



OFFERING MEMORANDUM

HISTORIC DOME OFFICE SPACE

736 GEORGIA AVE
CHATTANOOGA, TN 37402

THEDOMBUILDING.COM

EXCLUSIVELY LISTED BY

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kw GREATER DOWNTOWN
KELLERWILLIAMS, REALTY

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01

LEASE SPACE AVAILABLE

THE OFFERING

PROPERTY SUMMARY

HISTORICAL SIGNIFICANCE



THE OFFERING - LEVEL 1 & 2

SPACE	SQUARE FOOTAGE	BASE MONTHLY RENT	DESCRIPTION
SUITE 10-A (gym alternative)	3,710	\$10.00 per/sq. ft.	This gym space includes two private offices, two locker rooms, restrooms and showers. It has a large open area for gym equipment and a reception/check-in desk.
SUITE 10-B (office alternative)	3,710	\$10.00 per/sq. ft.	This office can be configured to have two private offices, conference room, restrooms and an open office area.
SUITE 100	2,780	\$21.50 per/sq. ft.	Conveniently located directly off the lobby, this space can be configured to include a front reception office, a conference room, an open office area and 2 private offices. With large windows and street front exterior access, this space offers great public visibility.
SUITE 101	5,260	\$18.00 per/sq. ft.	Includes 2 reception areas, a seating area, 2 conference rooms, 2 open office area, 4 private offices, 3 storage rooms, along with men & women's restrooms.

SUITE 101-A (alternative)	2,435	\$19.00 per/sq. ft.	Includes a reception area, conference room, an open office area, a private office, a storage room and restrooms.
SUITE 101-B (alternative)	2,825	\$19.00 per/sq. ft.	Includes a large open work area, reception area, 3 private offices, a conference room & bathrooms.
SUITE 106	1,811	\$21.00 per/sq. ft.	Located directly off the lobby, this office space has been recently renovated with new flooring and paint. This Suite includes five private offices along with a reception area and conference room.

THE OFFERING - LEVEL 5

SPACE	SQUARE FOOTAGE	BASE MONTHLY RENT	DESCRIPTION
SUITE 500-B (Layout OPT. 1)	1,860	\$19.00 per/sq. ft.	Includes three private offices, a small kitchen/break area, a copy/print room, storage room and an open office.
SUITE 500-B (Layout OPT. 2)	1,860	\$19.00 per/sq. ft.	Includes 3 private offices , a small kitchen, an open office workspace, a storage room, a copy/print area and a waiting area.

THE OFFERING - LEVEL 6

SPACE	SQUARE FOOTAGE	BASE MONTHLY RENT	DESCRIPTION
SUITE 600	5,720	\$20.00 per/sq. ft.	Includes 2 front reception office with seating, 2 large conference rooms, 11 private offices, 2 break rooms, and 2 open office spaces.
SUITE 600-A (alternative)	2,860	\$21.00 per/sq. ft.	Includes a front reception office, a large open-office area, a break room, a conference room and 4 private offices.
SUITE 600-B (alternative)	2,860	\$21.00 per/sq. ft.	Includes a front reception office, a large open-office area, a break/copy room, a conference room and 7 private offices.

PROPERTY SUMMARY

Overview: The Historic Dome Building is a landmark property situated in the heart of downtown Chattanooga, TN. Built in 1896, this iconic structure features a distinctive domed roof that sets it apart as a symbol of the city's architectural heritage. With its blend of historical charm and modern amenities, the Dome Building is a prime example of early 20th-century design and craftsmanship.

Location:

- **Parking:** Private and public available.
- **Neighborhood:** Located in the vibrant downtown district, the Dome Building is surrounded by an array of restaurants, cultural institutions, and entertainment venues.
- **Accessibility:** Convenient access to major highways, public transit, and Chattanooga's riverfront attractions.
- **Proximity:** Close to key landmarks such as the Federal and County Courthouses, Tennessee Aquarium, the Creative Discovery Museum, and the historic Chattanooga Choo Choo.

Opportunity: This property offers a unique opportunity for businesses and historical preservation enthusiasts looking to be part of Chattanooga's rich legacy. With its prime location and historical value, the Dome Building stands as a testament to both the past and future of this dynamic city.

HISTORICAL SIGNIFICANCE

Overview: The Dome Building in Chattanooga, Tennessee, holds significant historical importance as a striking example of early 20th-century architecture and a symbol of the city's growth during the post-industrial era. Completed in 1896, this Beaux-Arts style structure was initially designed as an office building but has since become a landmark due to its distinctive dome and classical details. Its construction marked a period of economic prosperity for Chattanooga, reflecting the city's burgeoning industrial and commercial ambitions. Additionally, the Dome Building's preservation and continued use underscore its cultural value, representing both the architectural innovation of its time and the community's commitment to maintaining its historical heritage.

Architectural Features:

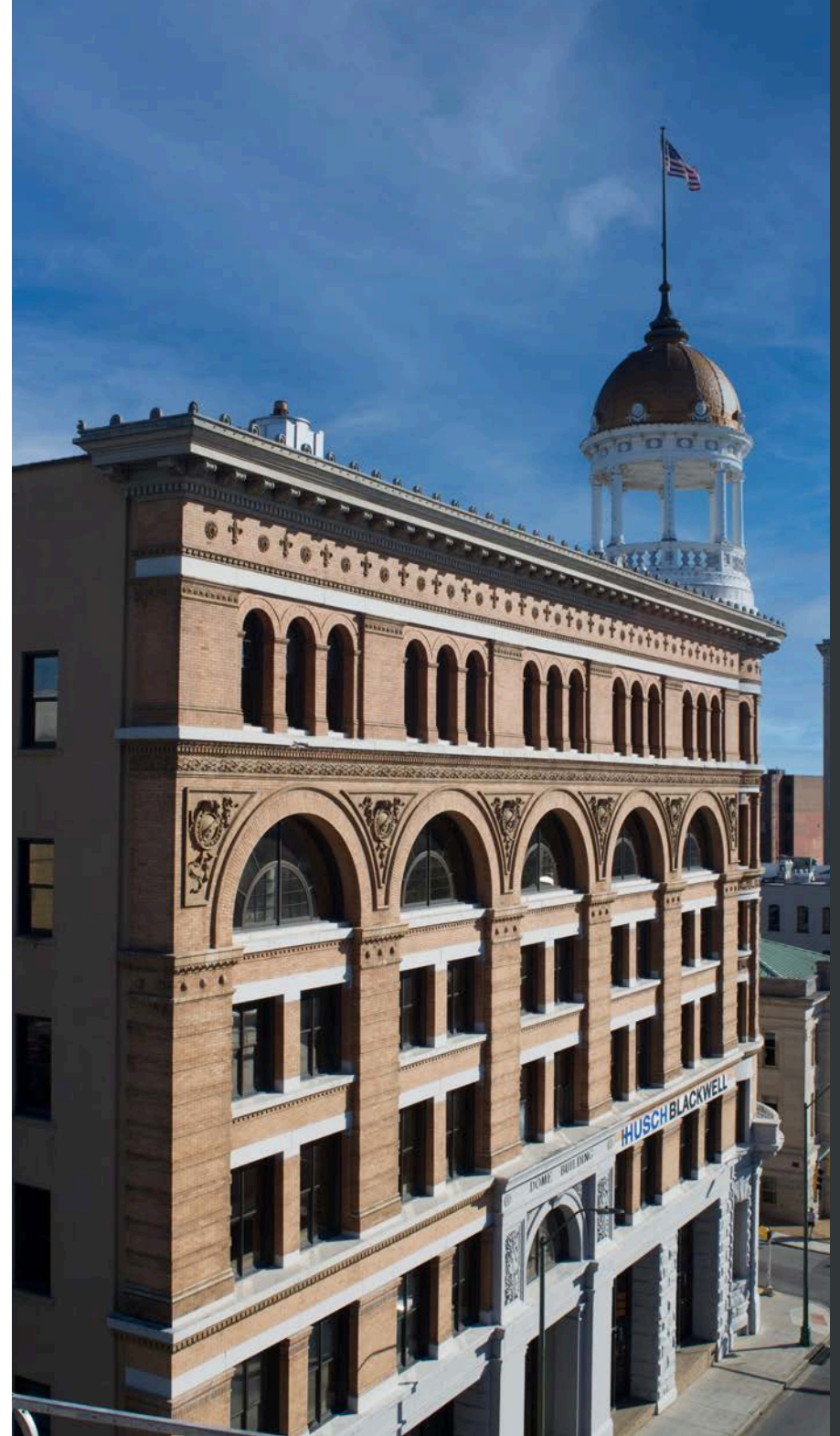
- **Design:** The building showcases a Beaux-Arts architectural style, with a prominent dome, decorative cornices, and elegant stonework.
- **Facade:** The exterior is characterized by its ornate detailing, including classical columns, intricate carvings, and expansive windows that allow for abundant natural light.
- **Interior:** Inside, the Dome Building boasts of high ceilings in many spaces, restored vintage fixtures that preserve its historic charm while accommodating contemporary needs.

Property Details:

- **Floors:** 6 stories, including a rooftop observation deck with panoramic views of Chattanooga and the surrounding region.
- **Renovations:** Recently updated with modern HVAC, electrical, and plumbing systems while maintaining historical integrity. Additional renovations of common spaces are being planned.

02

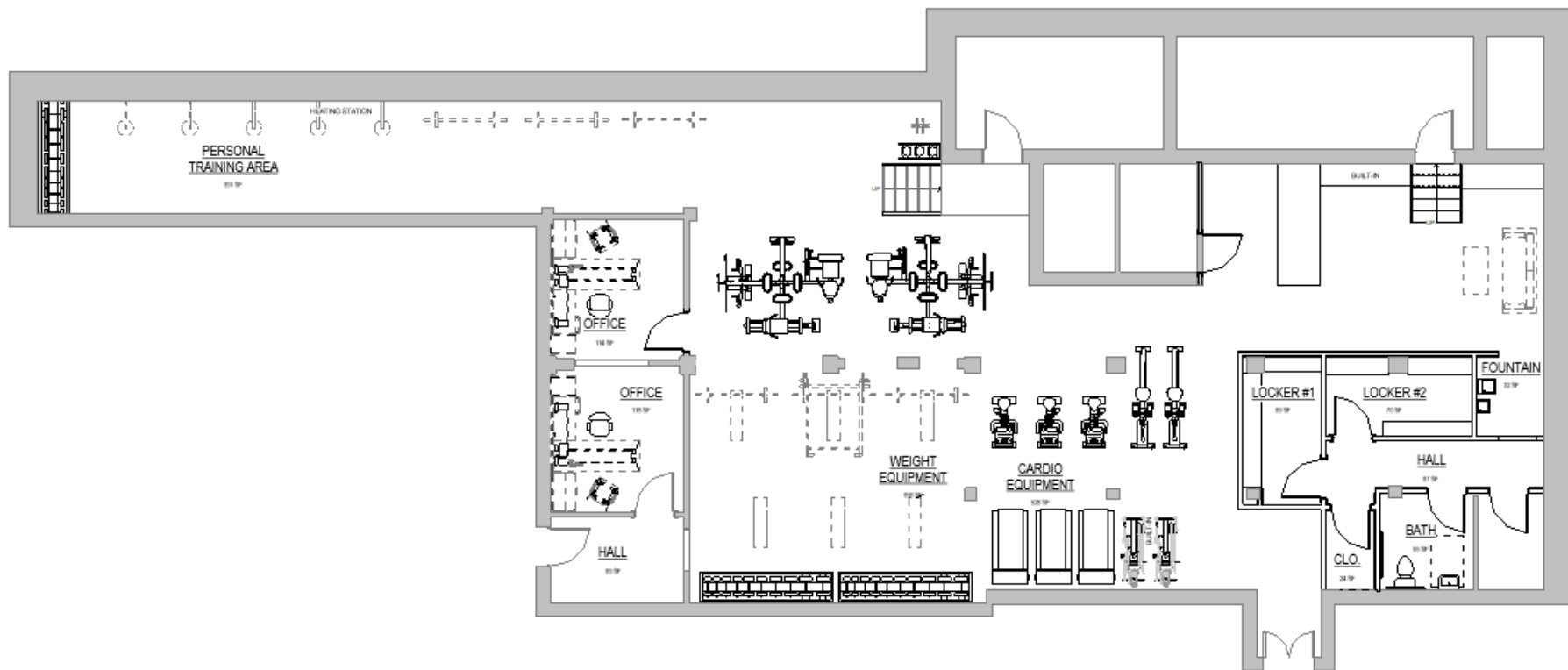
FLOOR PLANS



FLOOR PLAN: SUITE 10-A

(gym alternative)

3,710 SF

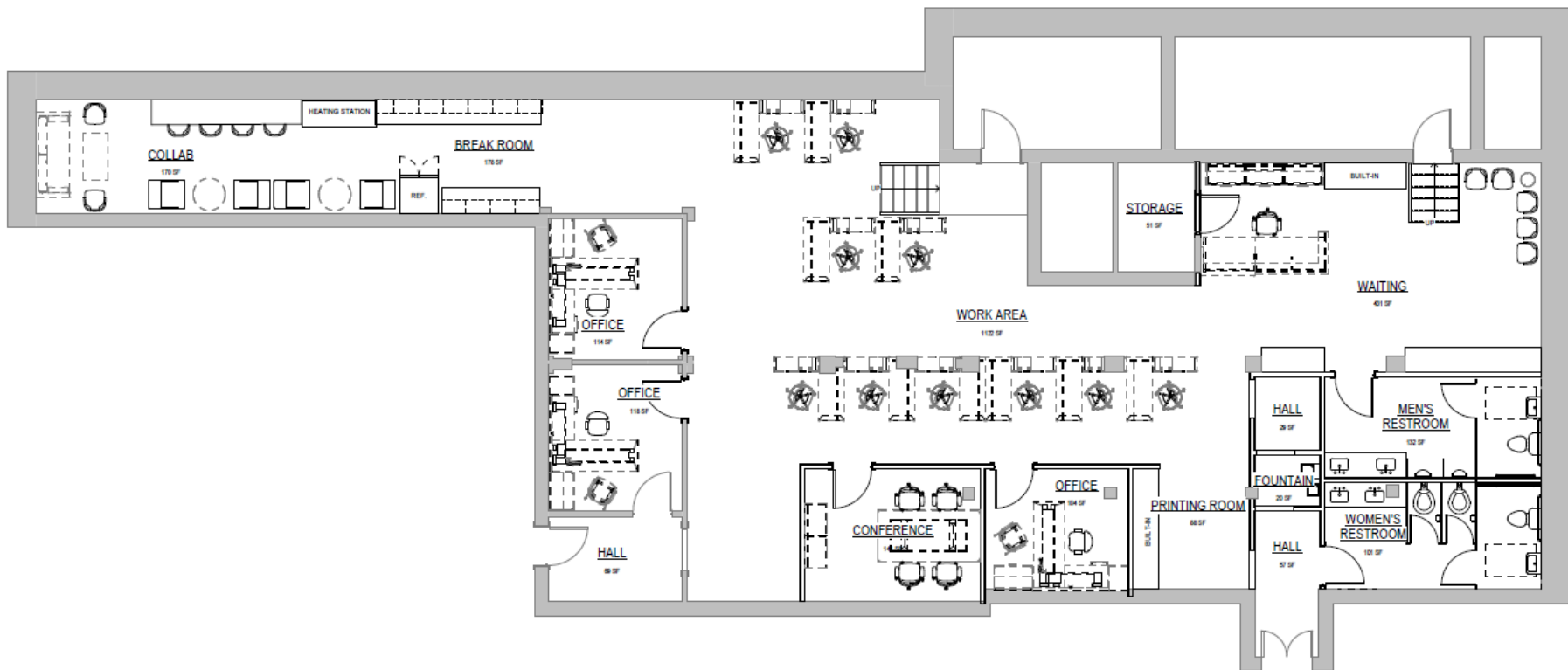


Alternative layout to existing

FLOOR PLAN: SUITE 10-B

(office alternative)

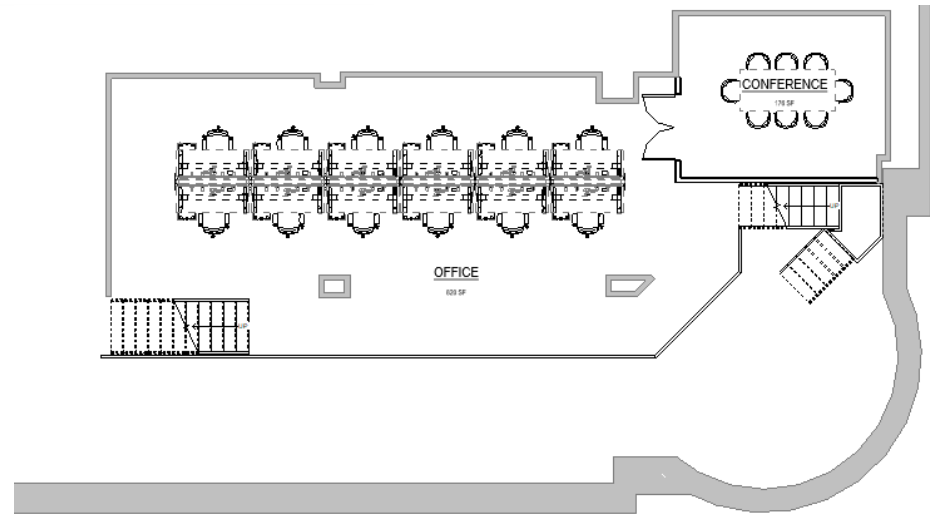
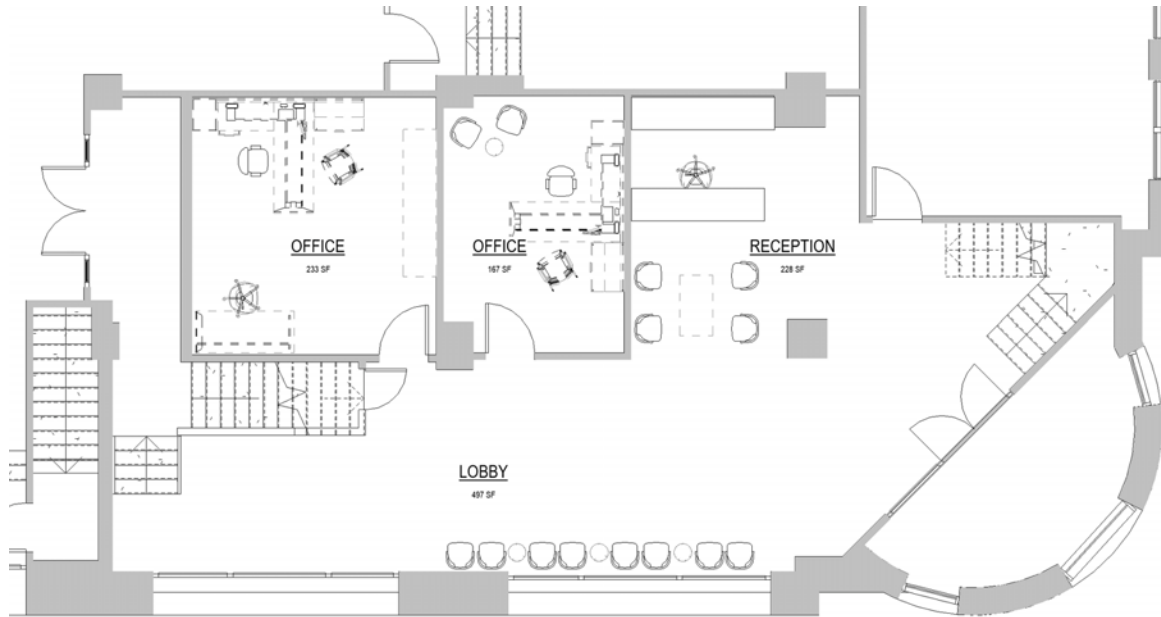
3,710 SF



Alternative layout to existing

FLOOR PLAN: SUITE 100

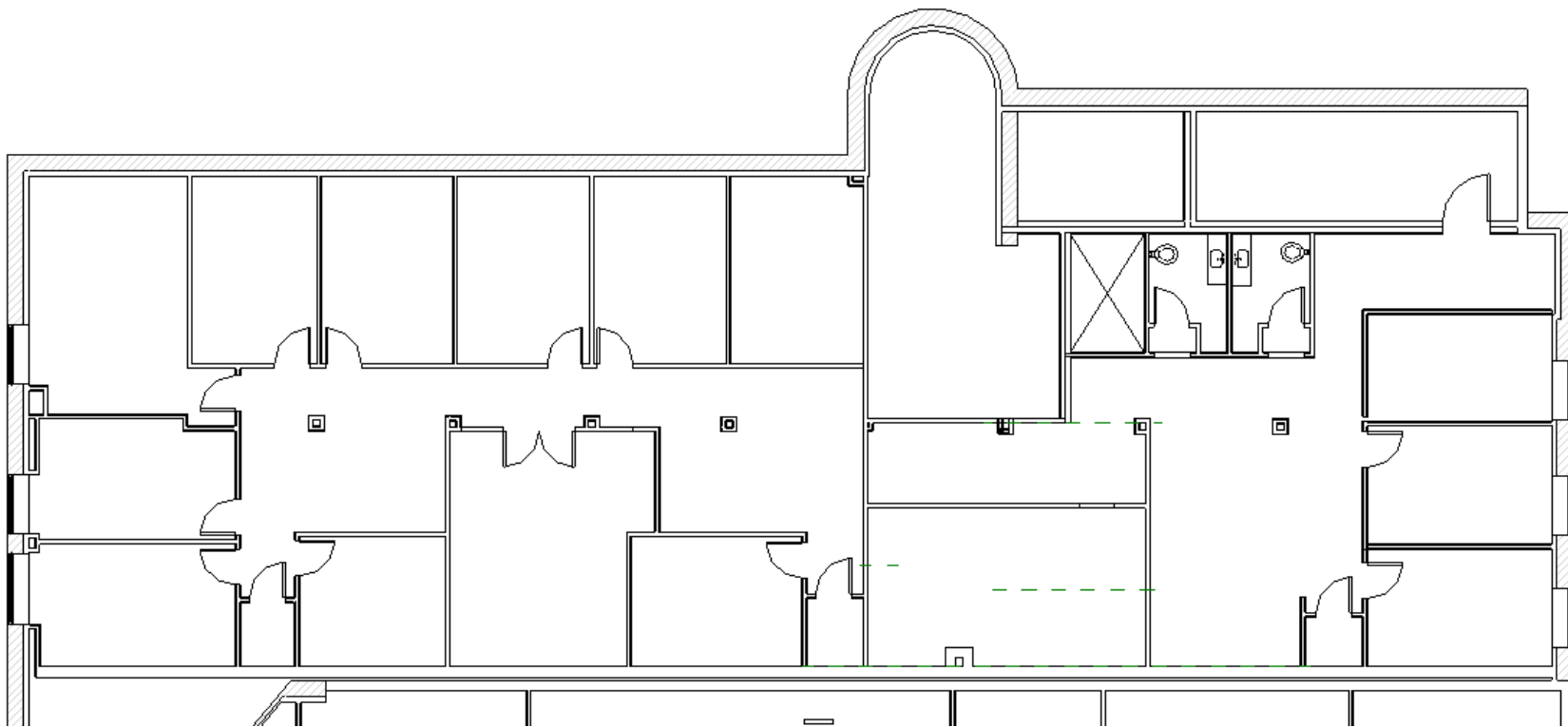
2,780 SF



Alternative layout to existing

FLOOR PLAN: SUITE 101

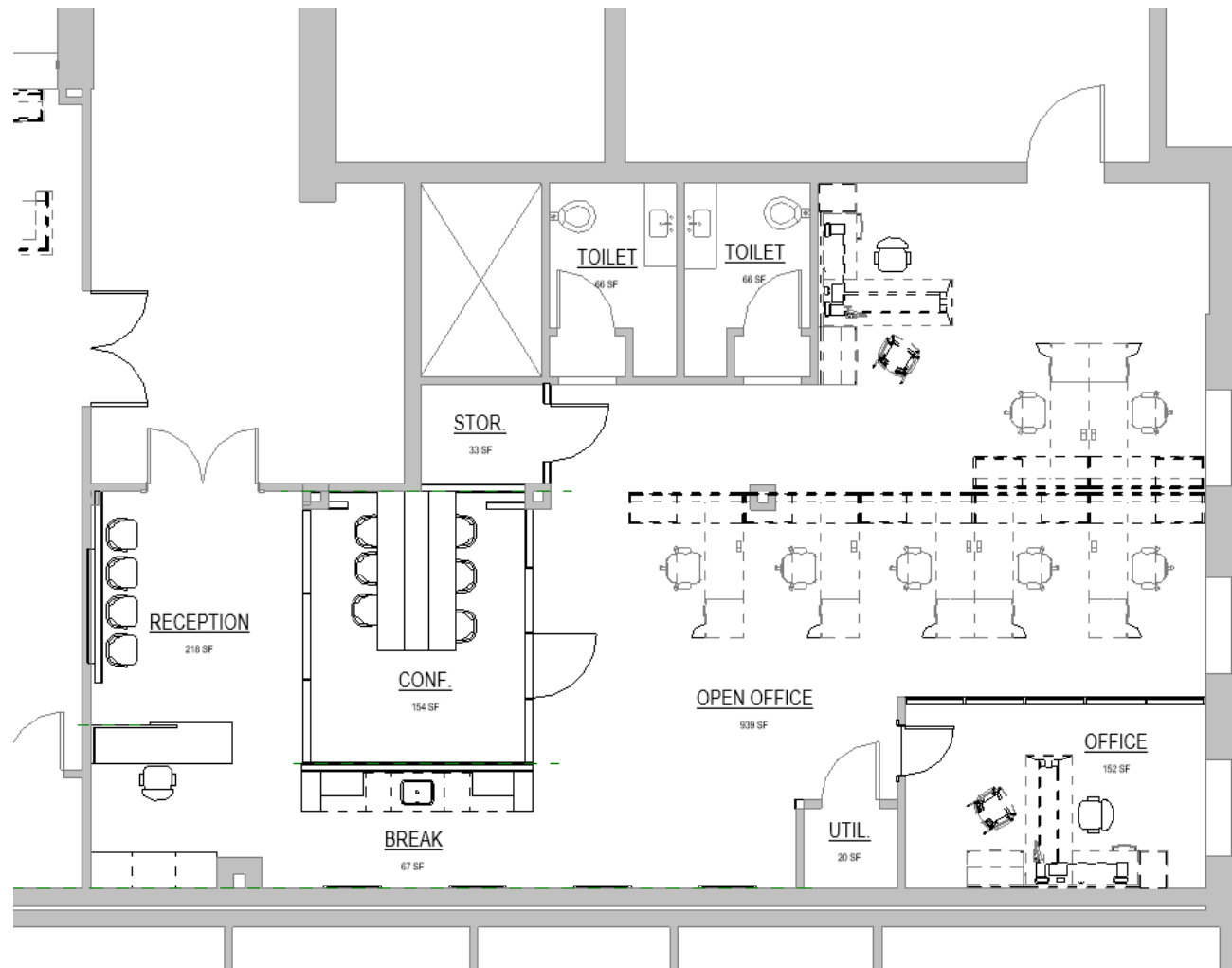
5,260 SF



Alternative layout to existing

FLOOR PLAN: SUITE 101-A

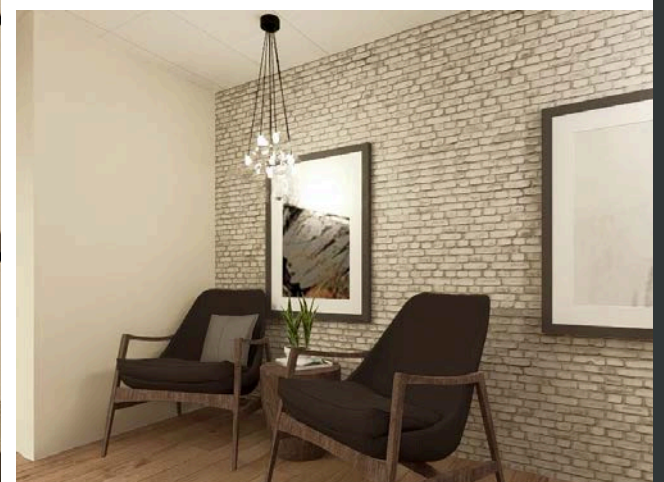
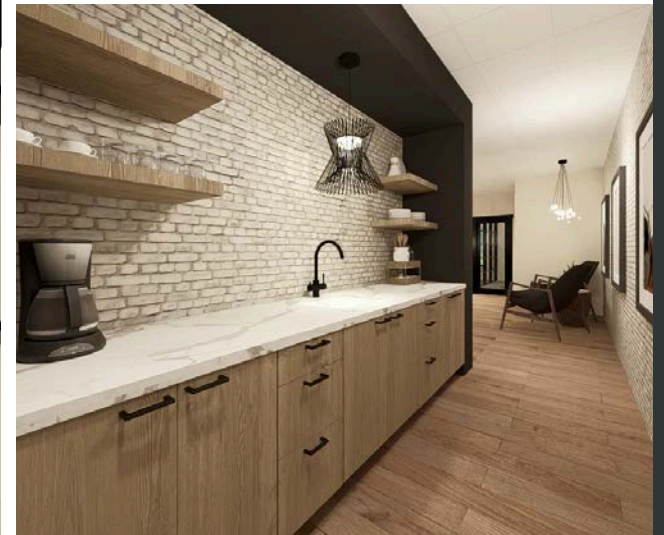
2,435 SF



Alternative layout to existing

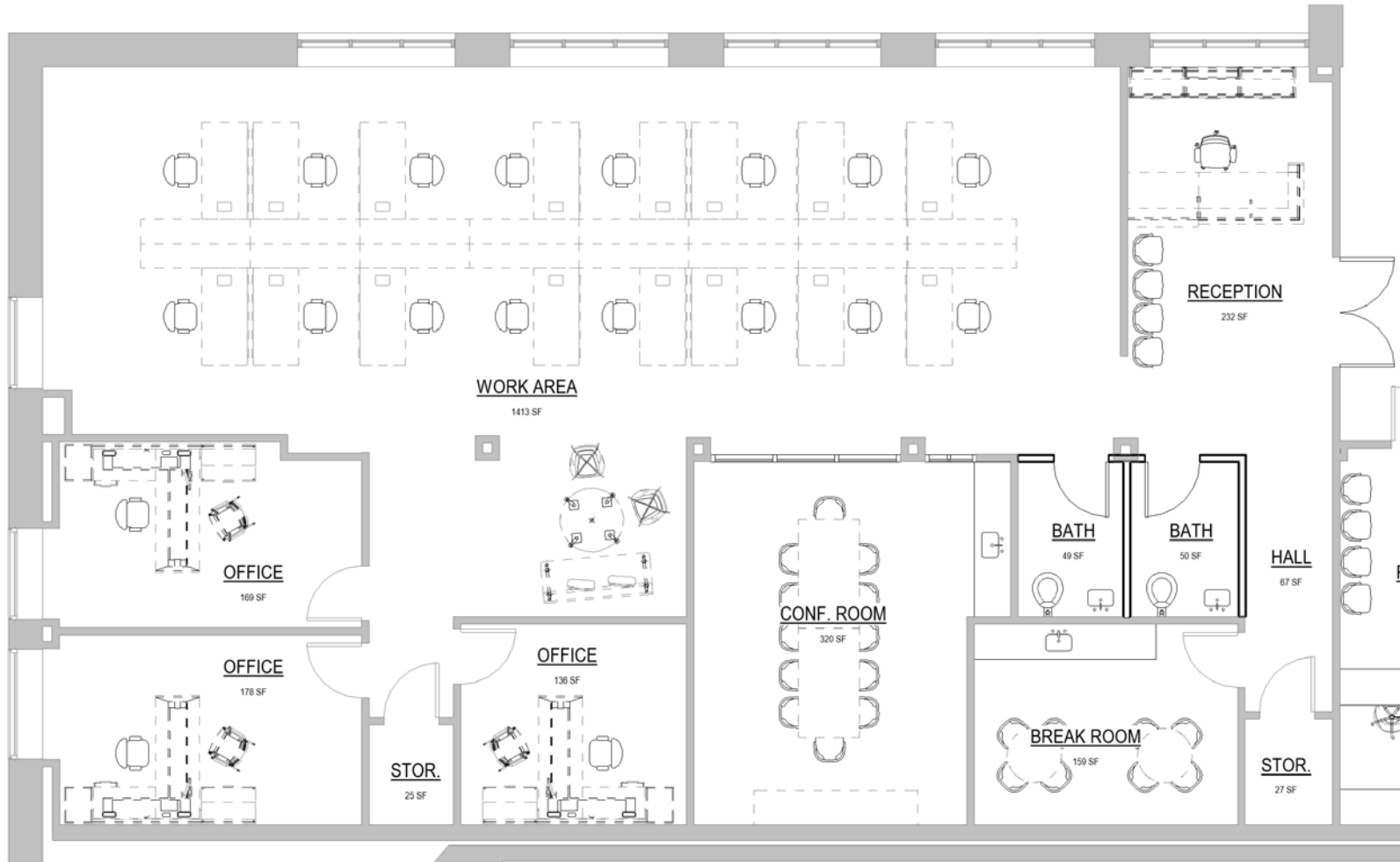


Potential Design Suite 101-A



FLOOR PLAN: SUITE 101-B

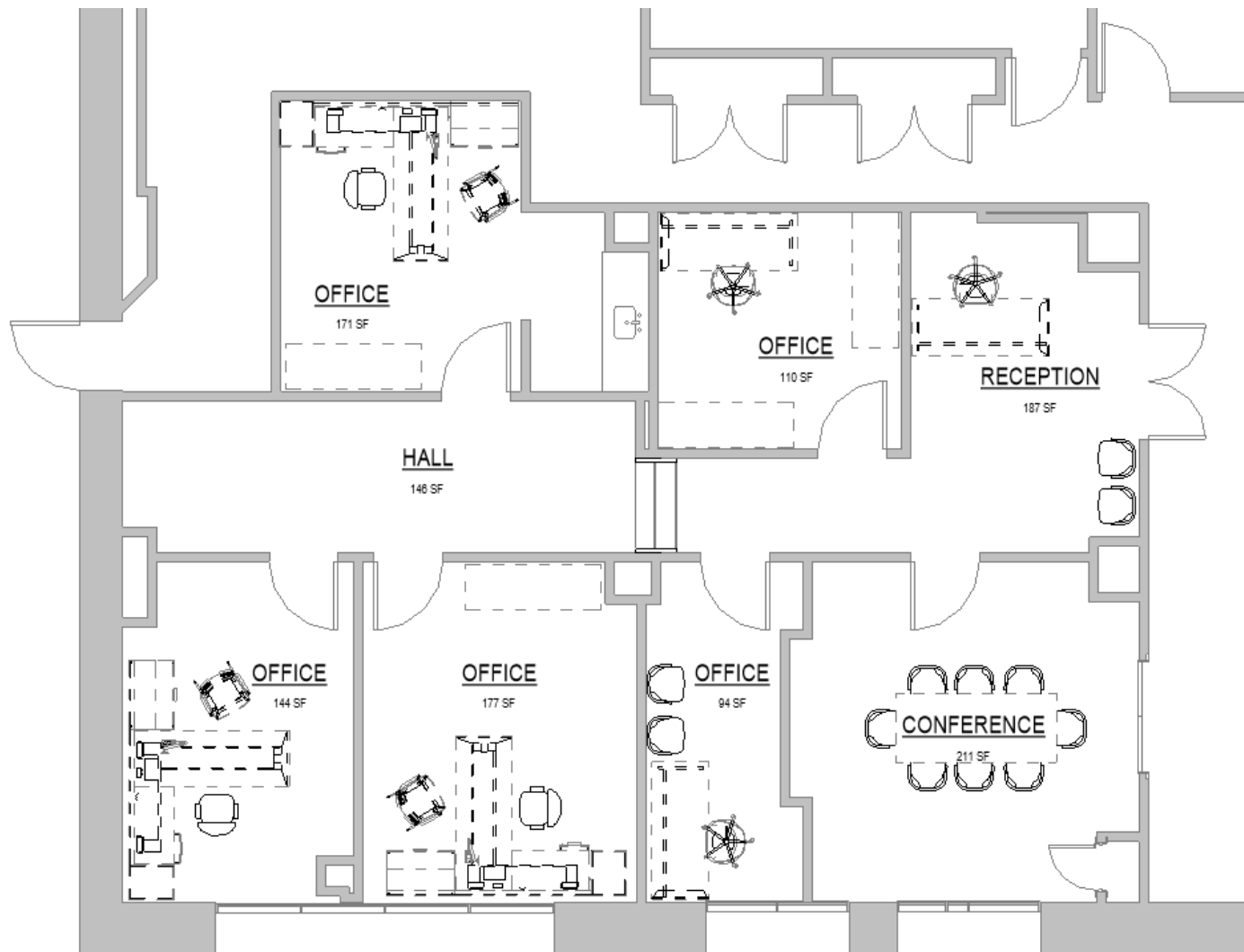
2,825 SF



Alternative layout to existing

FLOOR PLAN: SUITE 106

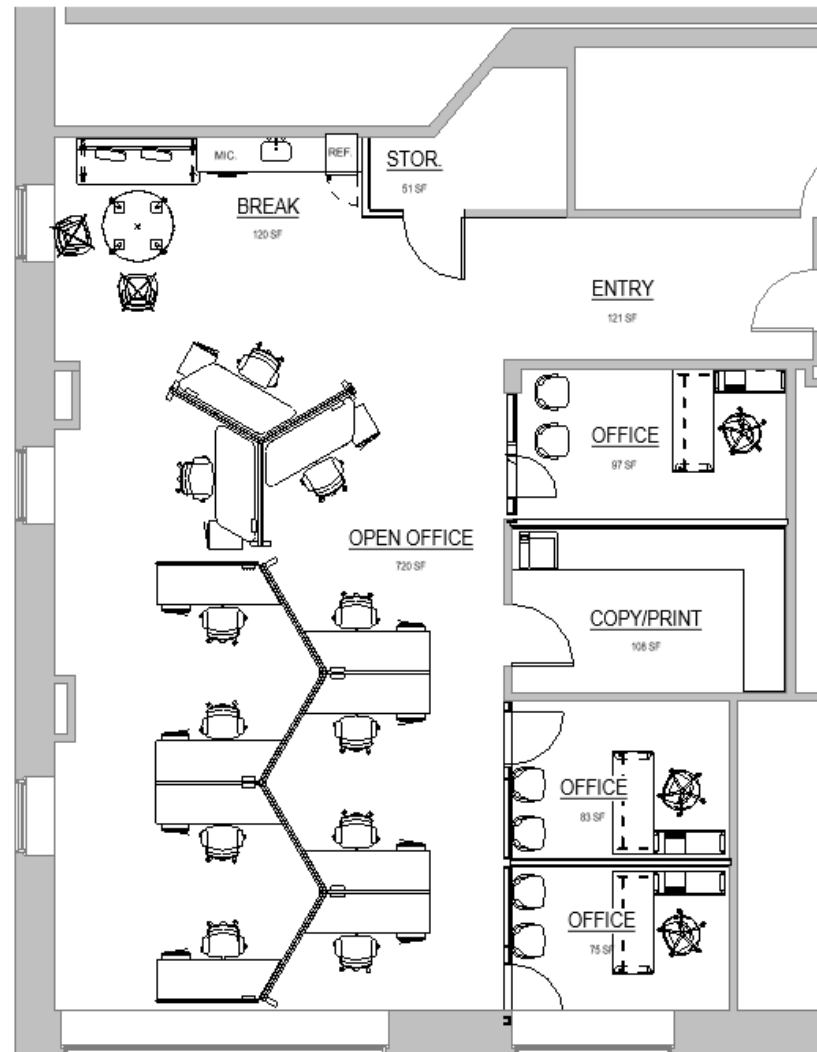
1,811 SF



Alternative layout to existing

FLOOR PLAN: SUITE 500-B (LAYOUT OPT. 1)

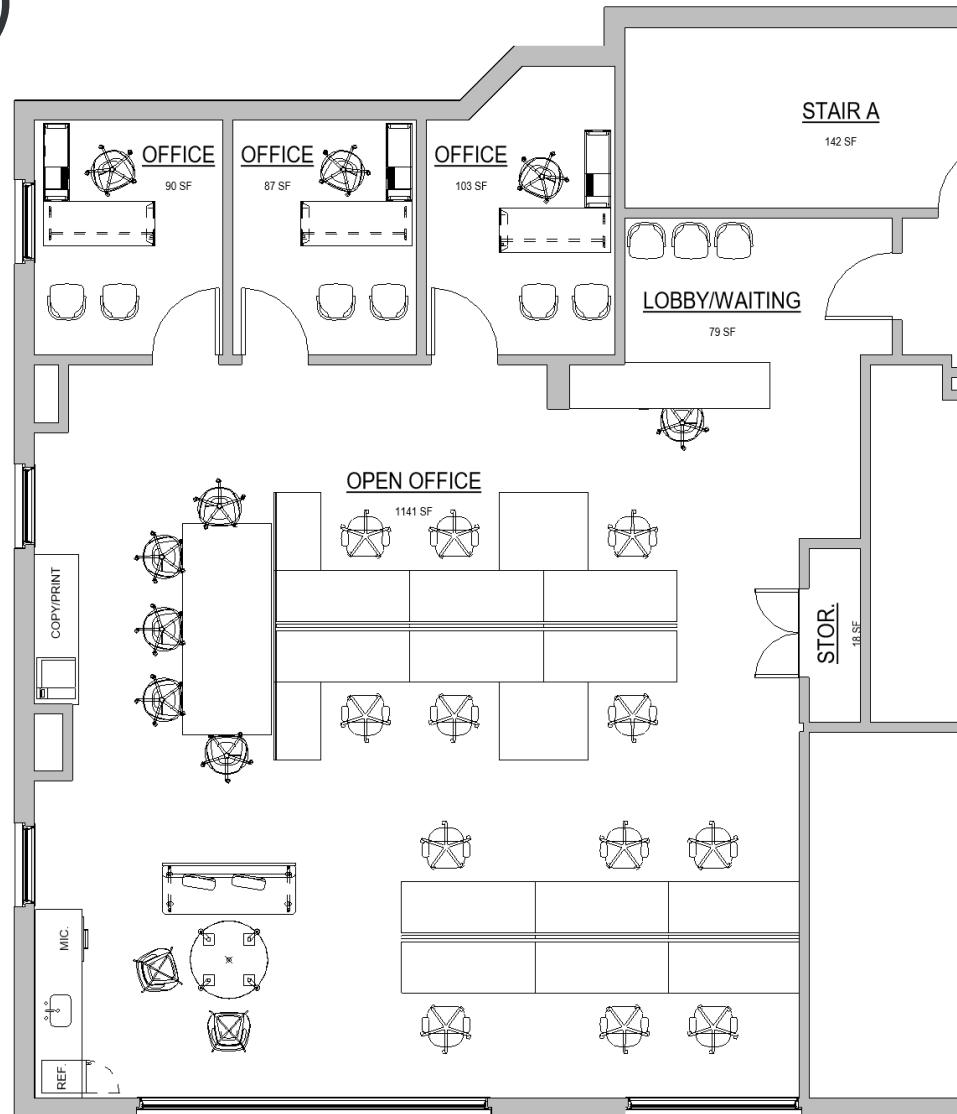
1,860 SF



Alternative layout to existing

FLOOR PLAN: SUITE 500-B (LAYOUT OPT. 2)

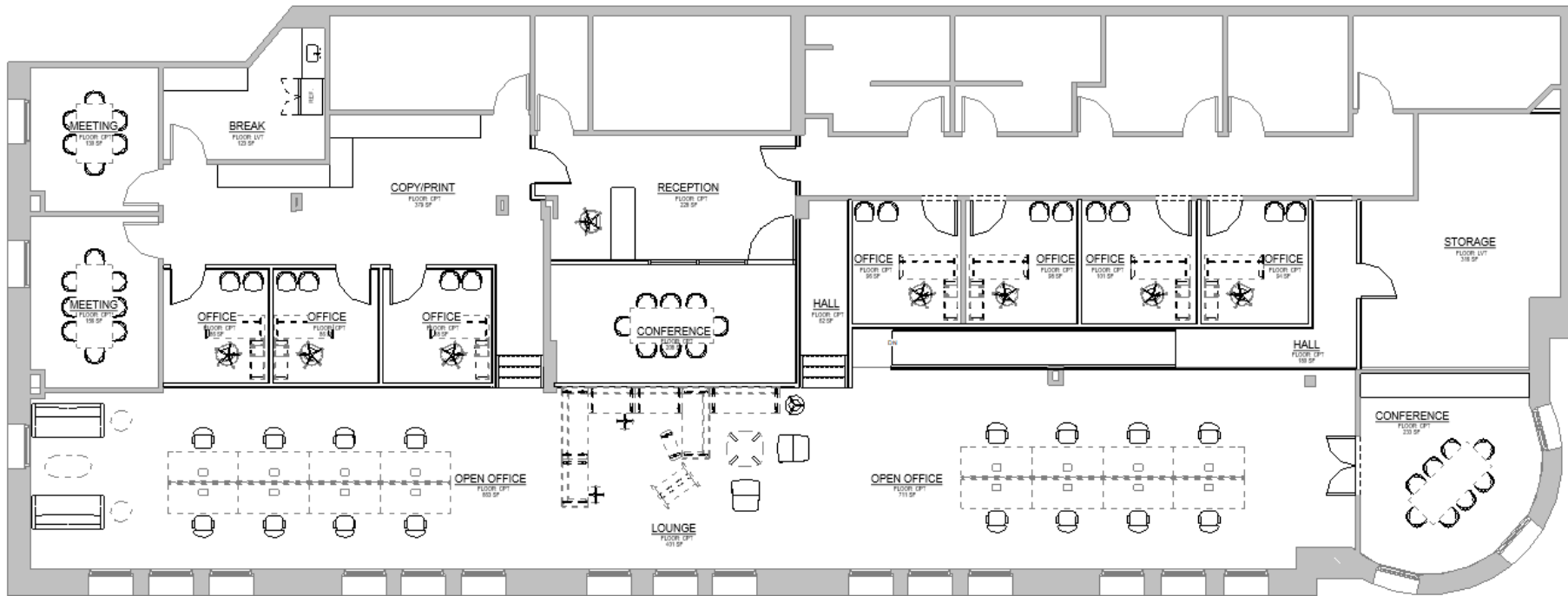
1,860 SF



Alternative layout to existing

FLOOR PLAN: SUITE 600

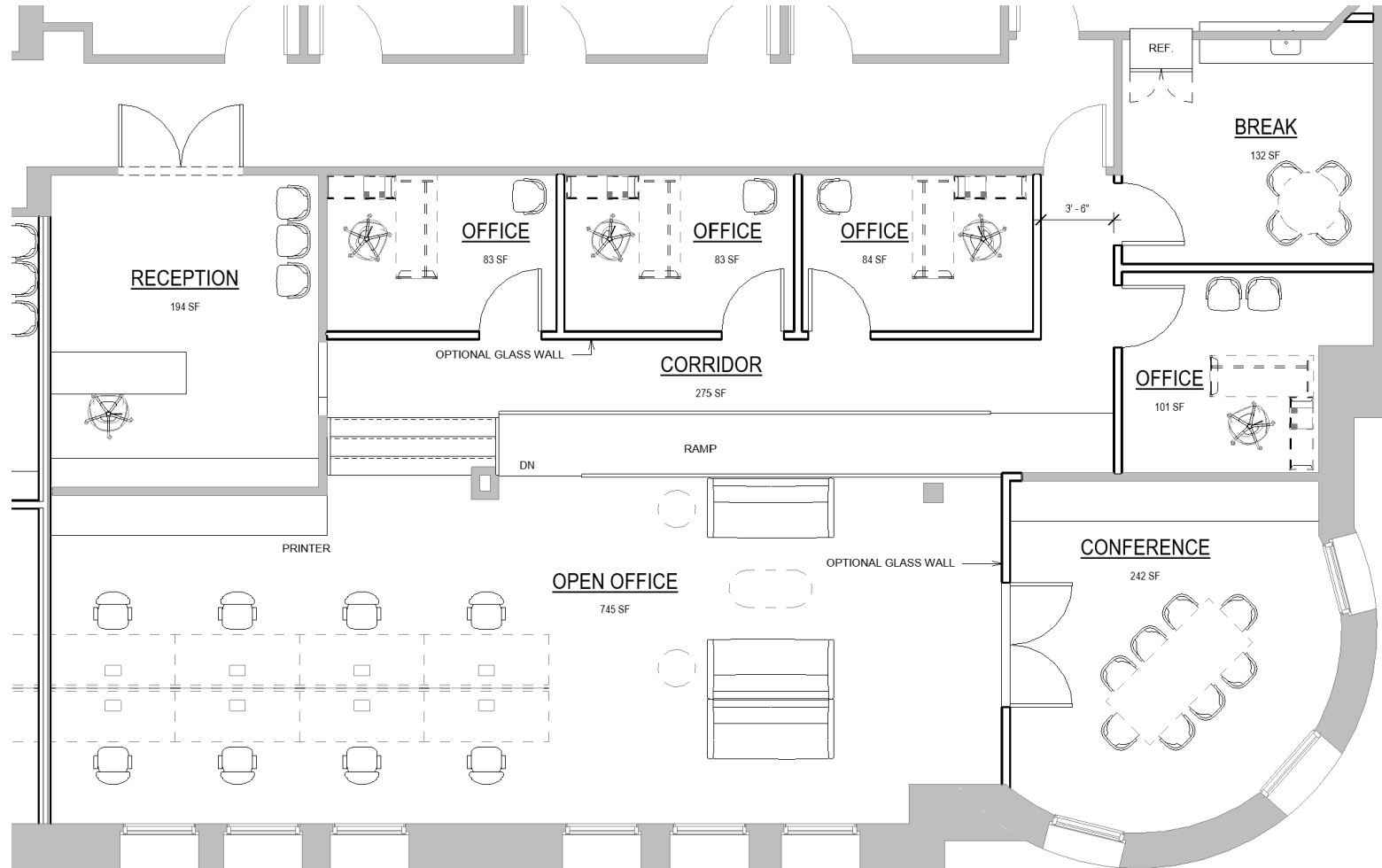
5,720 SF



Alternative layout to existing

FLOOR PLAN: SUITE 600-A

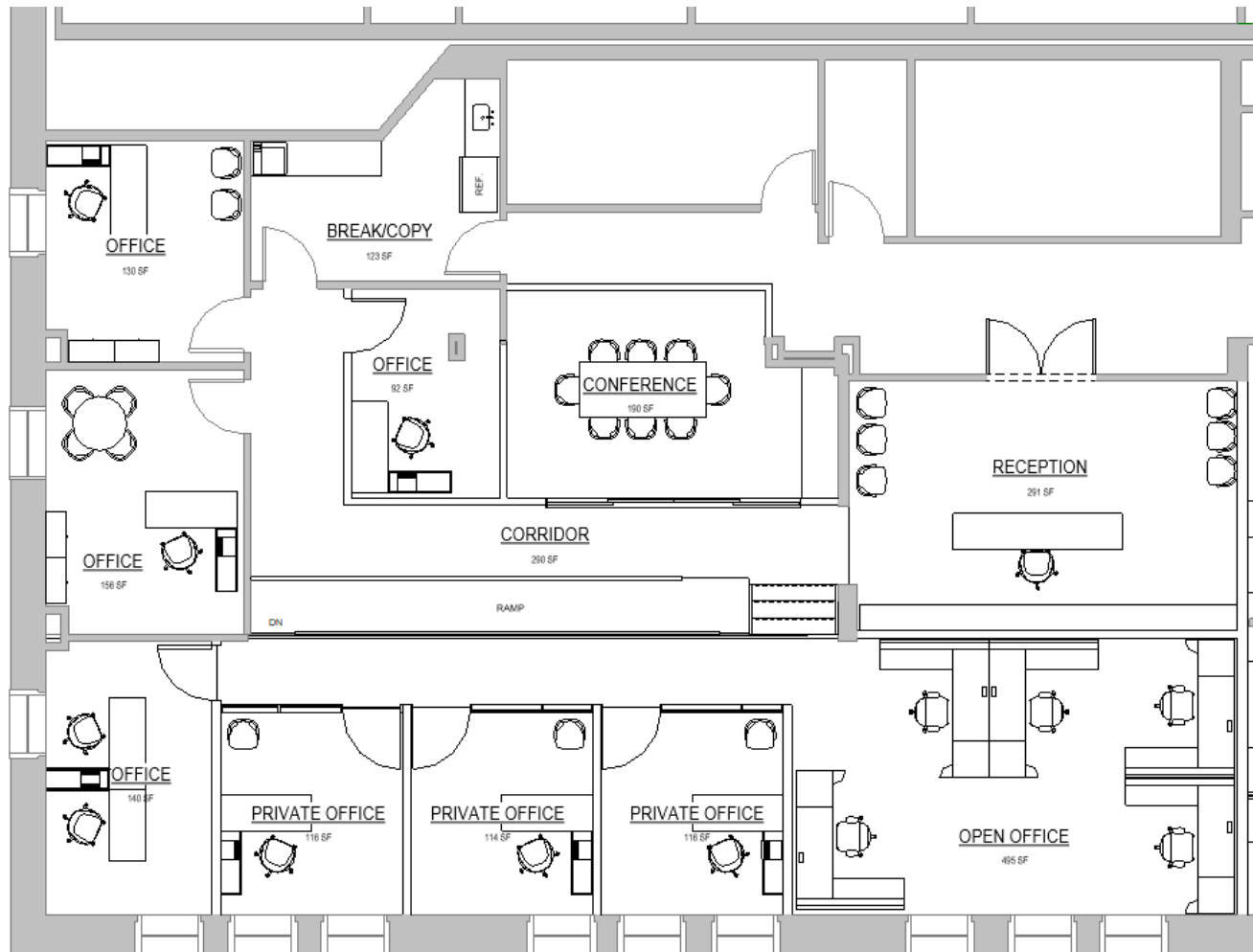
2,860 SF



Alternative layout to existing

FLOOR PLAN: SUITE 600-B

2,860 SF



Alternative layout to existing

03

PROPERTY PHOTOS



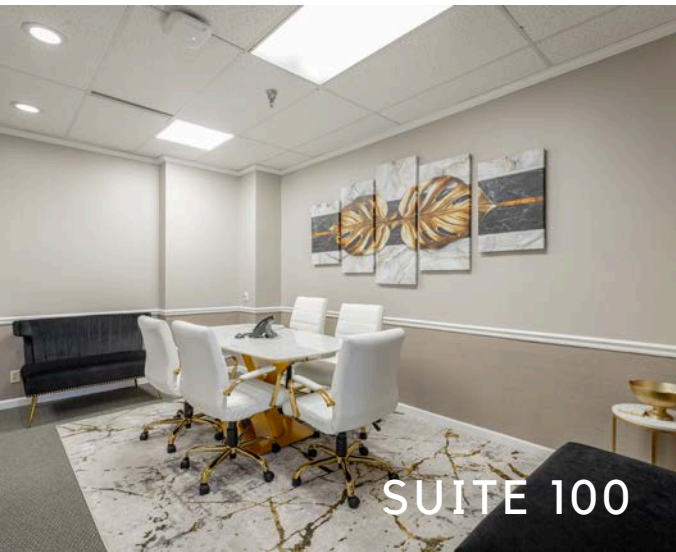
PROPERTY PHOTOS



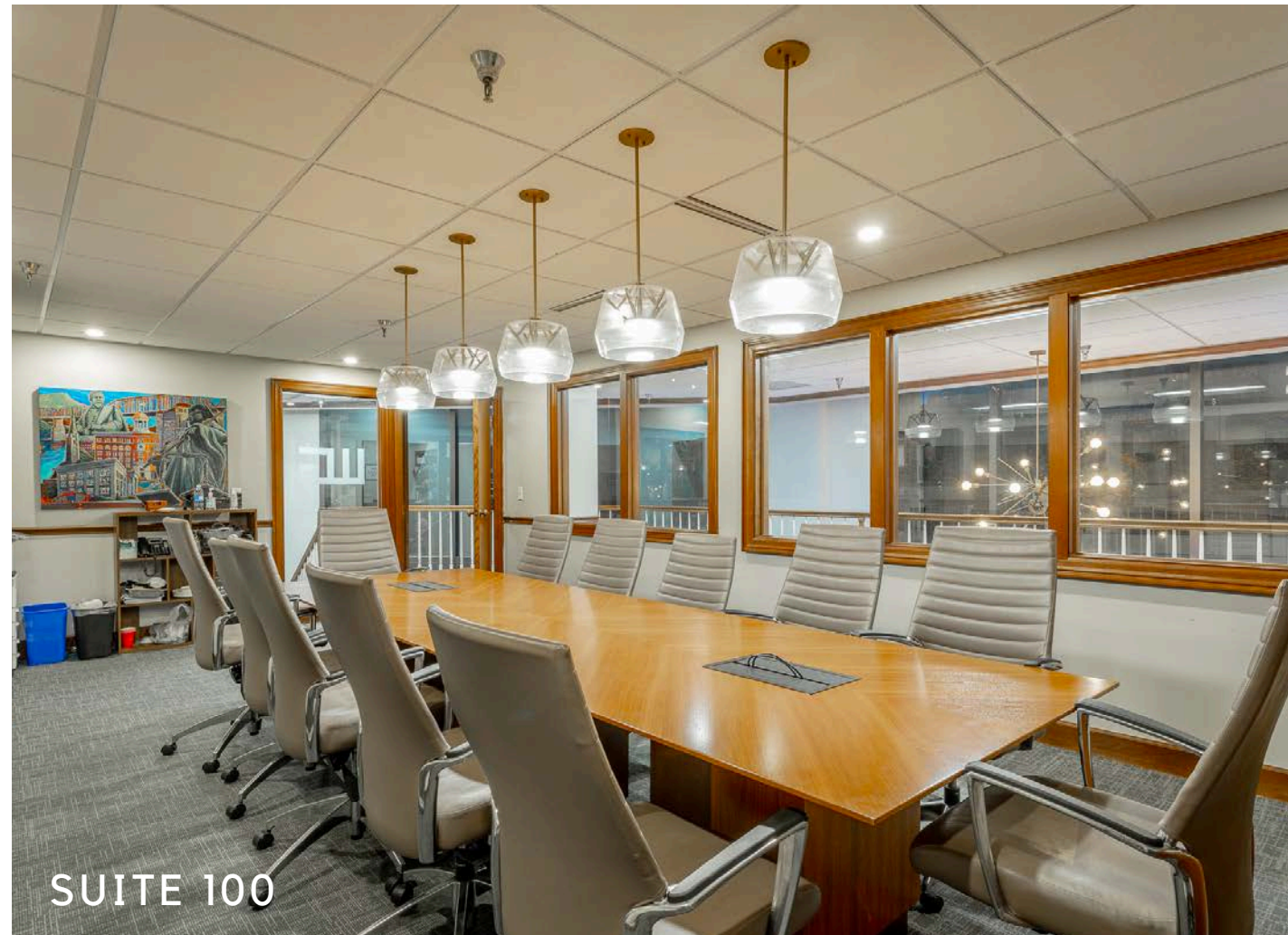
SUITE 101



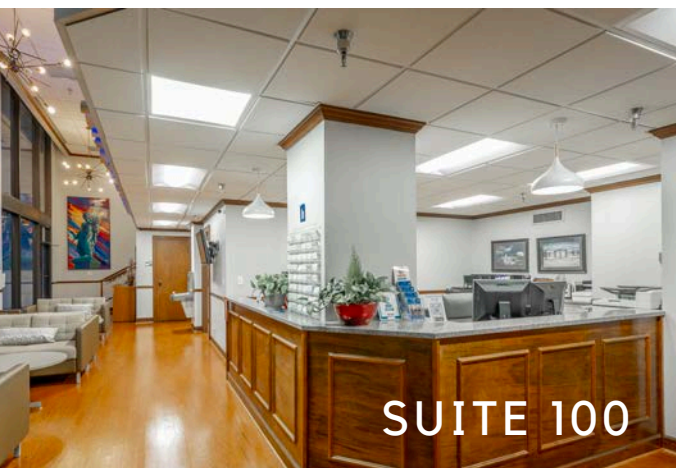
SUITE 100



SUITE 100



SUITE 100

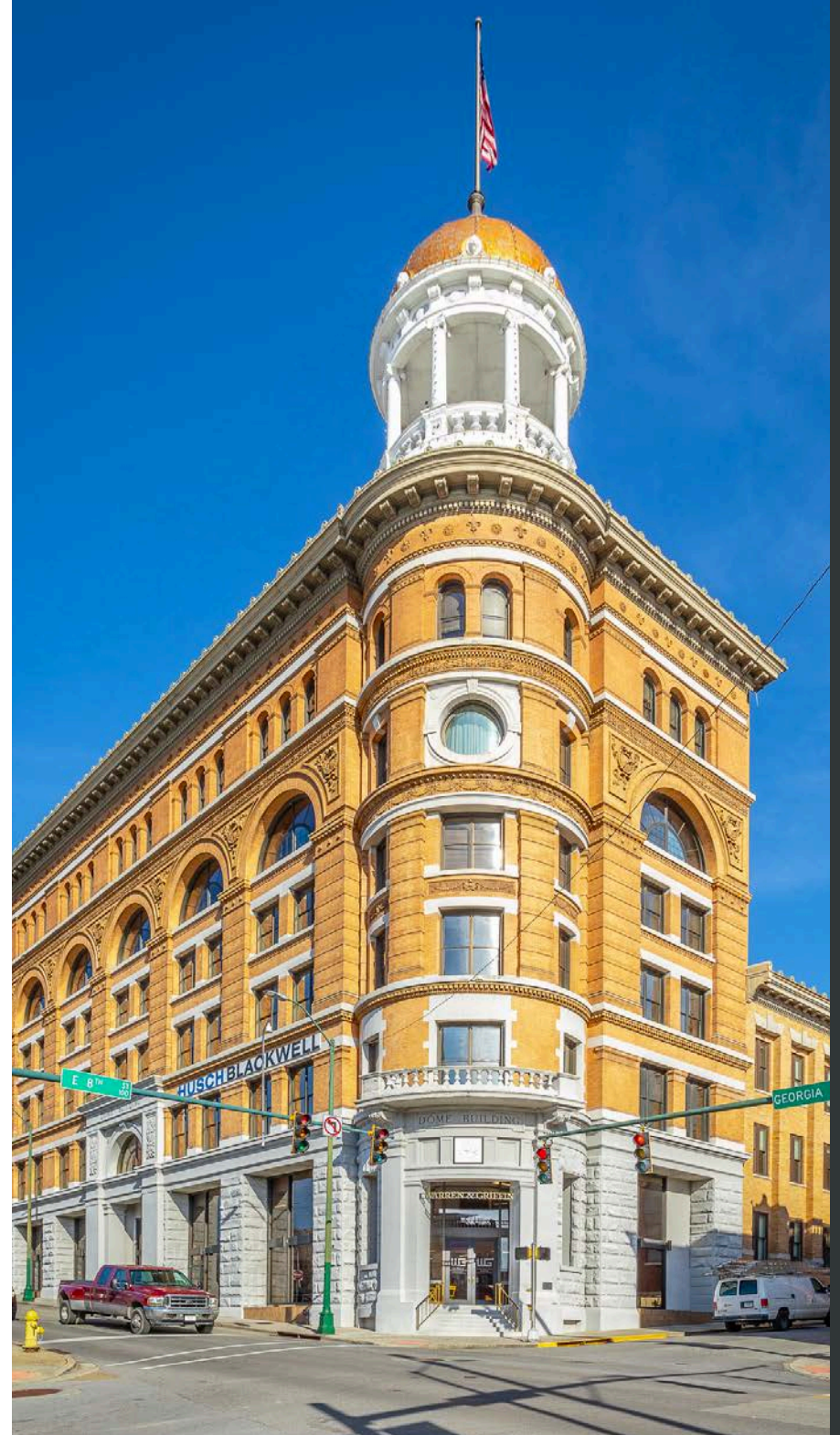


SUITE 100

04

NEW DESIGN

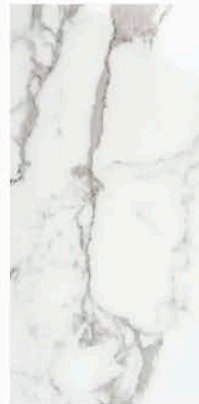
COMMON AREA DESIGN BOARD



AgapeDESIGN

Dome Building

Office Floor Finishes



Public Restrooms



Lobby & Corridor Finishes

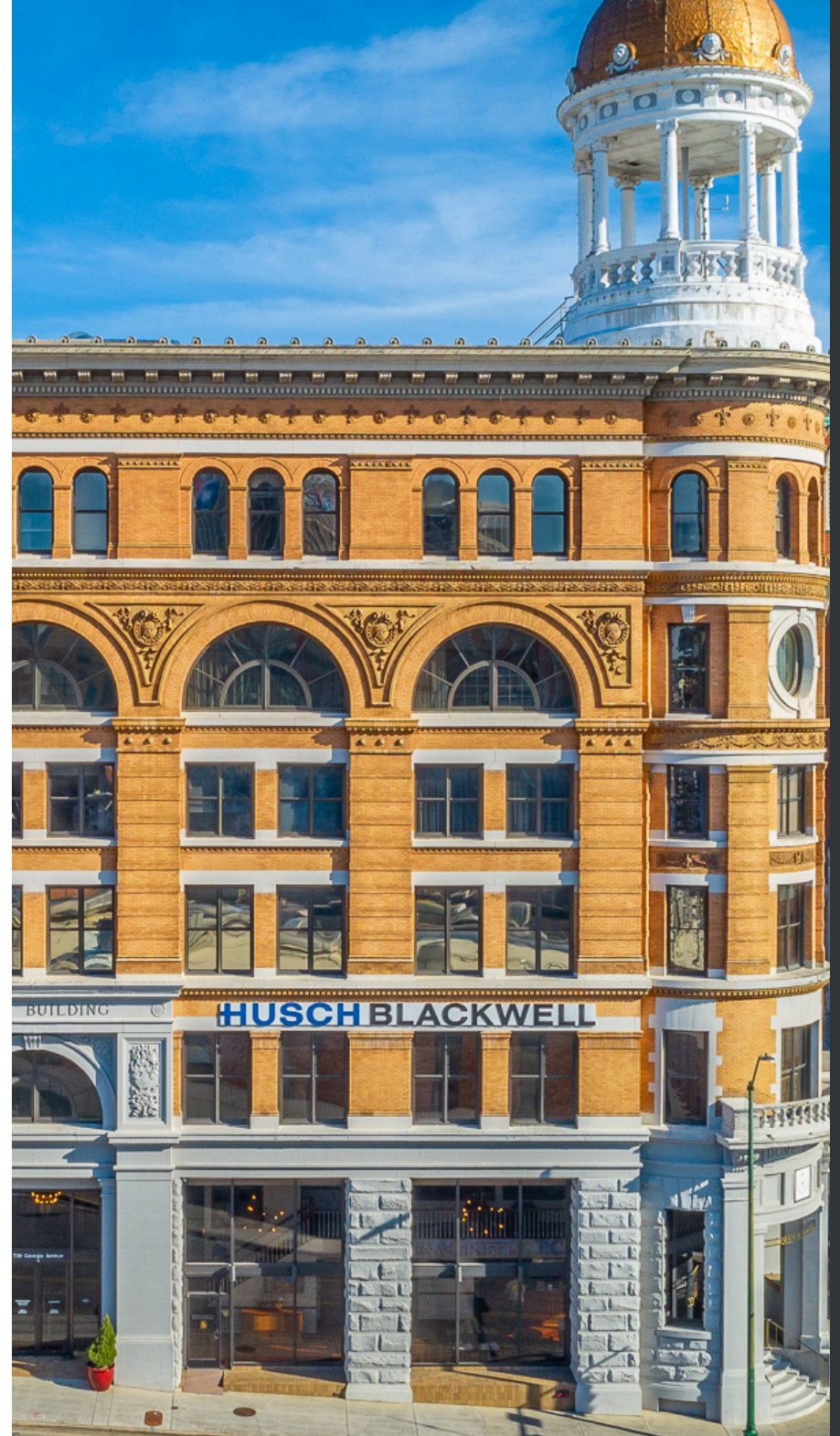


05

AREA OVERVIEW

NEARBY AMENITIES

AERIAL MAP



NEARBY AMENITIES

- 1 County Courthouse
- 2 Federal Courthouse
- 3 Warehouse Row
- 4 United Postal Service
- 5 Walker & Memorial Auditorium
- 6 Miller Plaza
- 7 UNUM
- 8 University of Tennessee - Chattanooga



Walking distance to numerous restaurants

AERIAL





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