

FLATIRON HEIGHTS



The historic Flatiron building, beautifully restored and located in the heart of downtown Chattanooga.

707 Georgia Ave Chattanooga, TN 37402

grace
FRANK
group



ZACH TAYLOR
CHATTANOOGA



Grace Frank, MBA

(423) 208-3834

518 Georgia Ave STE 101,
Chattanooga TN 37403

FLATIRON HEIGHTS

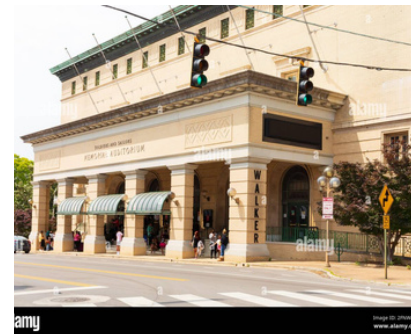
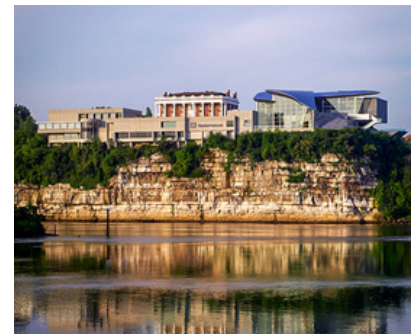
Nearby Points of Interest

Restaurants/Bars

Unknown Caller - 3 min walk
Community Pie - 3 min walk
Universal Joint - 4 min walk
Hennen's - 7 min walk
Porter's - 7 min walk
Old Gilman Grill - 8 min walk - West End
Public House - 10 min walk
Tony's Pasta - 12 min walk - Bluff View Arts District
Champy's - 12 min walk
St John's - 14 min walk
Alleia - 20 min walk - Southside
Five and Dime - 5 min drive - Northshore

Attractions

Soldiers & Sailors Memorial Auditorium - 3 min walk
Patten Square Restaurants & Shops - 3 min walk
Tivoli Theater - 5 min walk
Miller Parks - 6 min walk
West Village Restaurants & Shops - 7 min walk
Warehouse Row Shopping Mall - 9 min walk
Chattanooga Public Library - 9 min walk
Bluff View Arts District - 12 min walk
Chattanooga Convention Center - 13 min walk
Hunter Museum of Art - 14 min walk
Tennessee Aquarium - 16 min walk



PACE INCENTIVE

PACE financing is a program with great benefits, made for investments in energy efficiency upgrades to commercial properties in Tennessee. PACE program credit is available for you to consider which would reduce the amount of your mortgage by the tax credit amount per unit.

Property	Sq Ft (From Plans)	% of Total	Total CPACE Principal Assessment Amount	PrePayment Penalty Yr 1	Base Payoff Amount (Principal + PrePay Pen Yr1)*
Total SqFt Property (ex common area)	7058	100.00%	\$ 997,459.32	5%	\$ 1,047,332.29
Commercial Unit A	917	12.99%	\$ 129,593.40	\$ 6,479.67	\$ 136,073.07
Commercial Unit B	519	7.35%	\$ 73,346.75	\$ 3,667.34	\$ 77,014.09
Commercial Unit C	645	9.14%	\$ 91,153.48	\$ 4,557.67	\$ 95,711.15
Commercial Unit D	886	12.55%	\$ 125,212.38	\$ 6,260.62	\$ 131,473.00
Commercial Unit E	178	2.52%	\$ 25,155.53	\$ 1,257.78	\$ 26,413.31
Commercial Unit F	1254	17.77%	\$ 177,219.32	\$ 8,860.97	\$ 186,080.29
Commercial Unit G	2258	31.99%	\$ 319,107.84	\$ 15,955.39	\$ 335,063.23
Commercial Unit H	401	5.68%	\$ 56,670.61	\$ 2,833.53	\$ 59,504.14
Sum (B3:B10)	7058	100.00%	\$ 997,459.32	\$ 49,872.97	\$ 1,047,332.29



Ryan Henn

Business and Commercial Services

Tennessee Valley Federal Credit Union

P.O. Box 23967

Chattanooga, TN 37422

Phone: (423) 634-3505

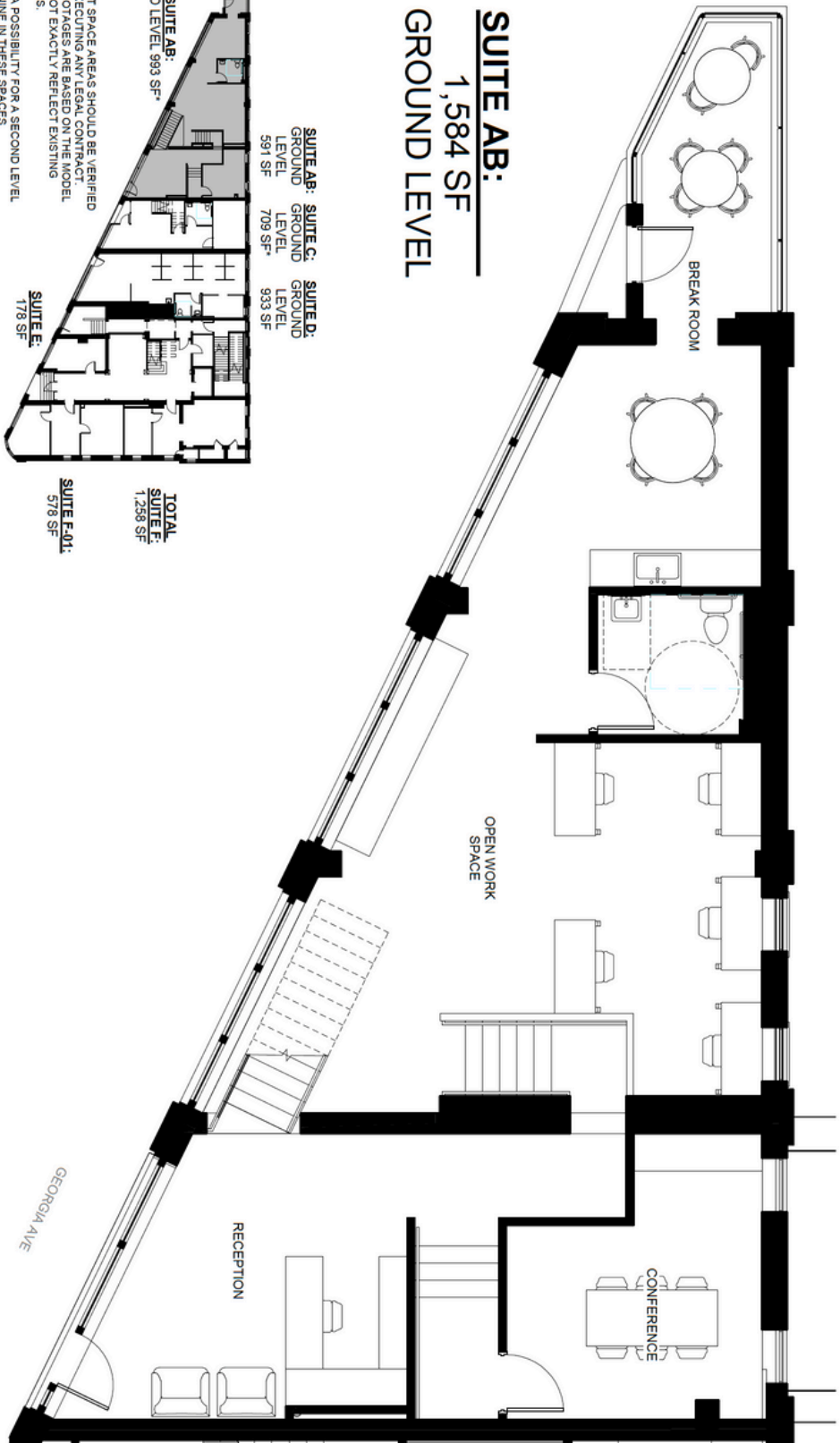
Mobile: (423) 991-3505

UNIT SUMMARY

Suites For Sale	SF	Price/SF	Total Price	
*Suite A & B Ground Level	1,584	\$310	\$491,040	\$716,410
*Suite A & B Second Level	727	\$310	\$225,370	
*Suite C Ground Level	709	\$295	\$209,155	\$383,205
*Suite C Ground Second	590	\$295	\$174,050	
Suite D	933	\$295	\$275,235	\$275,235
Suite E	178	\$375	\$66,750	\$66,750
*Suite F01 & F02 - First floor	578	\$350	\$202,300	\$440,300
*Suite F01 & F02 - First floor	680	\$350	\$238,000	
Suite G	2,236	\$290	\$648,440	\$648,440
Suite H	406	\$350	\$142,100	\$142,100

***designed to be sold together**



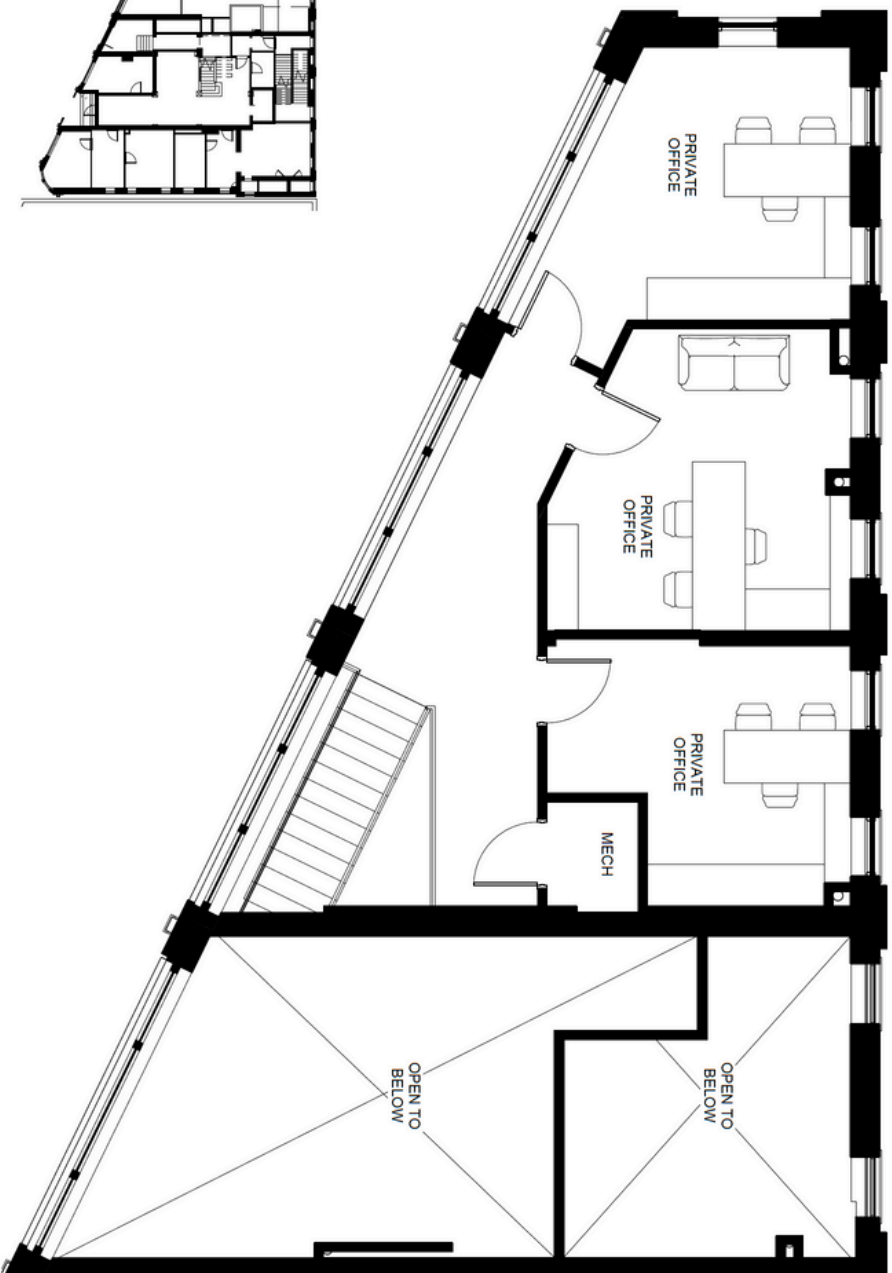


Flatiron Heights LLC
Flatiron Building Remodel
707 Georgia Ave, Chattanooga TN 37402

TEST FIT
SUITE AB AB-01



SUITE AB:
727 SF
SECOND LEVEL



SUITE AB:
SECOND LEVEL 727 SF*

NOTE:
ALL TENANT SPACE AREAS SHOULD BE VERIFIED
BEFORE EXECUTING ANY LEGAL CONTRACT.
SQUAREFOOTAGES ARE BASED ON THE MODEL
AND MAY NOT EXACTLY REFLECT EXISTING
CONDITIONS.

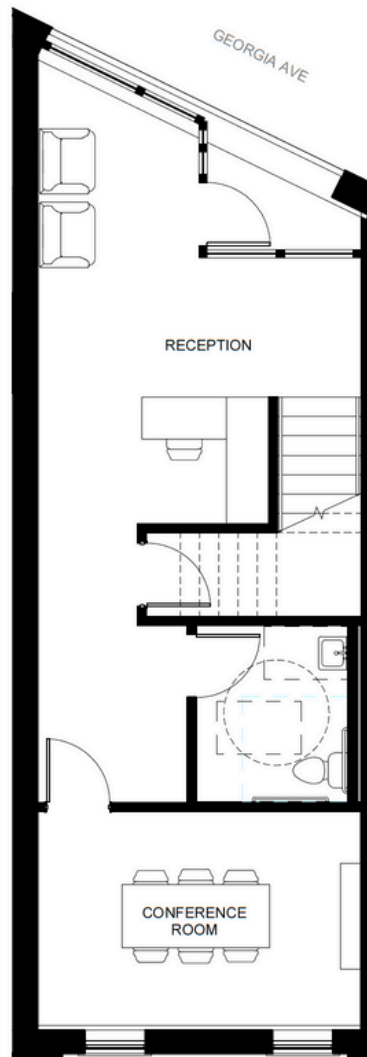
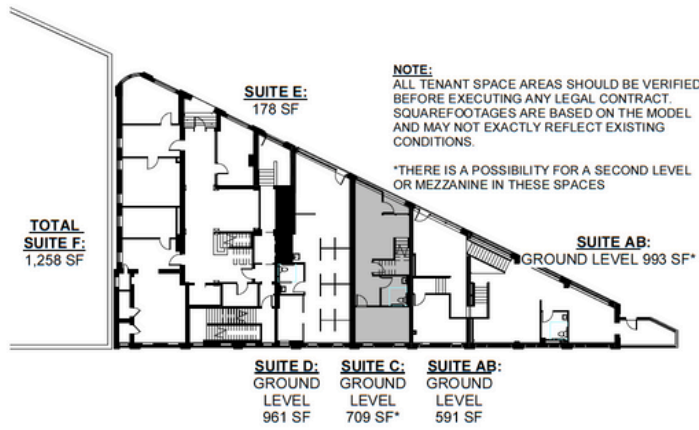
*THERE IS A POSSIBILITY FOR A SECOND LEVEL
OR MEZZANINE IN THESE SPACES



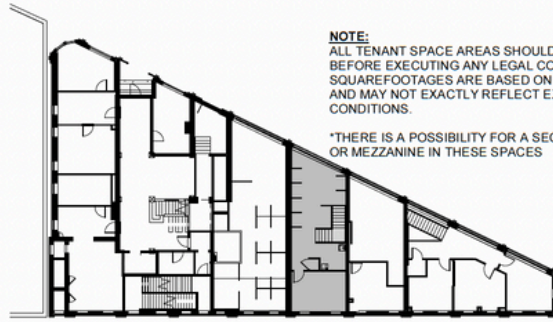
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TEST FIT
SUITE AB AB-02





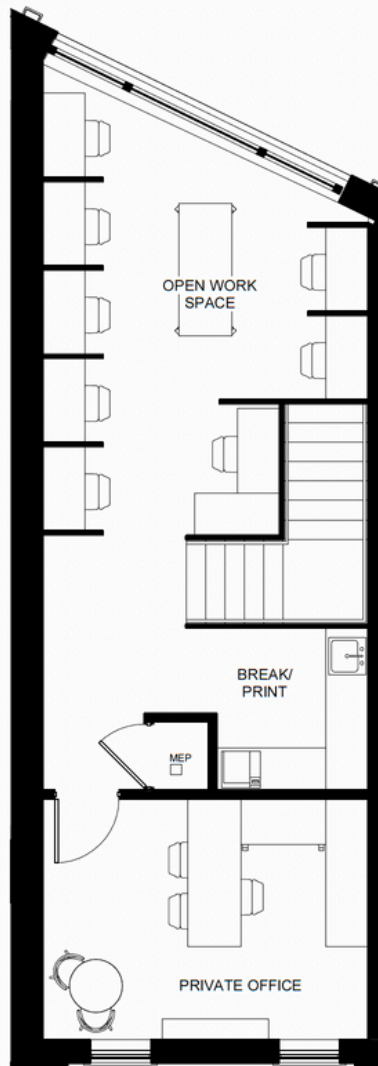
SUITE C:
709 SF
GROUND
LEVEL



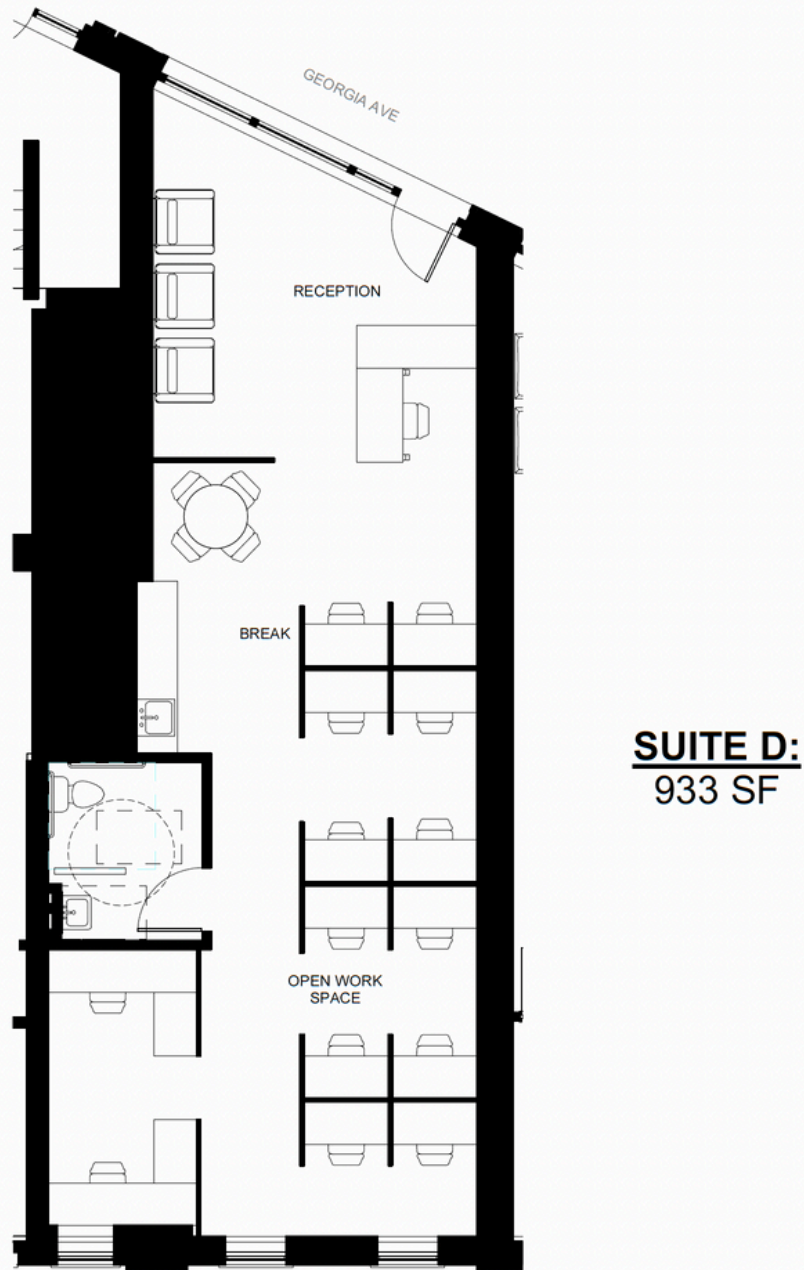
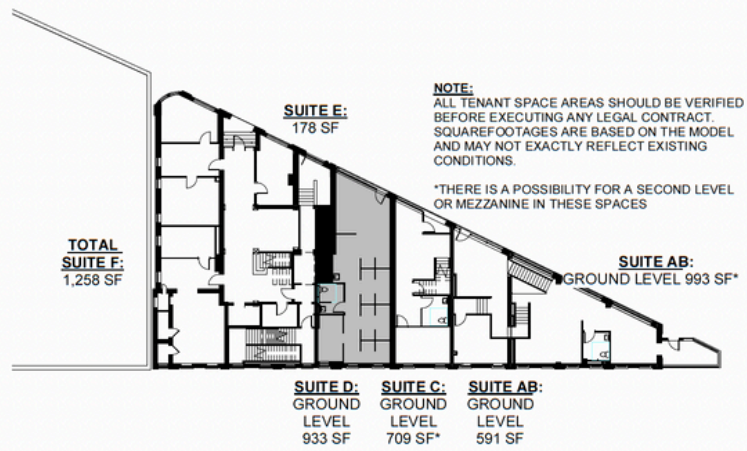
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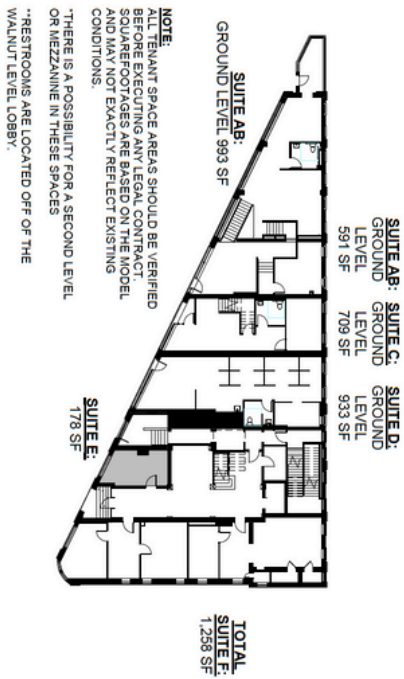
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SUITE C:
SECOND LEVEL 590 SF*

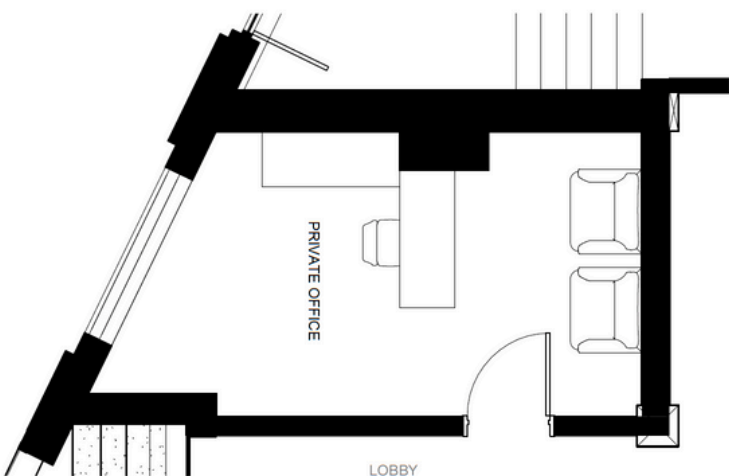


SUITE C:
590 SF
SECOND
LEVEL





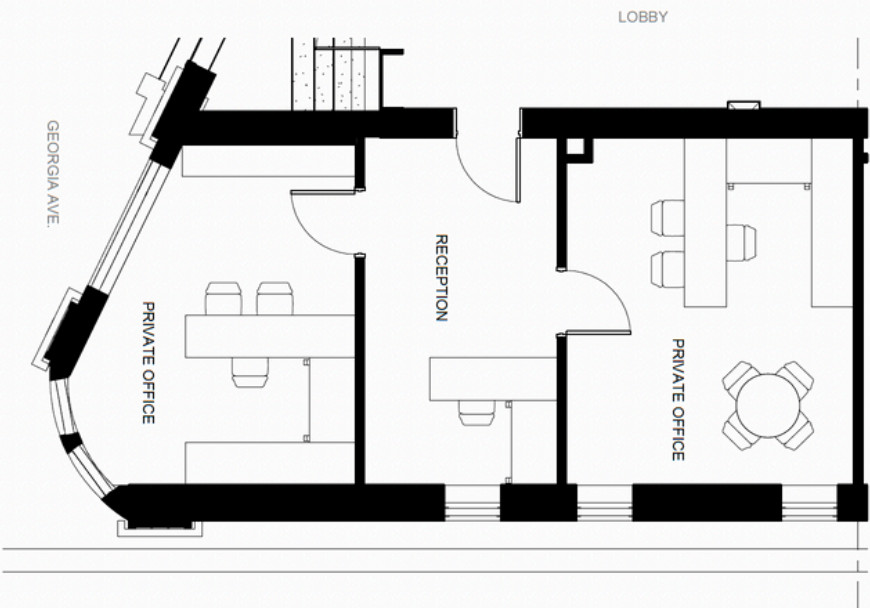
SUITE E:
178 SF



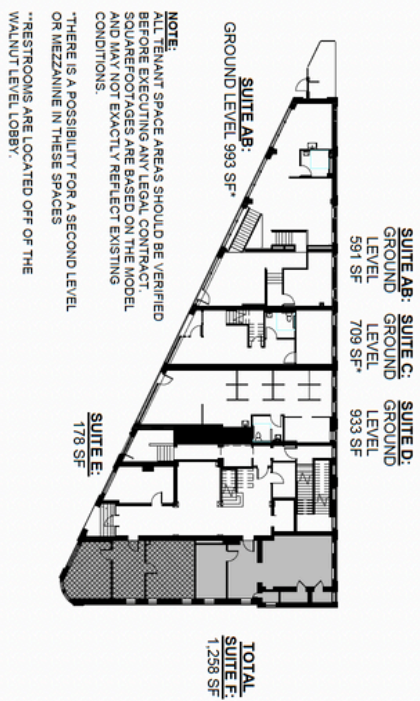
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TEST FIT
SUITE E E-01





SUITE F EAST: 578 SF



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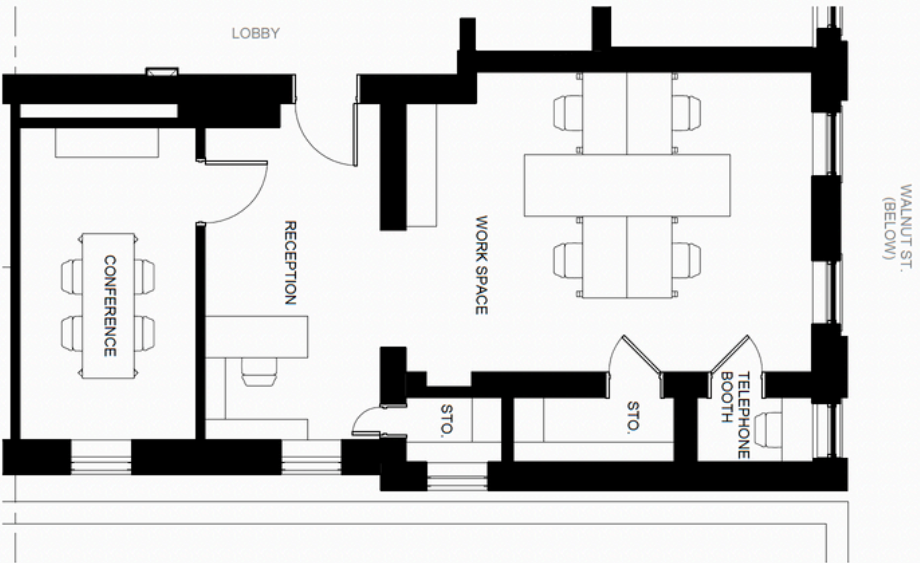
SUITE F-EAST

TEST FIT
F-01

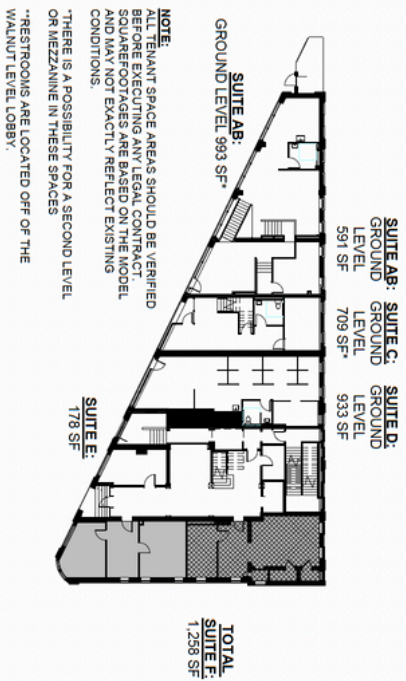


08/11/2023

FLATIRON HEIGHTS COMMERCIAL - \$440,300



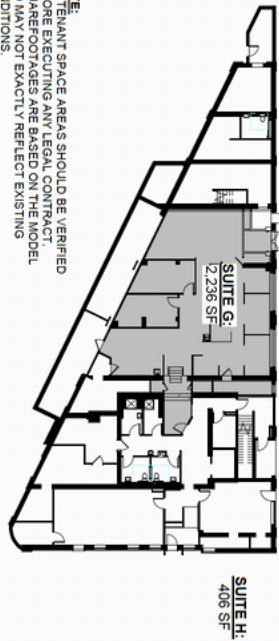
SUITE F WEST: 680 SF



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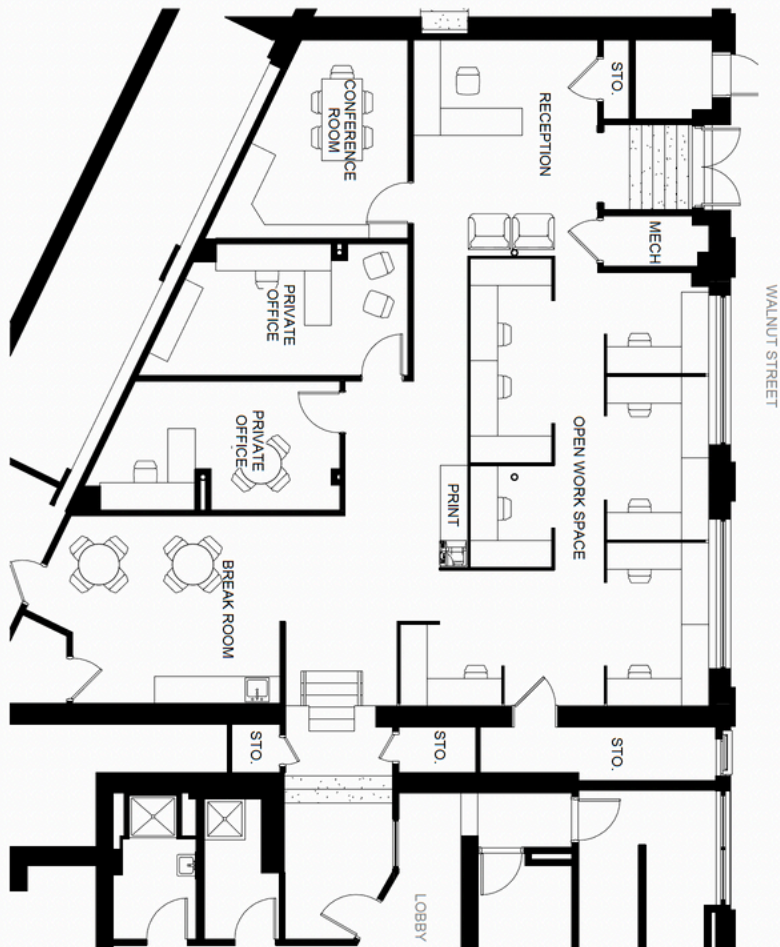
TEST FIT
SUITE F-WEST F-02





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**RESTROOMS ARE LOCATED OFF OF THE
WALNUT LEVEL LOBBY.

SUITE G:
2,236 SF



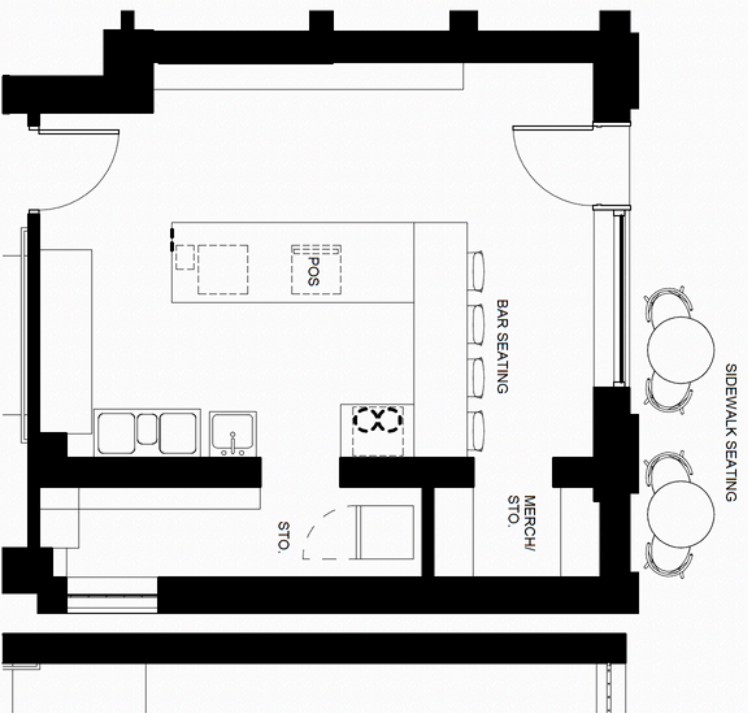
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TEST FIT
SUITE G G-01

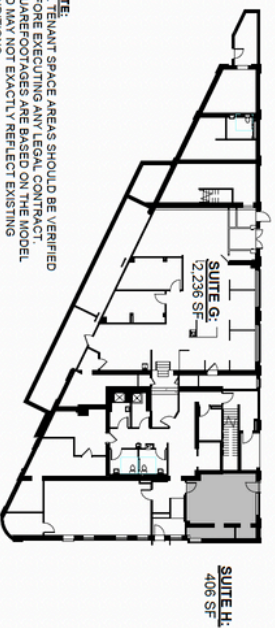


FLATIRON HEIGHTS COMMERCIAL - \$648,440

WALNUT ST.



SUITE H:
406 SF



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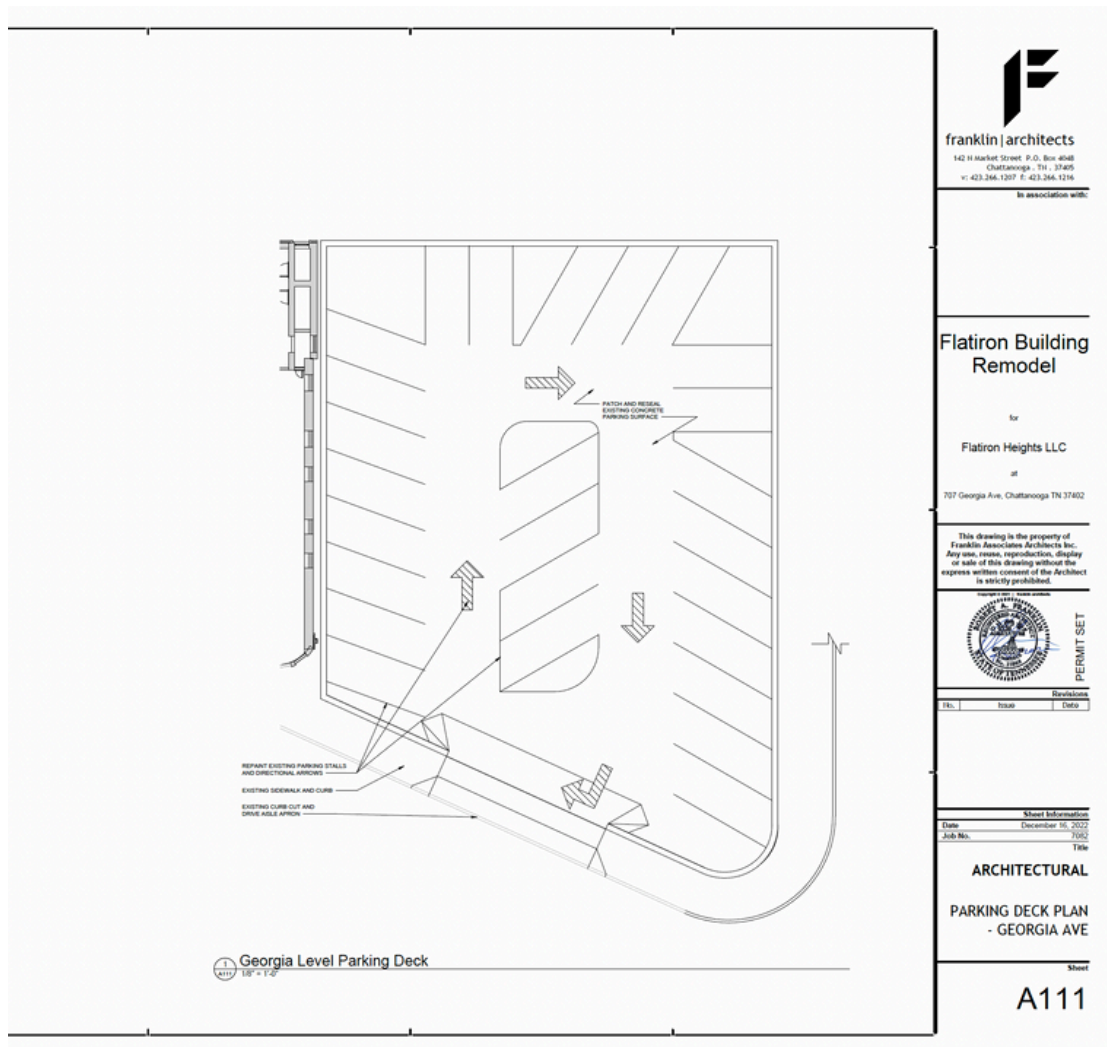
TEST FIT
SUITE H H-01



HOA COVERAGE

- Common area maintenance to include fitness center, lobby, parking and public restrooms
- Insurance for building
- Downtown Chattanooga Alliance membership
- Building pest control
- Exterior security cameras
- SMART security system for entrance, lobby and elevator
- Trash services
- Water and sewer for each unit line itemed and billed monthly with the HOA fee
- Fitness center available

PARKING AREA



- **\$125 per parking per month**
- **One parking space per 400 sq feet**