



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



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



AVAILABILITY

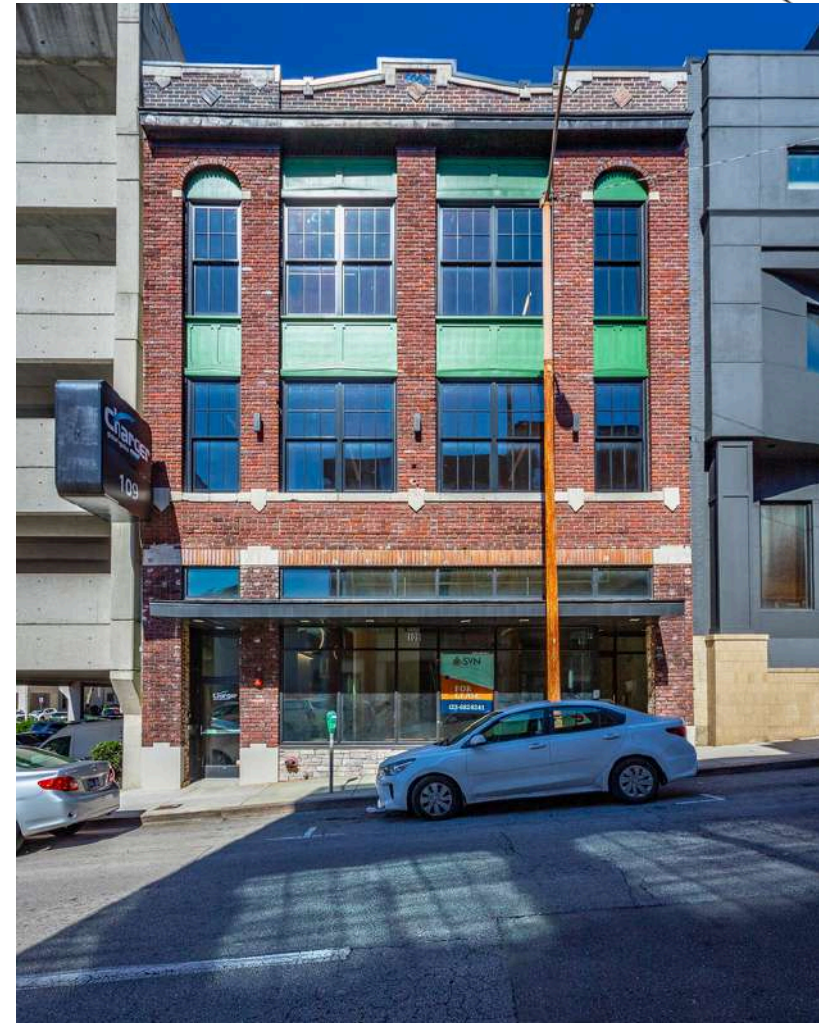
Space & Suite Specifications

Suite: 100
Space Available: 2,385 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



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FLOOR PLAN



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OFFICE SPACE FOR LEASE

109 E 7th St | Chattanooga, TN 37402

Suite 100



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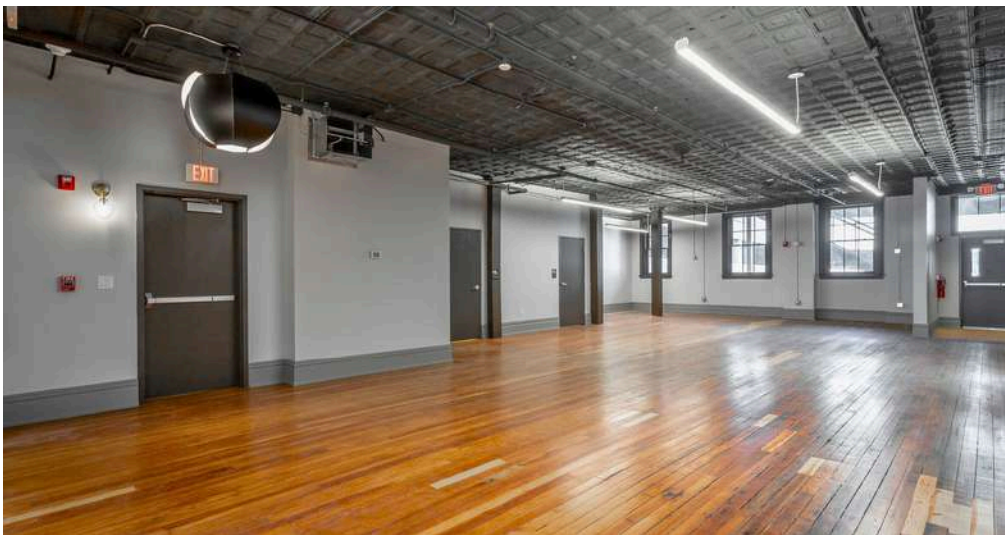
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OFFICE SPACE FOR LEASE

109 E 7th St | Chattanooga, TN 37402

Suite 200



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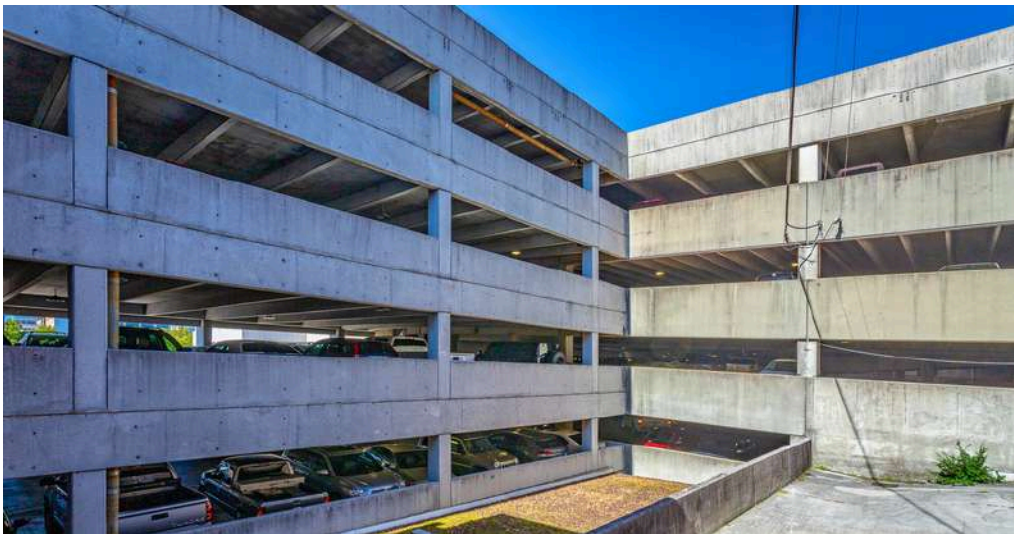
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OFFICE SPACE FOR LEASE

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Property Photos



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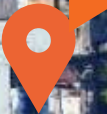
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CHATTANOOGA
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USE 2026



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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



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THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.






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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