

Kensington Place

Suite 160

 Chattanooga, TN



**THE
PRYOR BACON
COMPANY**



Austin Godfrey
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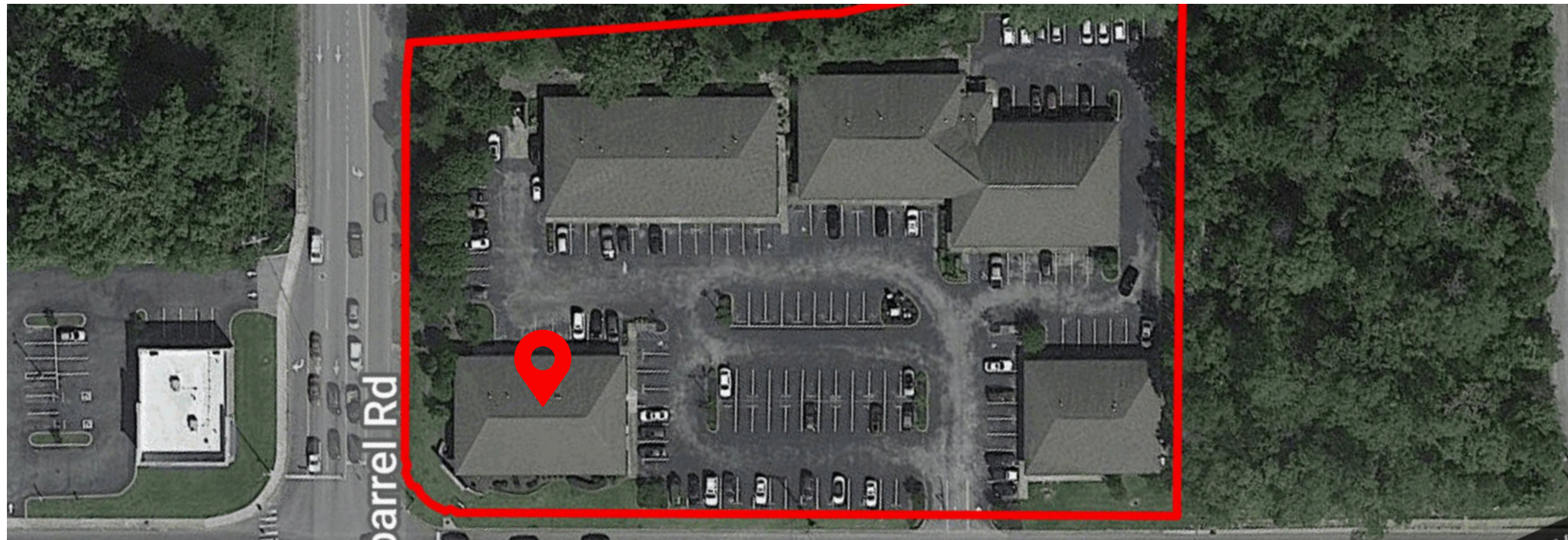
Suite Highlights

- 3,810 – Total Square Feet
- 3 – Private Offices
- 5- Exam Rooms
- 3– Full Bathrooms
- Strategic Location & Surrounding Retail
 - Healthcare: 1.4 Miles from Erlanger East
 - Hospitality: Embassy Suites by Hilton, Marriot, Double Tree
 - Dining: Dave's Hot Chicken, CAVA, Harry's Bar and Grill
 - Retail: Hamilton Place Mall, Publix, REI, Tesla



Why Suite 160?

- Prime Location 📍
 - Shallowford Road corridor with excellent visibility and easy access from major thoroughfares.
- Abundant Parking 🚗
 - Ample parking for patients and staff
- Move-In Ready 🏗️
 - Ready for immediate occupancy, with little needed in improvements.



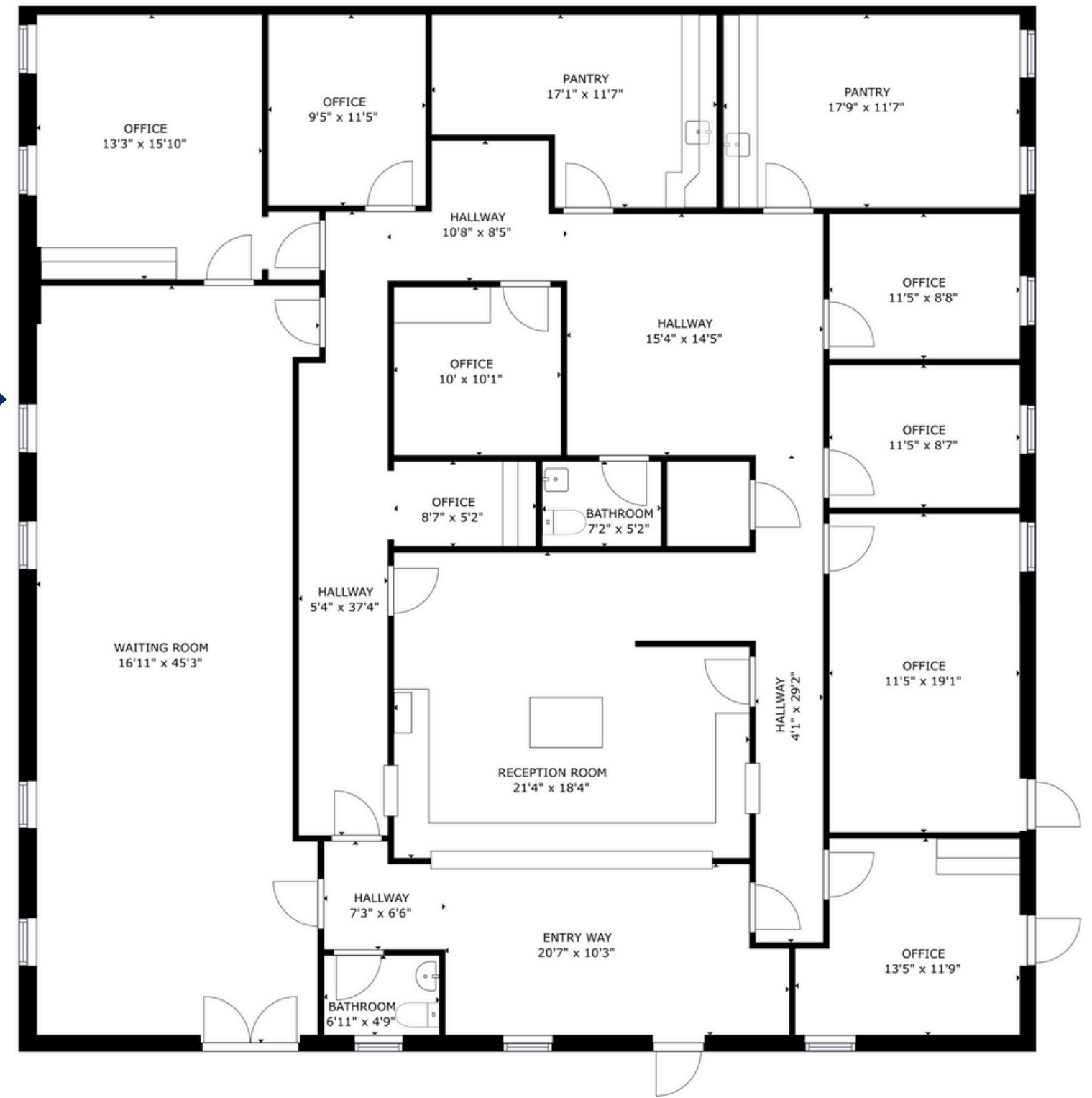
- Medical-Optimized 🏥
 - Layout supports dental, physician, specialist, and allied health practices.
- Patient Experience 👤
 - Generous waiting area with a bathroom and a reception area.
- Growth Market 📈
 - Affluent demographic (avg income \$75K+) with consistent population growth projected through 2029.



Floor Plan & Layout

- Reception Room
- Waiting Room
- Private Offices: 3 offices
- Exam Rooms: 5 Exam Rooms
- Break Area: 2 break areas with prep space
- Bathrooms: 2 full bathrooms with patient & staff access
- Hallways & Support: Extensive circulation space for efficient operations
- Training Area: Impressively large training room

Click here for an interactive layout!



GROSS INTERNAL AREA
FLOOR 1: 3674 sq ft
TOTAL: 3674 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

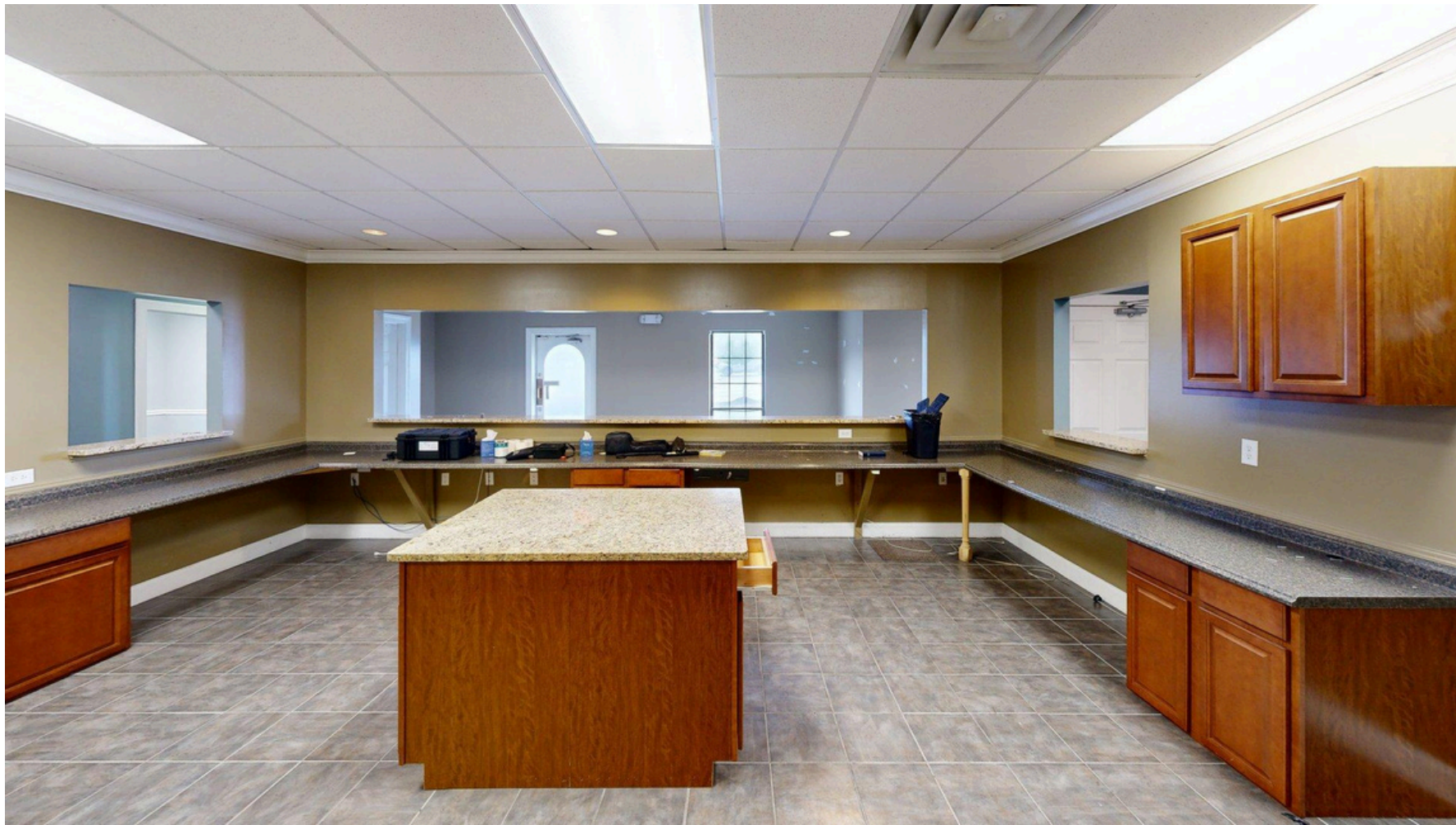


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Spacious hallways



Generous reception area



Staff reception and work space

Staff restroom

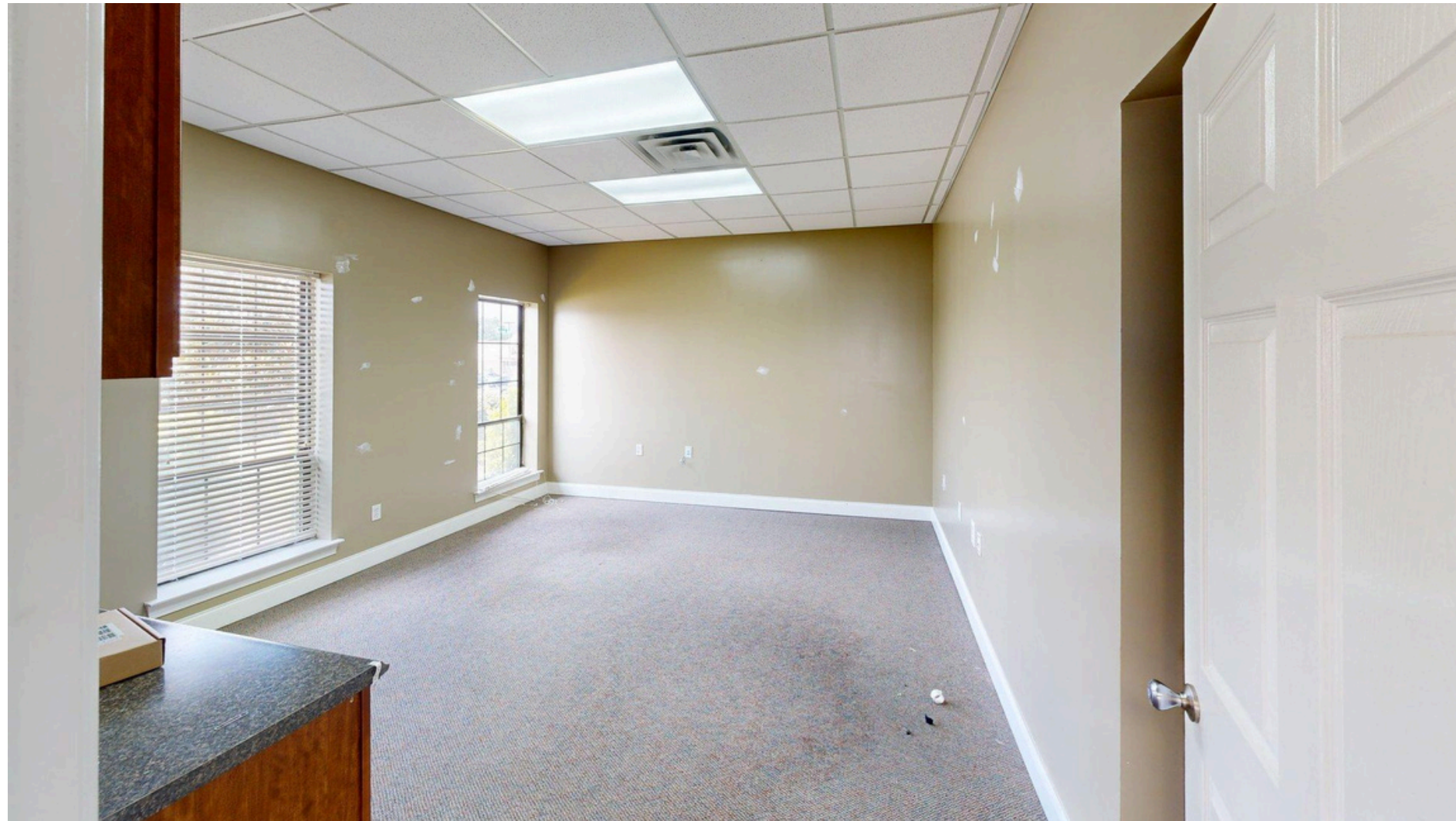




Meeting or training room



Private office

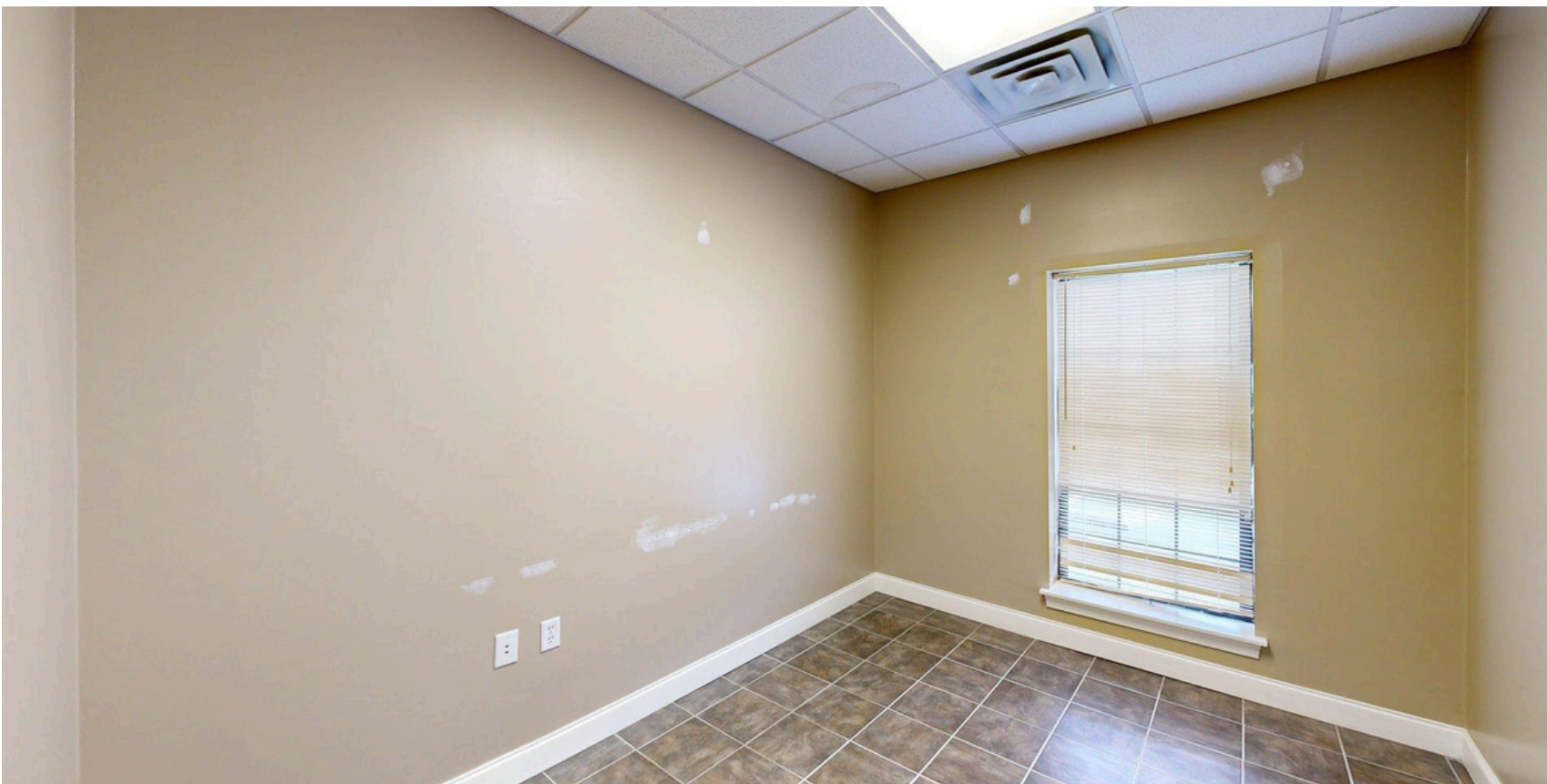


Additional break room





Exam rooms



Population Growth

	1 MILE	3 MILES	5 MILES
2024	14,430	56,953	125,389
2029 Projection	15,897	61,961	134,892

Household Data

	1 MILE	3 MILES	5 MILES
2024	7,288	25,047	53,949
2029 Projection	7,760	26,660	57,430

Income Data

	1 MILE	3 MILES	5 MILES
2024	\$77,246	\$75,393	\$73,326
2029 Projection	\$89,500	\$87,400	\$84,900



Ready to Lease Suite 160?

Contact us today to schedule a tour and discuss flexible lease options tailored to your practice's needs.

☎ Phone: (423) 240-2000

✉ Email: aj.godfrey@pryorbacon.com





About Austin Godfrey

With over 10 years of combined experience in commercial real estate, asset management, and related industries, Austin Godfrey serves as an Affiliate Broker with The Pryor Bacon Company in Chattanooga, Tennessee. He brings a strong background in tenant improvement construction, project management, and property operations.

He is at his best helping owners and tenants maximize the performance and long-term value of their office, industrial, and mixed-use properties. Known for his detail-oriented, client-focused approach, Austin leverages expertise in lease negotiation, budgeting, and building operations to make every transaction smooth and transparent.

