

OFFICE SUBLEASE OPPORTUNITY

1206 Pointe Centre Dr., Suite 250, Chattanooga, TN 37421



Property Description

Prime office sublease opportunity in The Pointe Office Park, one of Chattanooga's most established business destinations. Conveniently located near I-75, Hamilton Place, Chattanooga Airport, and numerous dining, retail, and lodging options. The property offers a professional office environment, excellent accessibility, ample parking, and a central location serving the greater Chattanooga market.

Property Highlights

- Space Available: +/- 3,343 SF
- Lease Rate: \$26.00
- Efficient floor plan featuring private offices, conference room(s), reception area, and open workspace
- Move-in ready opportunity with quality existing improvements
- Ample on-site parking for employees and visitors
- Convenient access to Interstate 75, Shallowford Road, and Hamilton Place
- Surrounded by restaurants, retail, hotels, and business services
- Professional office environment with established corporate and medical tenants

Offering Summary

Lease Rate:	\$26 SF/yr (Full Service)
Number of Units:	29
Available SF:	3,343 SF
Lot Size:	158,670 SF
Building Size:	48,264 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,994	20,803	55,014
Total Population	6,263	46,738	130,203
Average HH Income	\$70,746	\$81,715	\$86,343

David Melton

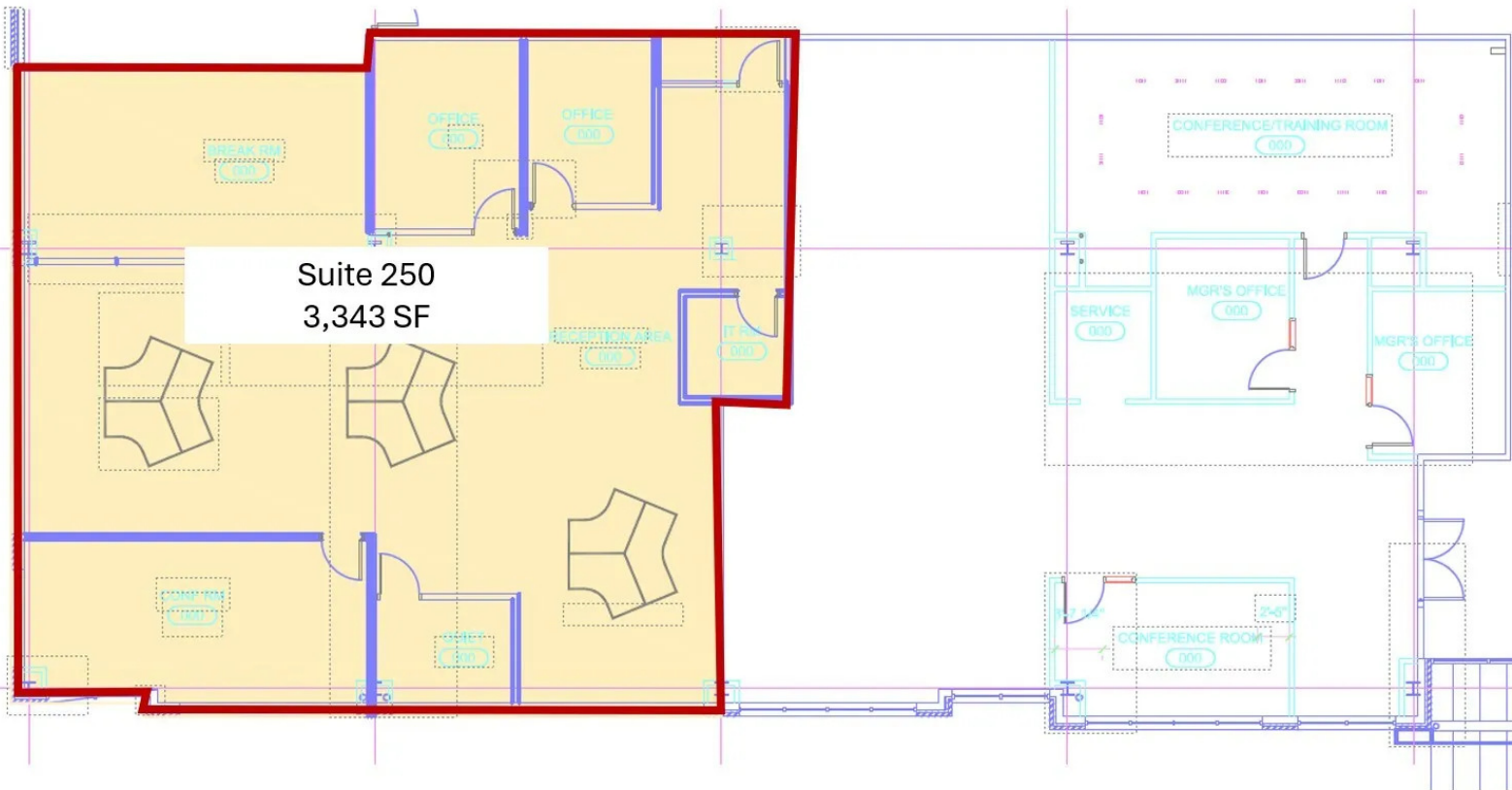
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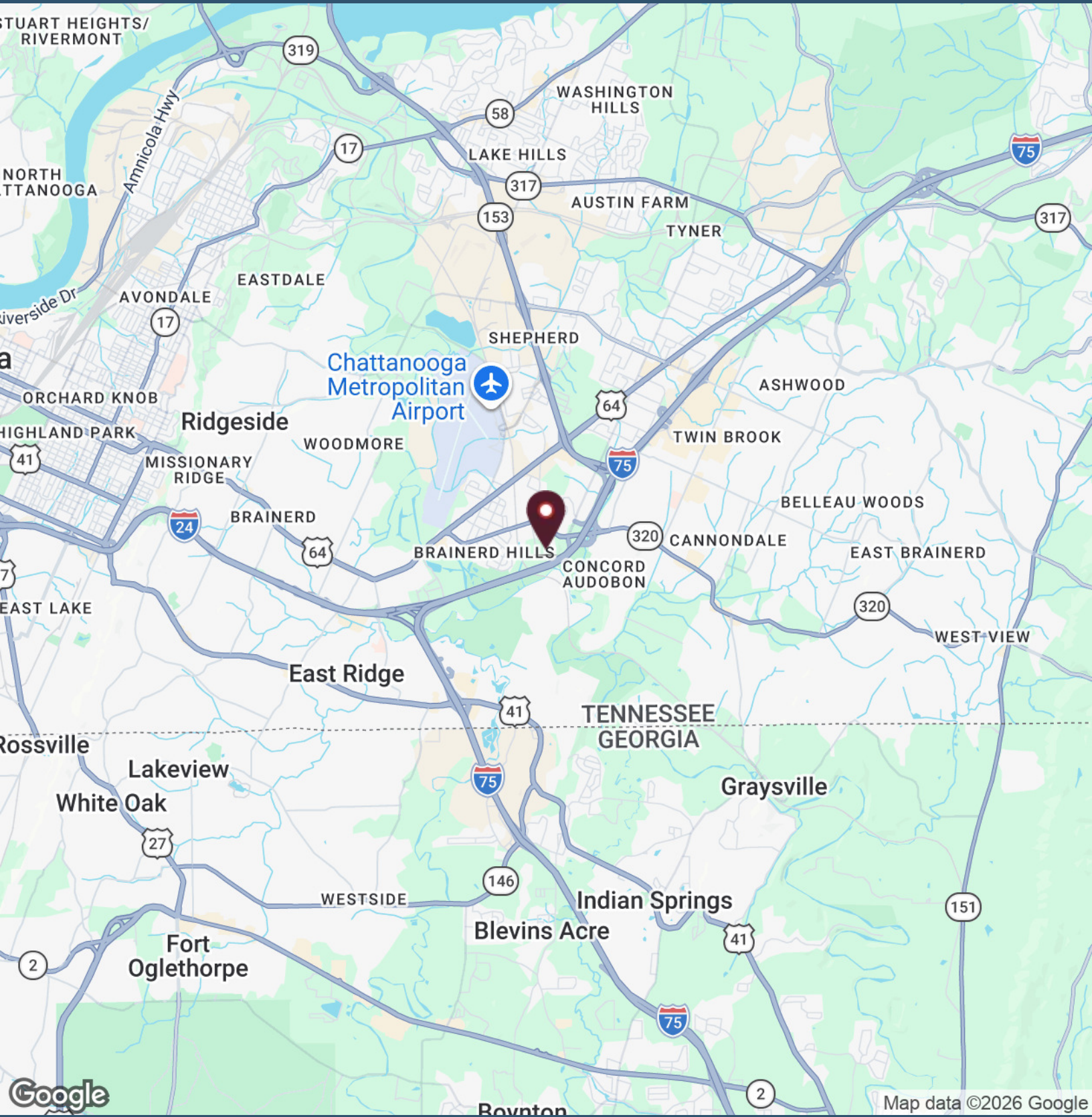
1206 Bldg. Suite 250

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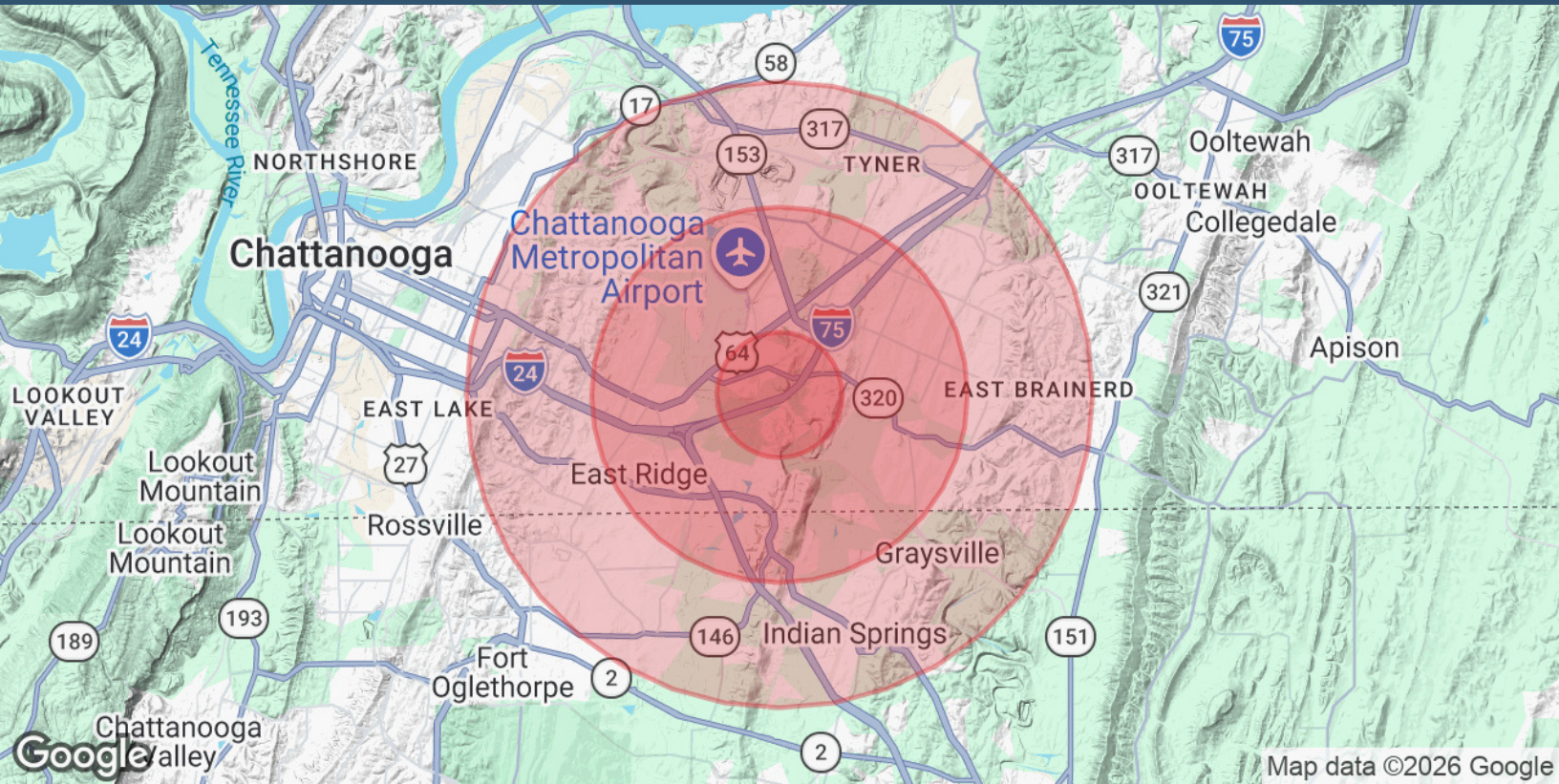
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,263	46,738	130,203
Average Age	32.7	39.7	40.7
Average Age (Male)	31.5	36.5	39.0
Average Age (Female)	33.2	41.7	42.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,994	20,803	55,014
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$70,746	\$81,715	\$86,343
Average House Value	\$247,878	\$284,970	\$276,571

2023 American Community Survey (ACS)