



Central Office Park
5811 Lee Highway
Chattanooga, TN 37421

FOR LEASE

Date Available	July 1, 2026
Available Space	Suite 305
Suite Size	±1,565 SF
Rental Rate	\$19 PSF
Lease Type	Modified Gross
Year Built	1961 Renovated 2021-2024
Submarket	East Brainard

HIGHLIGHTS

Unit Features | Private offices, break room, restroom, conference room

Convenient Access | Frontage on Lee Hwy, a major corridor linking downtown Chattanooga, the eastern suburbs, and the airport

Prime Location | Excellent exposure for retail or service-based users with 33,500+ VPD

DEMOGRAPHICS



**TOTAL
POPULATION**

1-Miles	3,456
3-Miles	52,645
5-Miles	149,025



**MEDIAN
AGE**

37.9
40.3
39.8



**AVG HH
INCOME**

\$61,400
\$75,289
\$82,741



**MEDIAN
HOME**

\$296,898
\$250,027
\$260,874

