



Downtown Chattanooga



**1100
Market St.
Chattanooga**

The Edney

office/ground retail

The Edney Innovation Center is known as the front door to Chattanooga's Innovation District. Catering to startups, as well as emerging and established businesses, the 10-story office building is in a central location where you're just steps away from some of downtown's top employers, restaurants, shops, and outdoor leisure areas.

Highlights

- Variety of available office suites, ranging from ~ 500 SF to ~3,000 SF
- Ground floor office/retail space available with commercial kitchen and walk-in cold storage
- Recently renovated with a fresh look and feel to support collaboration and innovation
- Monitored front lobby; badge entry system for each floor



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Exterior



Location



11th Street

THE EDNEY
INNOVATION CENTER

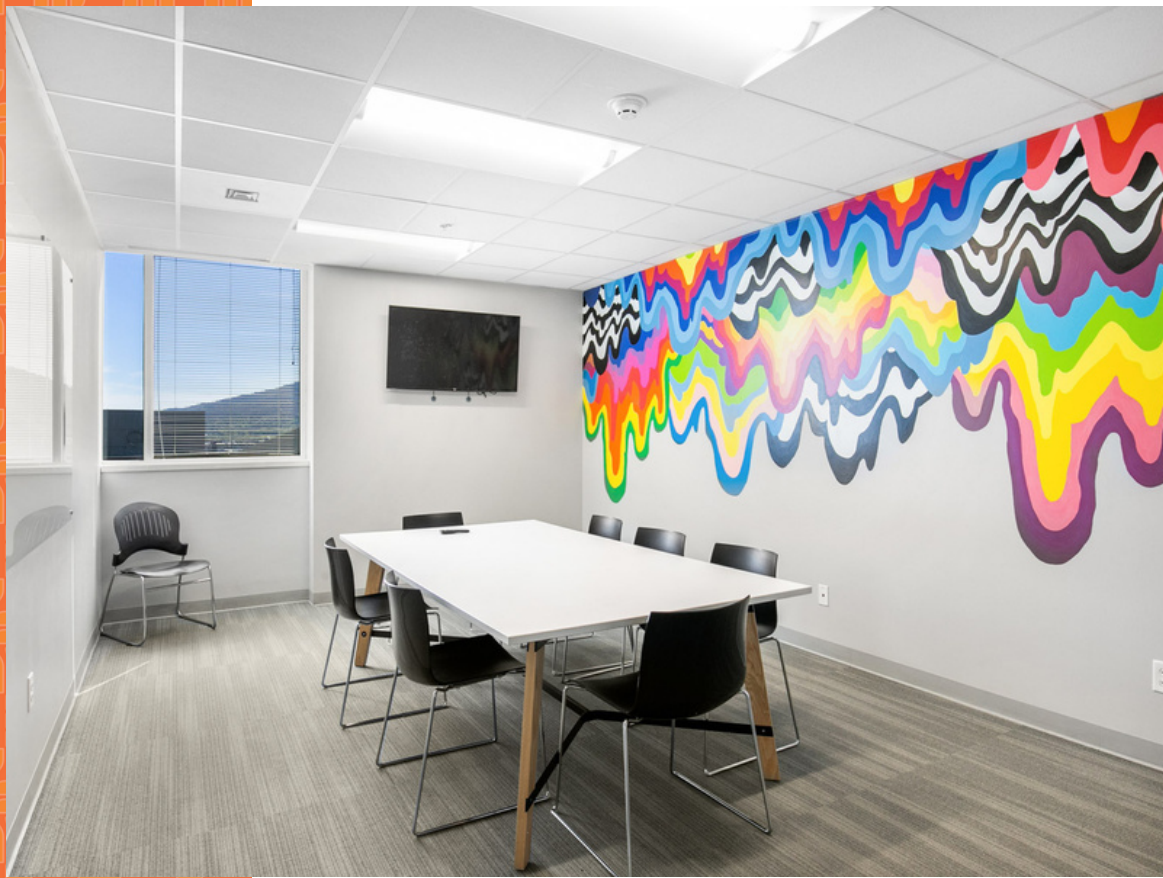
Innovation
District

Market Street



HENDRICKS
COMMERCIAL PROPERTIES

Interior





Neighbors:

- Warehouse Row
- TVA
- EPB
- Miller Park
- UT Chattanooga
- City IT Dept.

Multiple Suites Available

For Lease

Contact us about your space needs, and we'll see what the best fit may be for your business!
Lease terms are negotiable.

office/ground retail

Average of \$22.50/SF
Modified Gross Lease
567 - 4,100 SF

Quick Chatt. Stats

- Known as the "Gig City," Chattanooga has the world's fastest internet speeds
- On Outdoor Magazine's "Best Places to Live"; No. 3 on Lonely Planet's "Best in the U.S." Places to See
- Among fastest growing big cities in Tennessee
- Local airport offers non-stop and one-stop flights to more than 1,000 destinations worldwide
- Located within two hours of Nashville, Knoxville, Atlanta, and Huntsville



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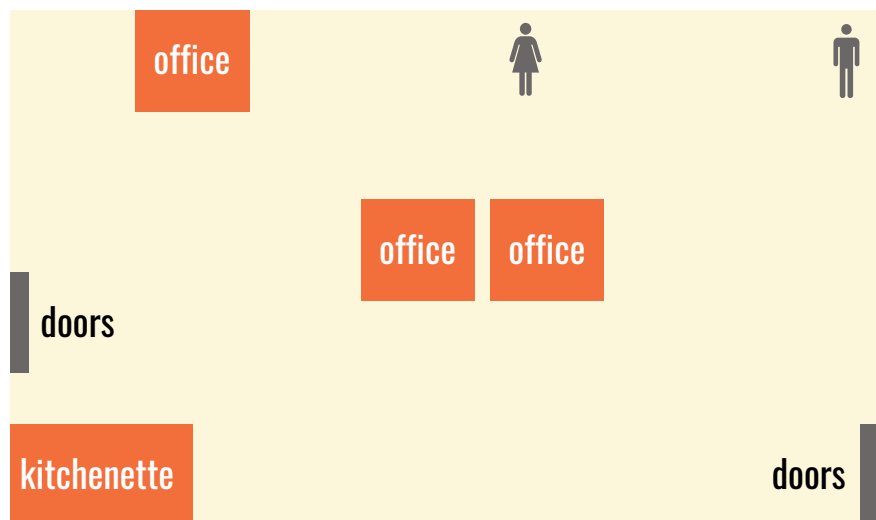
Suite 100





Overview

- Open Floor Plan
- Three Offices or Meeting Rooms
- In Office Kitchenette and Restroom
- Formerly Leased by The Company Lab



4,100 SF | \$22.50/SF

Suite 101



Suite 101



HIGHLIGHTS

- Windows on Market & 11th
- Commercial Kitchen
- Walk-In Cold Storage



Office | Retail
\$22.50/SF

Suite 402



OVERVIEW

- 567 SF
- \$22.50/SF
- 11th Street Views
- Near Elevators



THE EDNEY
INNOVATION CENTER

Suite 403



OVERVIEW

- 645 SF
- \$22.50/SF
- 11th Street Views
- Near Elevators



THE EDNEY
INNOVATION CENTER

Suite 404



OVERVIEW

- 1,300 SF
- \$22.50/SF
- 11th Street Views
- Open Floor Plan



THE EDNEY
INNOVATION CENTER

Suite 405



OVERVIEW

- 1,304 SF
- \$22.50/SF
- Open Floor Plan
- Side Office or Meeting Room



THE EDNEY
INNOVATION CENTER

Suite 806



OVERVIEW

- Beautiful Views
- Corner Suite
- Three Offices or Meeting Rooms

Suite 904



OVERVIEW

- 700 SF
- \$22.50/SF
- 11th Street Views
- Open Floor Plan



THE EDNEY
INNOVATION CENTER

Suite 1000



OVERVIEW

- 7,569 SF
- \$22.50/SF
- Skyline Views
- Build to Suit