



## Historic Southside

1410 Cowart Street  
Chattanooga, TN 37408

Class A Office Opportunity  
**BUSINESS RELOCATING**

### Property Information | Sale or Lease

Historic office building in the heart of Chattanooga's thriving Southside for sale. Has great views of Lookout Mountain to the south and walking distance to many restaurants and hotels. Built in 1920 and renovated in 2000, the two story brick structure features brick interior walls and excellent natural light. Long time home of The Artech Design Group.

### Property Highlights

- Built: 1920 | Renovated: 2000
- **Total Available: 16,560± SF**
  - First Floor: 11,700± SF
  - Second Floor: 4,860± SF
- Land Size: 0.27± Acres
- Parking: 8 onsite spaces plus multiple options in the neighborhood

### Offering Summary

Sale Price:	<b>\$2,790,000</b>
Lease Rate:	<b>\$18.00 PSF</b>
Lease Type:	<b>NNN</b>
2024 Real Estate Taxes:	<b>\$21,808.28</b>



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**FOR SALE OR LEASE**

# FOR SALE OR LEASE

4,860, 11,700 or 16,560± SF | OFFICE

Chattanooga, is in southeastern Tennessee, it sets along the Tennessee River in the foothills of the Appalachian Mountains. With a city population of more than 180,000 residents, it is the 4th largest city in the state and has everything to offer from business and economic success to beautiful scenery and activities.

Chattanooga is the middle point for several larger surrounding cities including Atlanta, Knoxville, and Nashville.

- In 2009, Chattanooga and the Electric Power Board installed a \$330 million fiber-optic network that is estimated to have contributed more than \$1 billion to the local economy
- The Gateway - a new, 110-acre mixed used development site adjacent to the recently completed CHI Memorial soccer stadium that broke ground in 2022 with an estimated \$1 billion in economic development over the completion of the project
- The Bend - a 120 acre, adaptive reuse project with over 3,000 linear feet of river frontage aiming to reshape Chattanooga downtown landscape and attract corporate office relocations. The project's master plan features more than 300,000 SF of retail and entertainment space, 700,000+ SF of office, 450+ upmarket residential units, more than 250 hotel rooms and 300 marina slips.



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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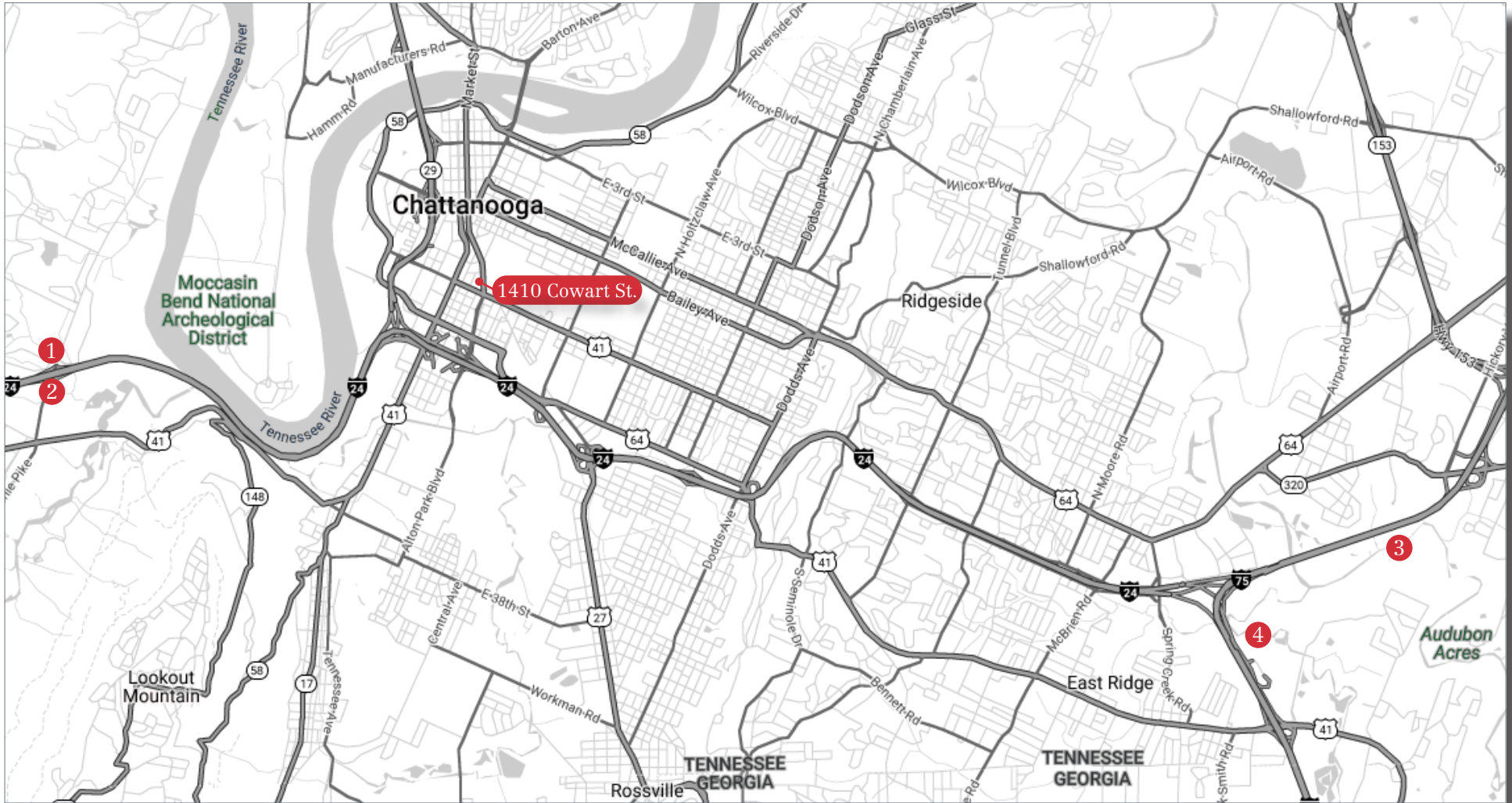
## Miles to Major Cities

1 Nashville  
135 miles

2 Birmingham  
148 miles

3 Knoxville  
110 miles

4 Atlanta  
120 miles



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# MAJOR EMPLOYERS

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Company	Product/Service	Full-Time Emps.	Part-Time Emps.
• BlueCross BlueShield of Tennessee	Health Care Financing	4,607	14
• Hamilton County Schools	Elementary & Secondary Schools	3,297	703
• Erlanger Health System	Health System	3,219	1,461
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	3,275	
Tennessee Valley Authority	Utility - Electric Service	3,301	13
CHI Memorial	Health Care	3,634	1,107
• McKee Foods Corporation	Mfr. Cakes & Cookies	3,300	196
• Linum Group	Insurance	2,685	
Roper Corporation	Mfr. Cooking Products	2,300	
• City of Chattanooga	Government	2,345	325
Amazon.com Services LLC	Distribution Center	2,331	1,027
• Hamilton County Government	Government	1,931	164
Cigna HealthCare	Health Services	1,569	12
The University of TN at Chattanooga	University	1,422	20
Partridge Medical Center, Inc.	Health Care - Hospital	1,246	637
Pilgrim's Pride Corporation	Foodstuffs, Processor	1,160	
• U.S. Xpress Enterprises, Inc.	Transportation Services	862	6
• North American Credit Services, Inc.	Collection of Healthcare Receivables	805	10
• Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	794	13
Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	776	
• EPB	Electric Power & Fiber Optics, Internet, TV & Phone	707	
South Consumer Health Care	Mfr. Health & Beauty Products	703	167
• Southern Champion Tray	Mfr. Folding Cartons	647	20
• Humanist Hospitality LLC	Lodging	638	397
HomeServe USA	Emergency Repair Plan Services	637	
Castana Chattanooga - Plant 1	Auto Metal Stamping & Welded Assemblies	635	
Schnelker Logistics USA, LLC	Logistics Services; Warehousing, Transportation, Contract Service, Kitting, JIS/JIT Services	635	
• Golden Medical Group	Medical Physicians Network	389	79
Chattanooga Coca-Cola Bottling Co. UNITED, Inc./ United Packco	Mfr. Soft Drinks (Bottles & Cans)	576	
• Chattanooga State Community College	Two Year State College	575	11
TN State Department of Transportation	Government, Transportation	575	
• Lowson Electric Company	Electrical Contractors & Engineers	510	
Floric Omnium Auto Extensio, LLC	Mfr. Automotive Exterior Components	487	
• Tennessee Valley Federal Credit Union	Federal Credit Union	456	49
• Center For Sports Medicine & Orthopedics	Medical Group Practice	438	34
Muller Co.	Mfr. Gate Valve & Iron Fittings	430	
Sese Industrial Services US Corp.	Finished Vehicle Logistics, Freight Transportation, Warehouse Solutions & Industrial Services	442	38
• The Health Center at Starnifer Plaza	Long Term Skilled Care	435	207
West Star Aviation	Aircraft Maintenance	425	

\* Locally owned and/or headquartered



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## Amenities

### FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 St. John's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant (inside Warehouse Row)
- 8 Tupelo Honey Southern Kitchen (inside Warehouse Row)
- 9 Pickle Barrel
- 10 Jimmy John's
- 11 City Cafe Dinner
- 12 The Read House
- 13 Mexville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Six18 Restaurant & Lounge
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club
- 21 Hello Monty

### TOURISM

- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium



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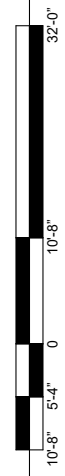
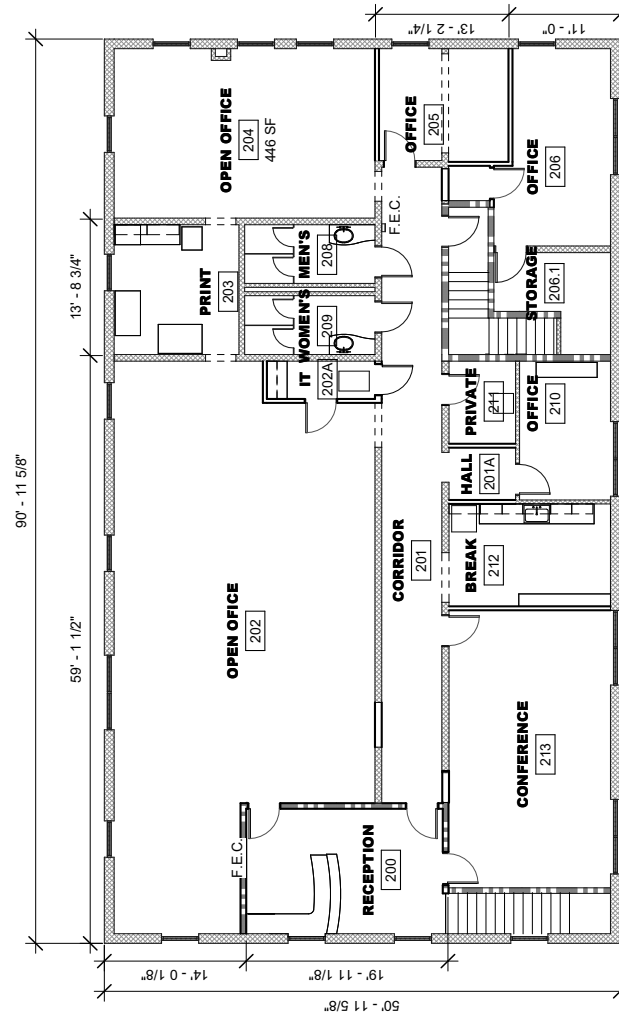


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ART TECH

1410 COWART STREET SECOND FLOOR

CHATTANOOGA, TN 37408

4059 SQUARE FEET - 09/05/24

Second Floor - 4,860± SF

\*\*Only available in addition to the First Floor\*\*



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