A photograph of the Mayfield Building, a historic red brick structure with ornate architectural details and large bay windows. The building is illuminated from within, showing warm yellow light. It is situated next to a modern, taller building. The sky is a deep blue with some clouds. A few people are visible on the sidewalk in front of the building.

Mixed-Use Space
For Lease

SECOND
STORY

MAYFIELD BUILDING

123 E 7th Street, 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
secondstory.properties

SECOND STORY

MAYFIELD BUILDING

123 E 7th Street, Chattanooga, TN 37402

Executive Summary



PROPERTY SUMMARY

Available SF:	2,500 - 5,380 SF
Lease Rate:	\$18.00 - \$22.00 SF/yr
Building Size:	22,164 SF
Building Class:	A
Cross Streets:	7th Street and Walnut Street

PROPERTY OVERVIEW

Currently under construction and located in the heart of the Innovation District, the historic Mayfield Annex building is being renovated into beautiful office, retail and restaurant space. This building was built in 1906, and was commissioned by the Chattanooga chapter of the Fraternal Order of Elks. Original features of the building have been uncovered and refurbished, to create a gorgeous environment for tenants, clients and customers.

Building is slated to be open to the public February of 2018. First floor space ready for tenant improvement immediately.

PROPERTY HIGHLIGHTS

- Located on the busy corner of 7th and Walnut, next to many existing businesses and existing heavy foot traffic.
- Mixed-use building
- Entrance from both Walnut Street and 7th Street.
- Two of the four floors are fully leased.
- Roof top patio overlooking Walnut Street and beyond
- Newly remodeled, move in ready office space.
- Street level space perfect for Restaurant or Retail

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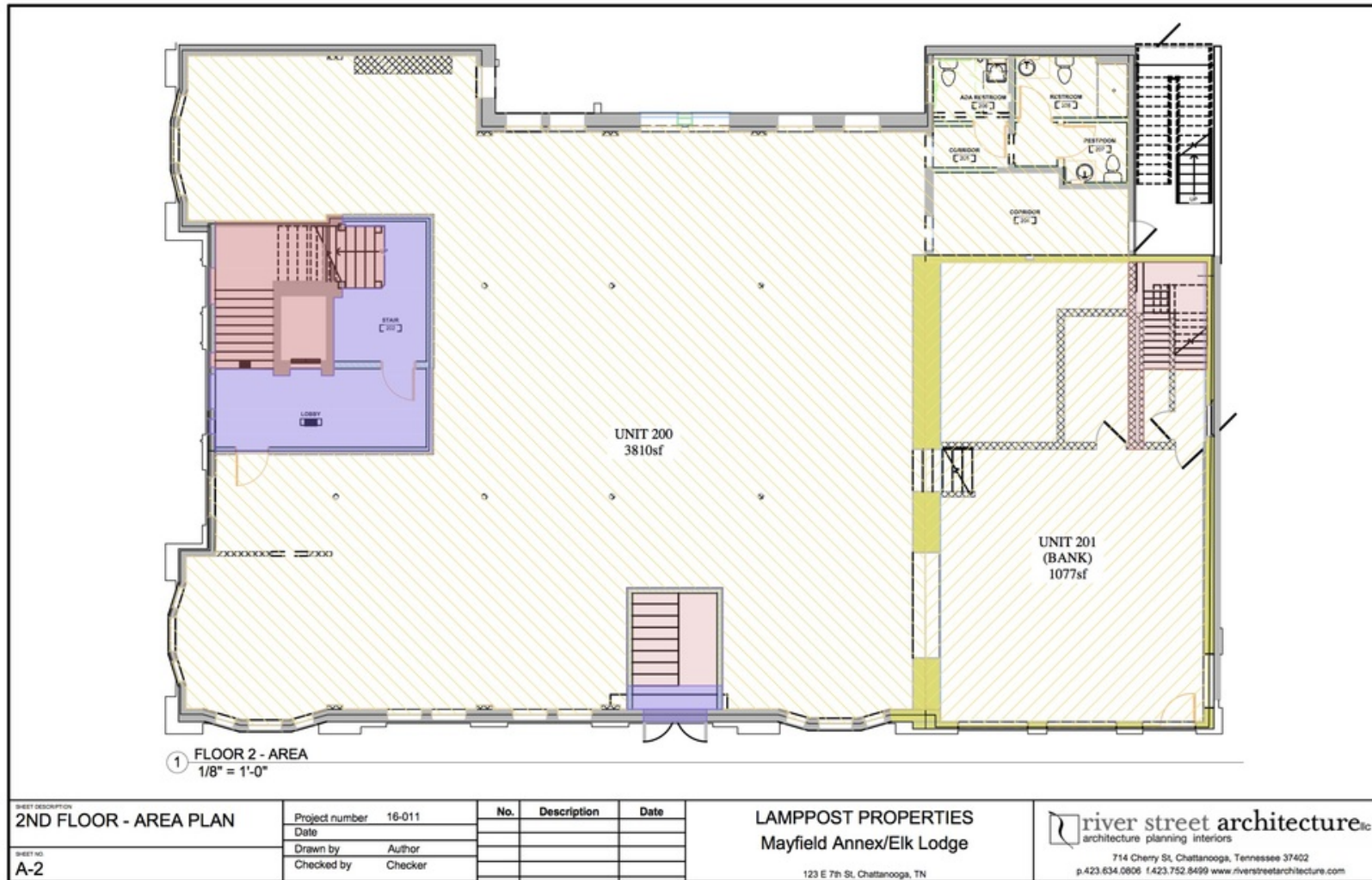
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[Additional Photos](#)



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Available Spaces

Lease Rate: \$18.00 - 22.00 SF/YR (MG; NNN)

Total Space 14,413 SF

Lease Type: Modified Gross

Lease Term: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Floor 3	Office Building	\$22.00 SF/YR	Modified Gross	5,380 SF	60 months	Space could be divided.
Floor 2	Office Building	\$22.00 SF/YR	Modified Gross	5,380 SF	60 months	Space could be divided. Access from both Walnut and 7th Streets.
Floor 1	Street Retail	\$18.00 SF/YR	NNN	3,653 SF	60	

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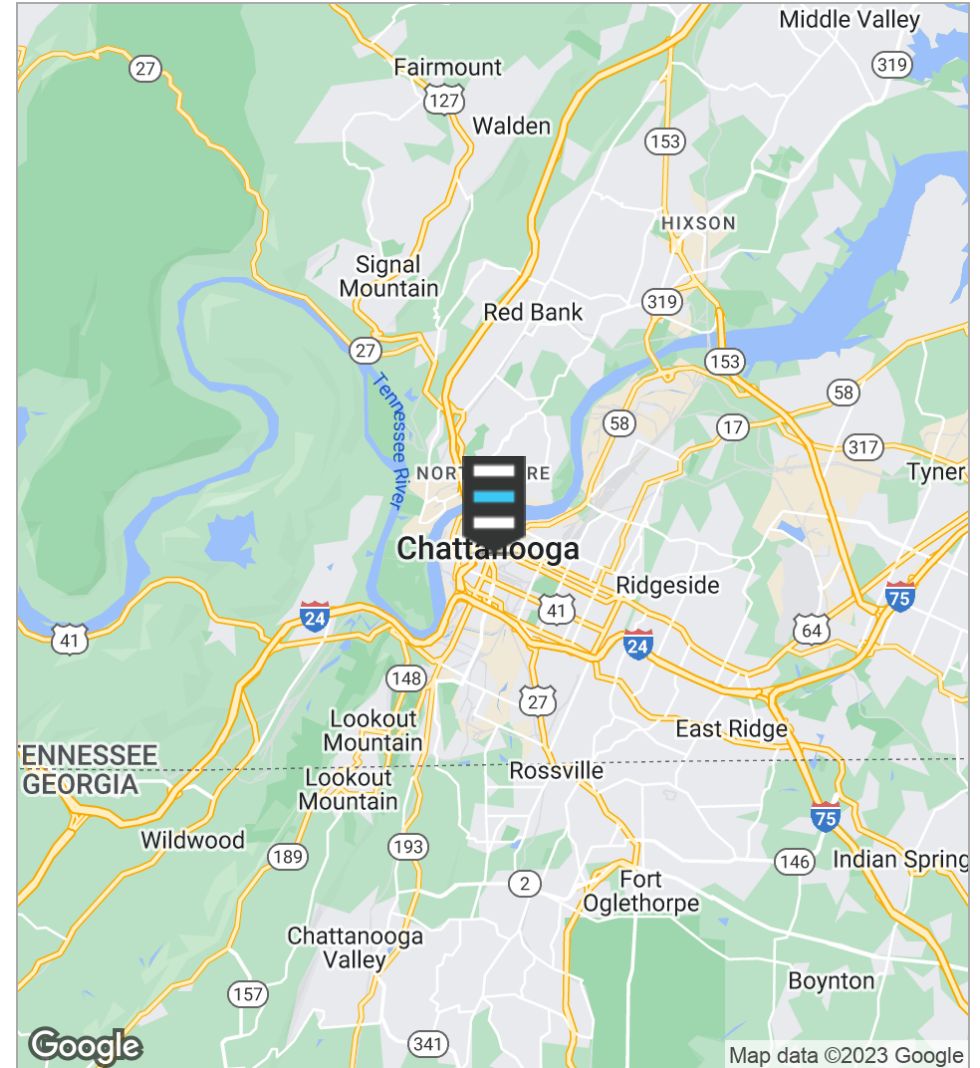
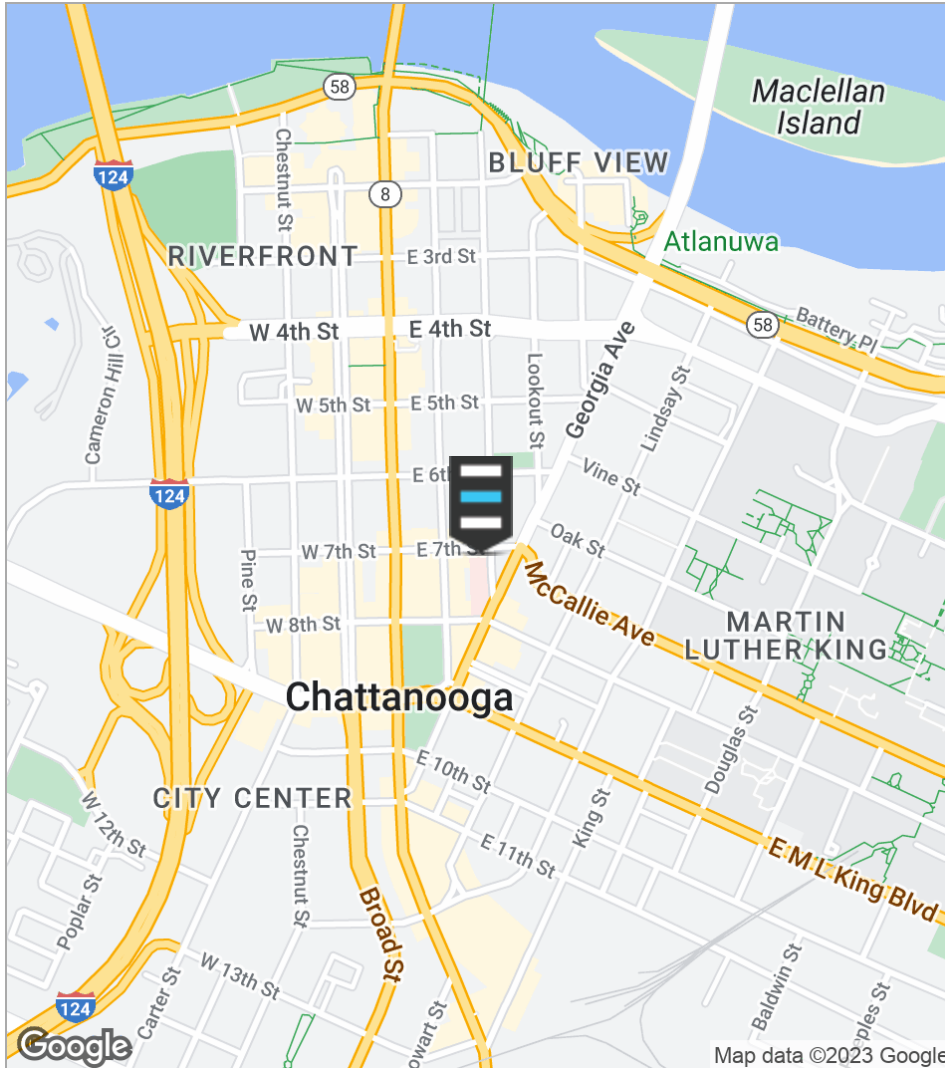
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Location Maps



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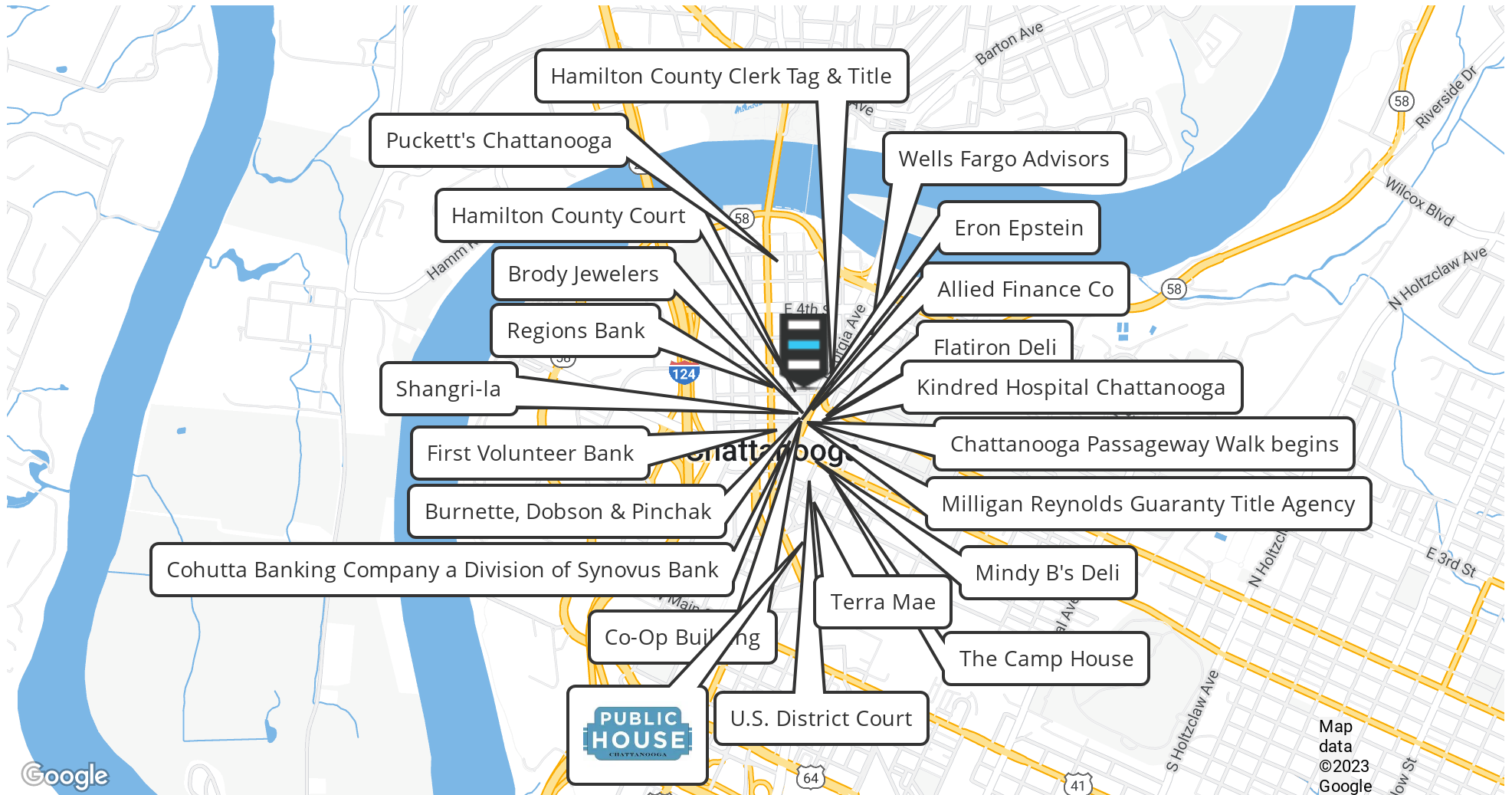
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Retailer Map



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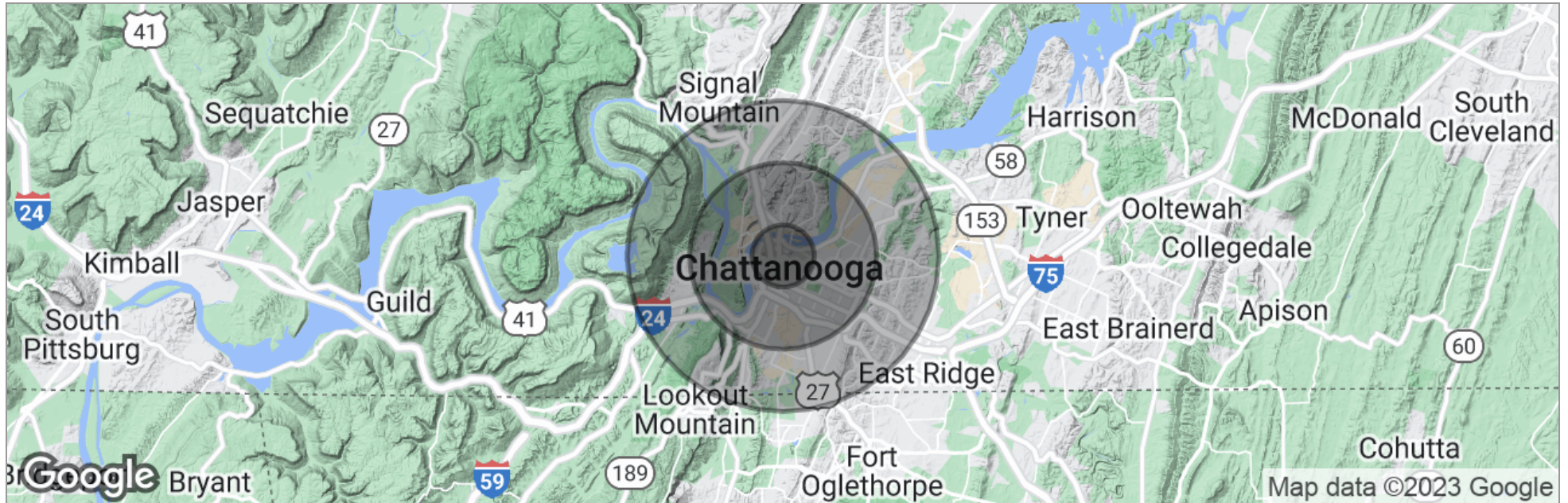
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SECOND STORY

MAYFIELD BUILDING

123 E 7th Street, Chattanooga, TN 37402

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,059	41,889	106,490
Population Density	2,247	1,482	1,356
Median Age	34.7	34.8	34.8
Median Age (Male)	32.9	33.4	33.1
Median Age (Female)	40.9	36.9	37.6
Total Households	2,968	18,173	45,204
# of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$50,845	\$46,789	\$47,611
Average House Value	\$602,110	\$228,059	\$185,600

* Demographic data derived from 2020 ACS - US Census

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