

Suite 900 - Air Office Park Centre



Presented By:
LAND HAWKS - COMMERCIAL & LAND

117 Nowlin Ln, Chattanooga, TN 37421



Suite 900 - Air Office Park Centre

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Property Details

\$15.50 PSF
\$2.50 CAM Fee
Central Location with access to Two(2) Interstates and One(1) State Hwy
Large Private Offices
Large Conference Room
Grand Hallway
Large Reception Area and Office Space
Large Storage/Inventory Room
One(1) Front Entrance
One Side Entrances

Price: \$15.50 /SF/YR

- 1.2 Miles to I-75
- 1.2 Miles to I-24
- 1/2 Mile to TN State Hwy 153
- 1/4 qtr. Mile to Chattanooga Metropolitan Airport

View the full listing here: <https://www.loopnet.com/Listing/117-Nowlin-Ln-Chattanooga-TN/37110985/>

Rental Rate:	\$15.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	21,258 SF
:	
Year Built:	1984
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	10 (Not friendly)
Rental Rate Mo:	\$1.29 /SF/MO

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Listing space

1st Floor Ste 900	Space Available:	1,700 SF
	Rental Rate:	\$15.50 /SF/YR
	Date Available:	Now
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	3 Years

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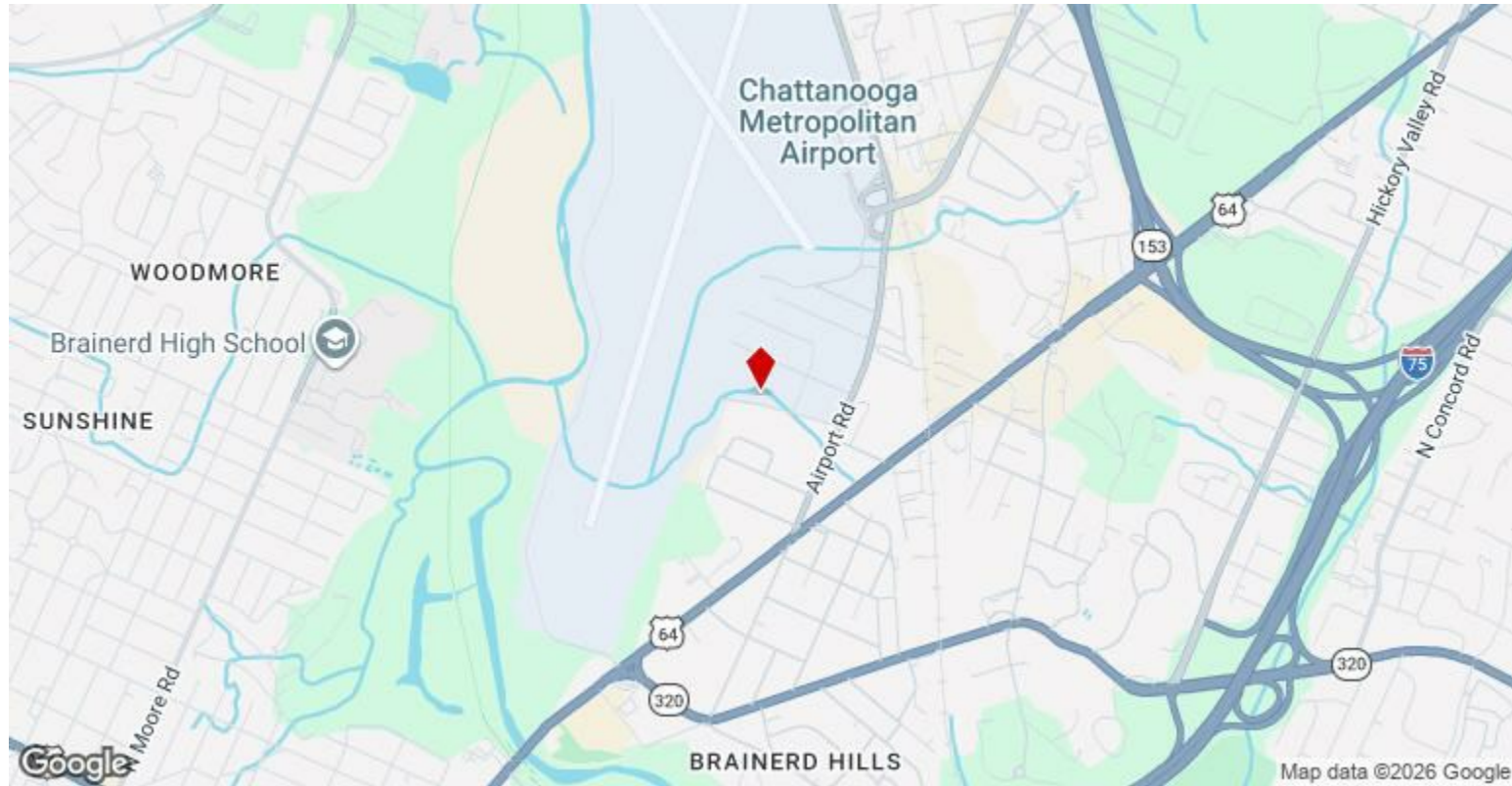
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Academy Of Allied Health Careers, L.L.C.	-	
Aircenter Inc	-	
Ameritel Llc	-	
Bright Star Care	-	
Center For Individual & Family	-	
Elevated	-	
Hpi Healthcare Benefits	-	
K TS	-	
Synatec Goa Inc.	-	
West Star Aviation	-	August 2027

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Location



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Property Photos



20260609_141754



Suite 900 - Building Photo

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Property Photos

2,400 SF - 117 NOWLIN LN. SPACE AVAILABLE

115-117 Nowlin Ln | Chattanooga, TN 37421

PROPERTY HIGHLIGHTS

- Prime Site for Small Business in a Centrally Located Established Office / Industrial Park.
- Suite 900 is 1,700 SQ. FT.

LOCATION HIGHLIGHTS

- Central Location in Chattanooga
- 1.2 Miles to I-75
- 1/4 Mile from Chattanooga Metropolitan Airport
- 1.5 Miles to I-24
- Half mile Hwy 153

PRICE

- \$15.50 /SF/YR
- \$2.50 CAM Fee /SF /YR

DEMOGRAPHICS

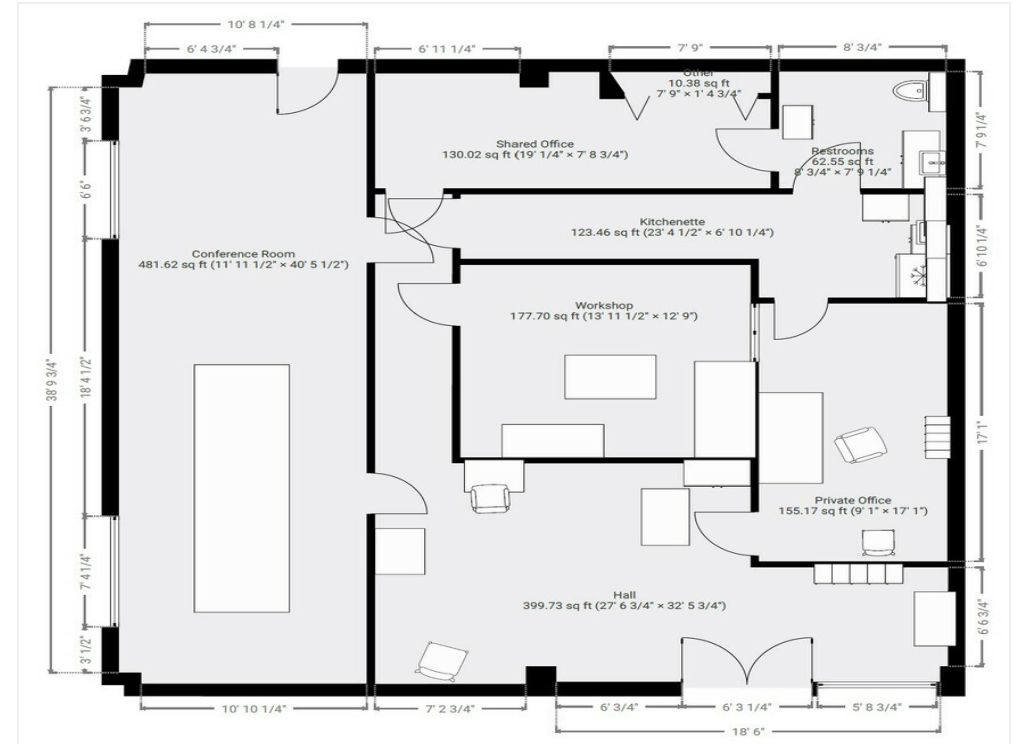
	1 Mile	3 Mile	5 Mile
Population:	18,557	141,164	356,360
Households	8,260	58,995	146,673
Avg. HH Income	58,568	70,802	81,539

TRAVIS HULSEY
THulsey@CRE-PROS.com
(423) 504-7614

REAL ESTATE PARTNERS
2115 Stein Dr
Chattanooga, TN 37421
(423) 362-8333



Suite 900 Floor Plan



117 Nowlin Ln. Chattanooga TN 37421_ Suite 900 _ 1700 SF

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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Property Photos



117 Nowlin Suite



Building Photo

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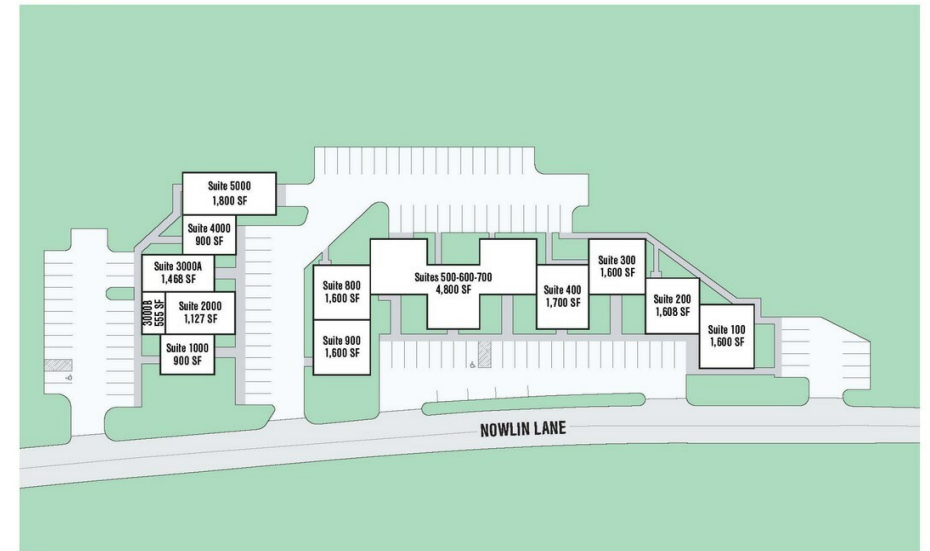
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Building Photo

Site Plan



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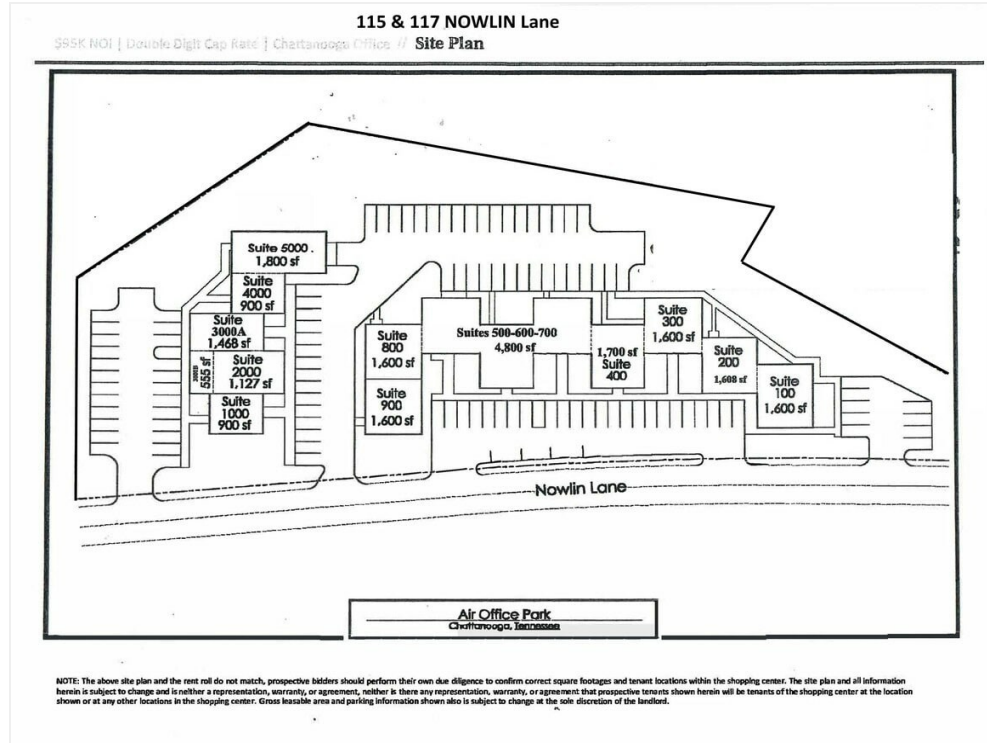
REAL ESTATE PARTNERS
CHATTANOOGA LLC

Site Plan

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Property Photos



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