

# Suite 5,000 - 1,800 SF - Air Park Centre

115 Nowlin Ln, Chattanooga, TN 37421



Presented By:  
Real Estate Partners



# Suite 5,000 - 1,800 SF - Air Park Centre

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## Property Details

\$15.50 NNN  
\$2.50 PSF CAM Fee

Prime Site for Small Business in a Centrally Located Established Office Park.  
Suite 5,000 is 1,800 SQ  
Suite 400 is 1,700 SQ

**Price: \$15.50 /SF/YR**

- Central Location in Chattanooga
- 1.2 Miles to I-75
- 1/4 Mile from Chattanooga Metropolitan Airport
- 1.5 Miles to I-24
- Half mile Hwy 153

View the full listing here: <https://www.loopnet.com/Listing/115-Nowlin-Ln-Chattanooga-TN/30910402/>

Rental Rate:	\$15.50 /SF/YR
Property Type:	Office
Property Subtype:	Telecom Hotel/Data Hosting
Building Class:	C
Rentable Building Area	7,439 SF
:	
Year Built:	1984
Walk Score ®:	18 (Car-Dependent)
Transit Score ®:	25 (Some Transit)
Rental Rate Mo:	\$1.29 /SF/MO

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## Listing space

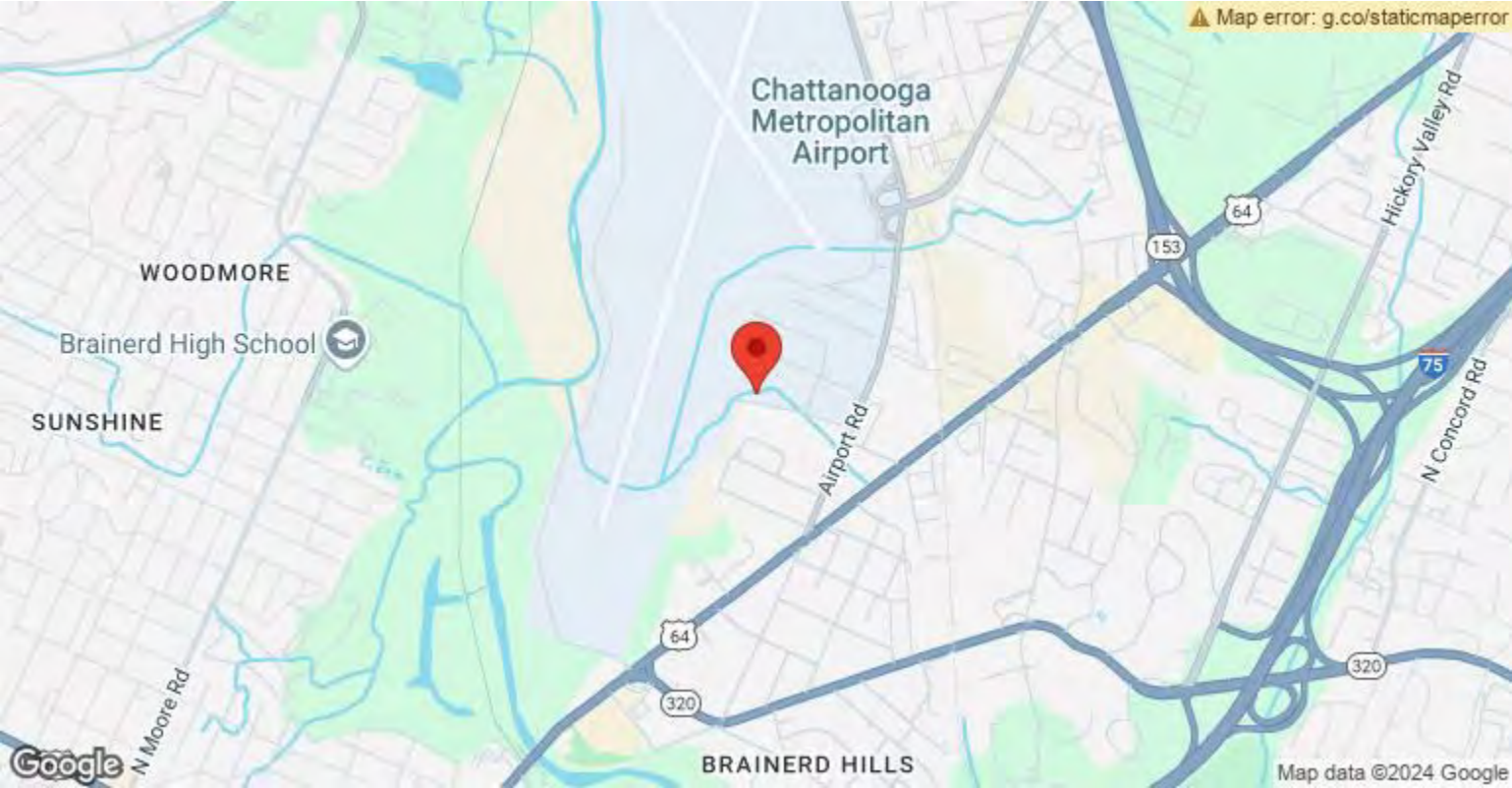
1st Floor Ste 5000	Space Available:	1,800 SF
	Rental Rate:	\$15.50 /SF/YR
	Date Available:	January 01, 2025
	Service Type:	Modified Gross
	Built Out As:	Standard Office
	Space Type:	New
	Space Use:	Office
	Lease Term:	3 - 10 Years

Large Open Space Previously used as a small Church Available Jan. 1st 2025

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## Location



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## Property Photos



attachment (27)

**1,800 SF & 1,700 SF OF OFFICE SPACE AVAILABLE**  
 115-117 Nowlin Ln | Chattanooga, TN 37421

**PROPERTY HIGHLIGHTS**

- Prime Site for Small Business in a Centrally Located Established Office Park.
- Suite 5,000 is 1,800 SQ
- Suite 400 is 1,700 SQ

**LOCATION HIGHLIGHTS**

- Central Location in Chattanooga
- 1.2 Miles to I-75
- 1/4 Mile from Chattanooga Metropolitan Airport
- 1.5 Miles to I-24
- Half mile Hwy 153

**PRICE**

- \$15.50 /SF/YR
- \$2.50 CAM Fee /SF /YR

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population:	18,557	141,164	356,360
Households:	8,260	58,995	146,673
Avg. HH Income	58,568	70,802	81,539

**TRAVIS HULSEY**  
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**REAL ESTATE PARTNERS**  
 CHATTANOOGA LLC

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## Property Photos



20240830\_143115



20240830\_143110

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## Property Photos



20240830\_143059



20240830\_143123

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## Property Photos



20240830\_143125



20240830\_143137



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## Property Photos



20240830\_143144



20240830\_143150

# Suite 5,000 - 1,800 SF - Air Park Centre

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## Property Photos



20240830\_143152



20240830\_143211

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## Property Photos

Site Plan



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Site Plan



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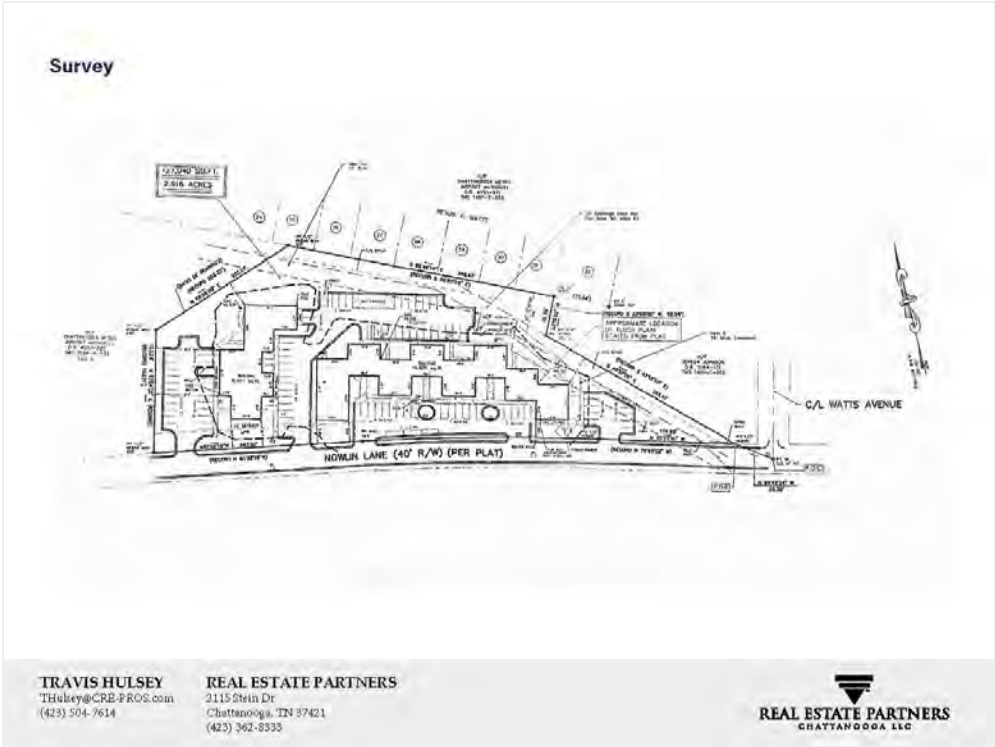
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## Property Photos



VPD\_2



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TN-Chattanooga - 115-117 Nowlin Ln\_Survey

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## Property Photos



Air Park Centre - Office Park - Outline



Airport and Hwy Proximity

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## Property Photos



03-115 Nowlin-3



04-115 Nowlin-4

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## Property Photos



Exterior Dock High Roll-Up Door \_ Suite 3000



VPD\_1

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## Property Photos



09-115 Nowlin-9



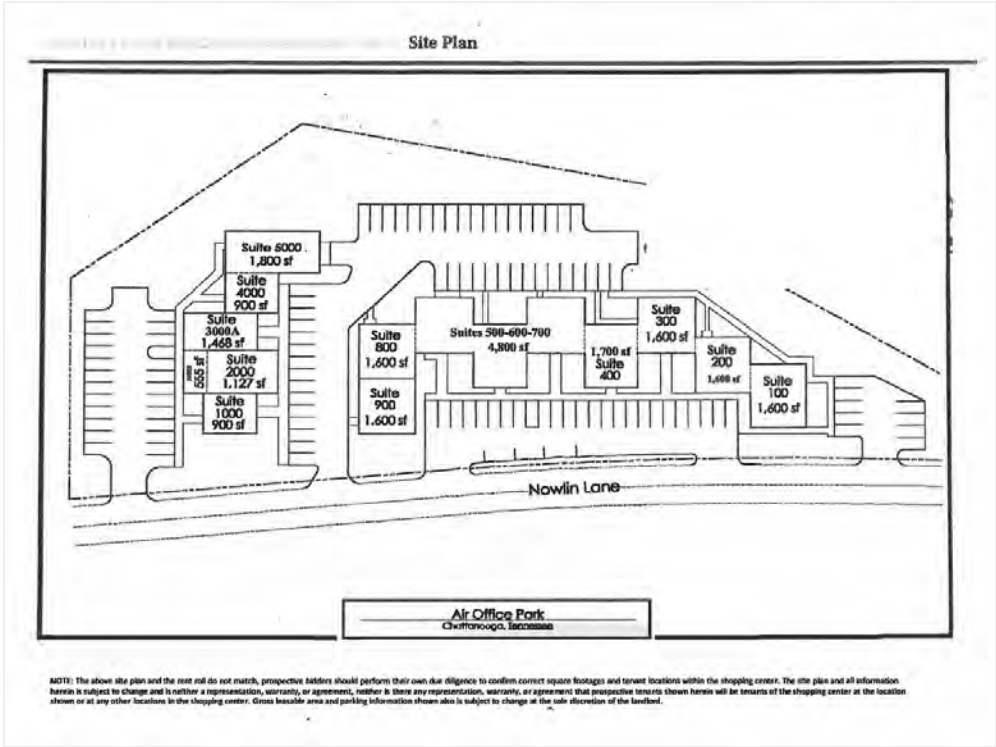
10-115 Nowlin-10



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## Property Photos



115 & 117 Nowlin \_ SITE PLAN



Exterior Dock High Roll-Up Door \_ Suite 3000

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## Property Photos



attachment (27)



Building Photo

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