

Office Space For
Lease

SECOND
STORY

ONE CENTRAL PLAZA

835 Georgia Ave, Chattanooga, TN 37402

For More Information:

Tiffanie Robinson

423.682.8241

tiffanie@secondstory.properties

Second Story Real Estate Management

715 Cherry St
Chattanooga, TN 37402
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Executive Summary



PROPERTY SUMMARY

Available SF:	4,410 SF
Lease Rate:	\$18.50 SF/yr
Additional Terms:	NNN
Building Size:	38,355 SF
Building Class:	A
Year Built:	1920

PROPERTY OVERVIEW

Newly renovated office space in the heart of downtown! Wonderful space for a company looking for an open floor plan and creative atmosphere. Featuring large windows on all sides and the best views in downtown Chattanooga!

PROPERTY HIGHLIGHTS

- Large, spacious conference room
- Open floor plan with individual offices
- Full kitchen
- Separate waiting/reception area
- Newly updated bathrooms
- Customer parking available
- Existing tenants in the building are Smart Bank, two legal firms, an accounting firm and an architectural firm.

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Reception Area



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First Floor Lobby



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Retailer Map



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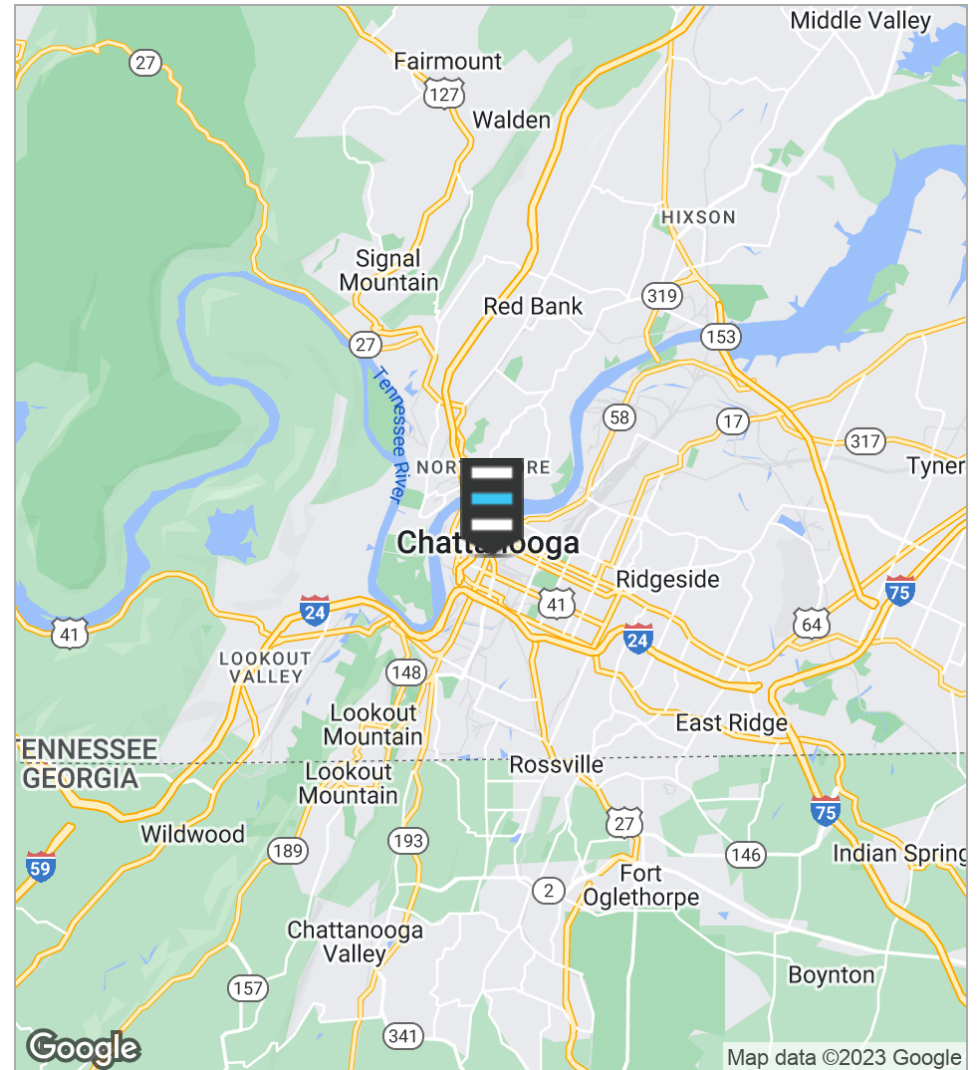
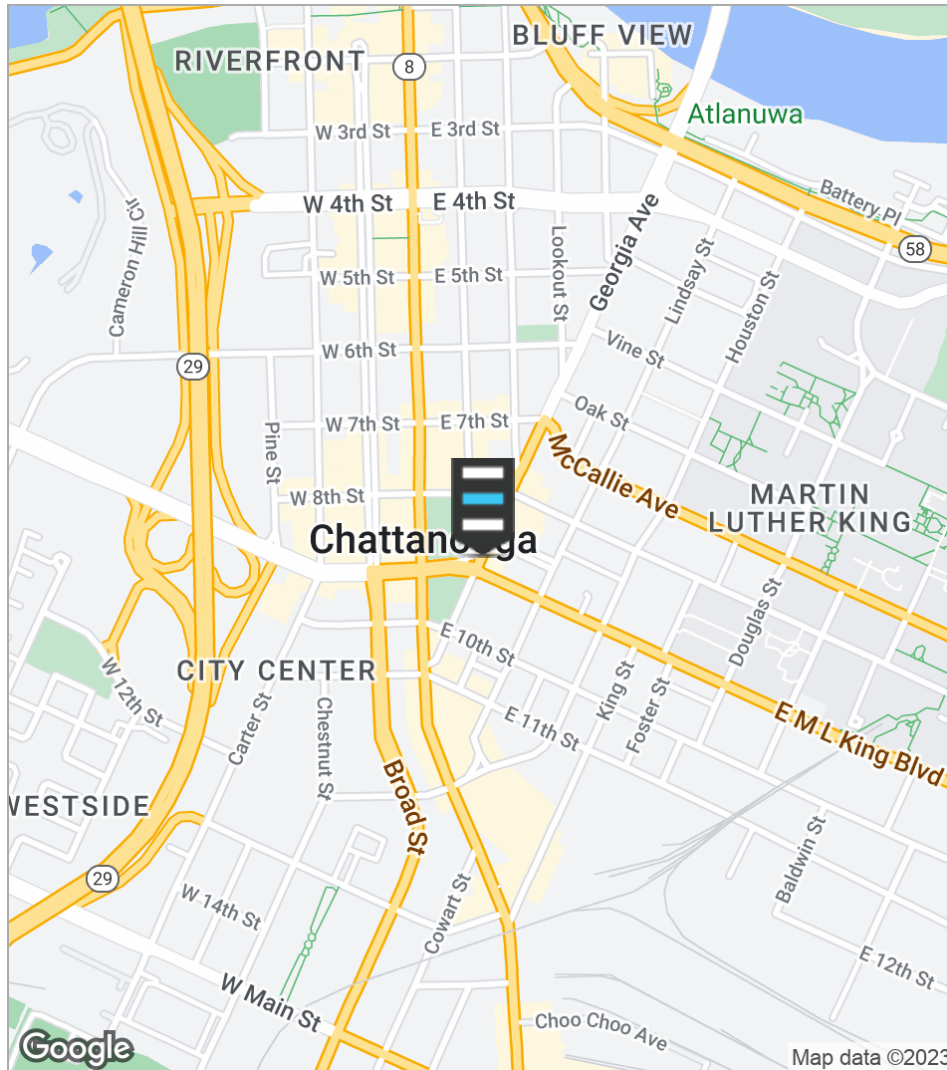
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Location Maps



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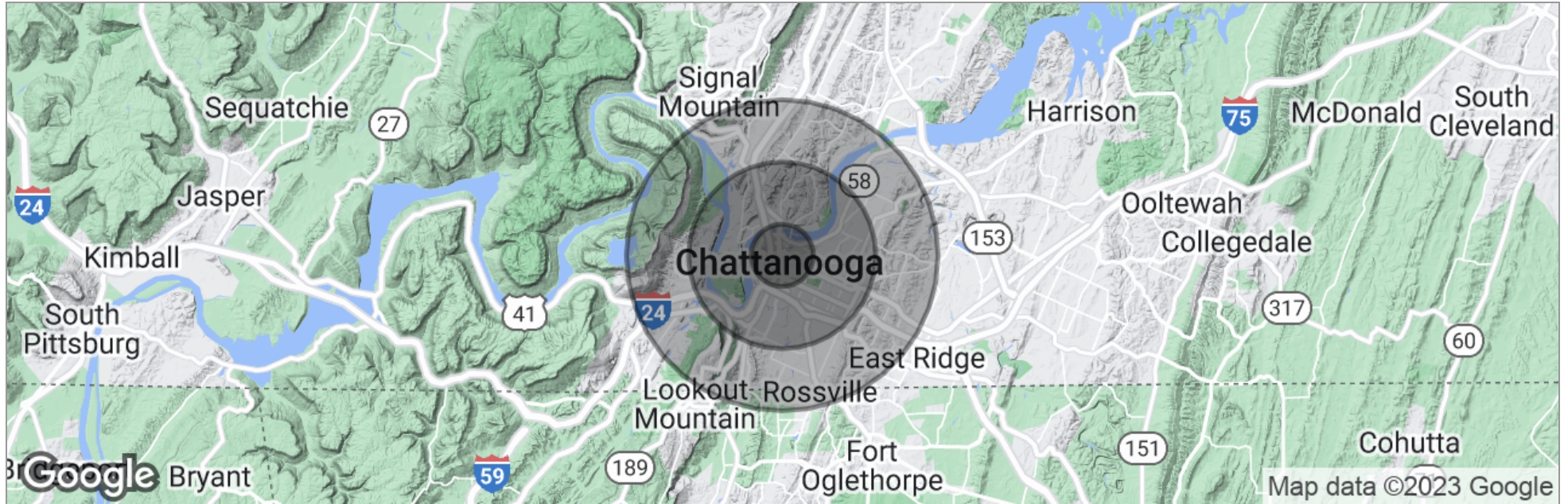
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,860	42,621	108,872
Population Density	2,184	1,507	1,386
Median Age	33.5	34.3	34.9
Median Age (Male)	31.1	32.8	33.2
Median Age (Female)	40.6	36.3	37.7
Total Households	2,866	18,077	46,074
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$36,272	\$44,026	\$47,594
Average House Value	\$550,744	\$240,563	\$190,521

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio & Contact 1

TIFFANIE ROBINSON

President

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Professional Background

If there is one thing Tiffanie Robinson knows, it is how to be a progressive businesswoman and entrepreneur. Her current roles include CEO of Lamp Post Properties, CEO of Second Story Real Estate Management. Founder and active Partner at The JumpFund and Board Member at the Hamilton County Board of Education, School Board District 4.

Her main focus right now is on developing Second Story Real Estate Management, an extension of Lamp Post Properties which she founded and serve as president. Second Story is the region's only full-service commercial real estate organization to specialize in offering comprehensive property management for mixed-use property

Previously, Tiffanie served as Head of Operations for Lamp Post Group from 2013 through 2015. During that time, she founded WayPaver, the talent innovation lab focusing on recruiting and retaining Millennial talent to Chattanooga. In addition, she successfully advocated for Chattanooga to join the global entrepreneurship network, Sandbox.

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