND FLOOR OFFICE 2,000 - 22,158 SF



P - Pay to park lots (Hourly or All day) | TWO lots have monthly parking available







CHATTANOOGA TENNESSEE

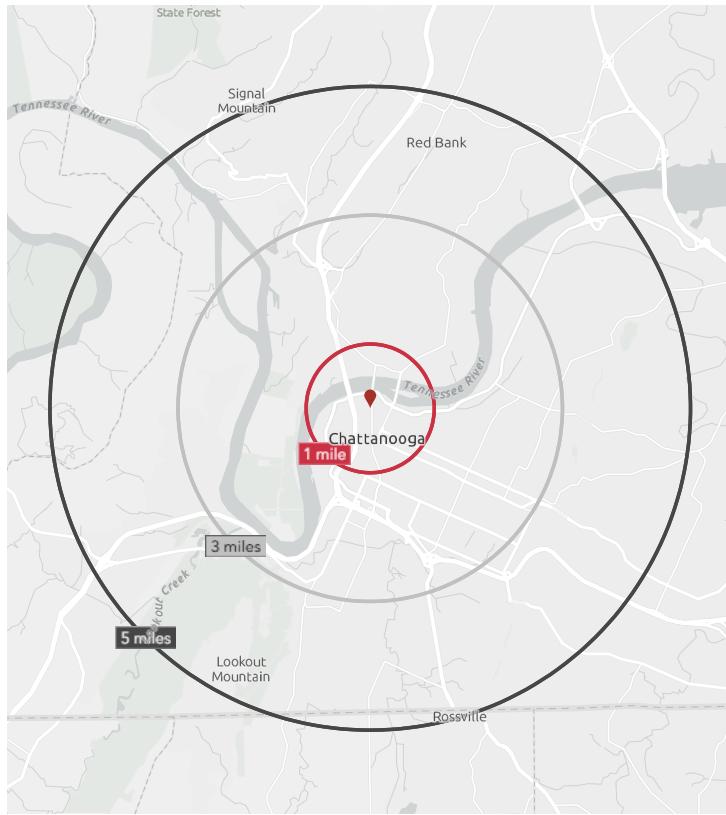
Major Employers List – 2025 (employment as of 12/31/24)

Employers with 100+ full-time employees listed in descending order.



Company	Product/Service	Full-Time Emps.	Part-Time Emps.
•Erlanger Health System	Health System	5,994	1,488
•Hamilton County Schools	Elementary & Secondary Schools	5,781	848
Volkswagen Group of America, Inc. Chattanooga Plant	Mfr. Automobiles	5,239	
•BlueCross BlueShield of Tennessee	Health Care Financing	4,145	43
Tennessee Valley Authority	Utility - Electric Service	3,857	
CHI Memorial	Health Care	3,722	960
•McKee Foods Corporation	Mfr. Cakes & Cookies	3,171	194
•Unum Group	Insurance	3,082	
Roper Corporation	Mfr. Cooking Products	2,541	
•City of Chattanooga	Government	2,372	225
•Hamilton County Government	Government	1,945	133
•Astec Industries, Inc.	Mfr. Asphalt & Concrete Construction Equipment	1,847	6
Cigna HealthCare	Health Services	1,513	18
The University of TN at Chattanooga	University	1,475	18
Amazon.com Services LLC	Distribution Center	1,472	575
Parkridge Medical Center, Inc.	Health Care - Hospital	1,448	710
North American Credit Services, Inc. & MedSrv	Collection of Healthcare Receivables	1,161	10
Pilgrim's Pride Corporation	Poultry Producer, Processor	1,097	
U.S. Xpress Enterprises, Inc.	Transportation Services	853	8
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	794	13
Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	772	
•Humanist Hospitality LLC	Lodging	750	348
•EPB	Electric Power & Fiber Optics Internet, TV & Phone	736	
Opella	Mfr. Health & Beauty Products	700	150
Koch Foods, LLC	Poultry Producer, Processor	650	
HomeServe USA	Emergency Repair Plan Services	625	
•Southern Champion Tray	Mfr. Folding Cartons	617	9
Gestamp Chattanooga - Plant I	Auto Metal Stamping & Welded Assemblies	590	
Chattanooga Coca-Cola Bottling Co. UNITED, Inc. / United Packers	Mfr. Soft Drinks (Bottles & Cans)	576	
•Chattanooga State Community College	Two Year State College	576	23
•Galen Medical Group	Medical Physicians Network	558	71
•Lodge Manufacturing Company	Mfr. Cast Iron Cookware & Other OEM Gray Iron	550	
Schnellecke Logistics USA, LLC	Logistics Services; Warehousing, Transportation, Contract Service, Kitting, JIS/JIT Services	542	
TN State Department of Transportation	Government, Transportation	536	
•Tennessee Valley Federal Credit Union	Federal Credit Union	506	39
Mueller Co.	Mfr. Gate Valve & Iron Foundry	497	
West Star Aviation	Aircraft Maintenance	491	1
•The Health Center at Standifer Place	Long Term Skilled Care	447	224
Sesé Industrial Services US Corp.	Finished Vehicle Logistics, Freight Transportation, Warehouse Solutions & Industrial Services	442	38

• Locally owned and/or headquartered



KEY FACTS | 5 MILES

115,412

Population

6,039

Businesses



\$62,197

Median Household Income



\$43,520

Per Capita Income



\$76,243

Median Net Worth

Population	1 mile	3 mile	5 mile
2025 Population	10,899	48,364	115,412
2030 Population	11,468	51,777	120,134
Median Age	31.6	33.6	35.7
Household	1 mile	3 mile	5 mile
2025 Households	5,314	22,203	50,924
Average Household Income	\$99,823	\$120,692	\$110,272
Business	1 mile	3 mile	5 mile
Total Businesses	1,840	4,088	6,039
Total Employees	38,189	84,747	109,459