

# Kensington Place

## Suite 500

 Chattanooga, TN



**THE  
PRYOR BACON  
COMPANY**



Austin Godfrey  
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# Suite Highlights

- 1,631 – Total Square Feet
- 4 – Offices
- 3 – Full Bathrooms
- 2 – Entrances
- 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 500?

- Prime Location 📍
  - Shallowford Road corridor with excellent visibility and easy access from major thoroughfares.
- Abundant Parking 🚗
  - Ample parking for customers and staff



- Growth Market 📈
  - Affluent demographic (avg income \$75K+) with consistent population growth projected through 2029.

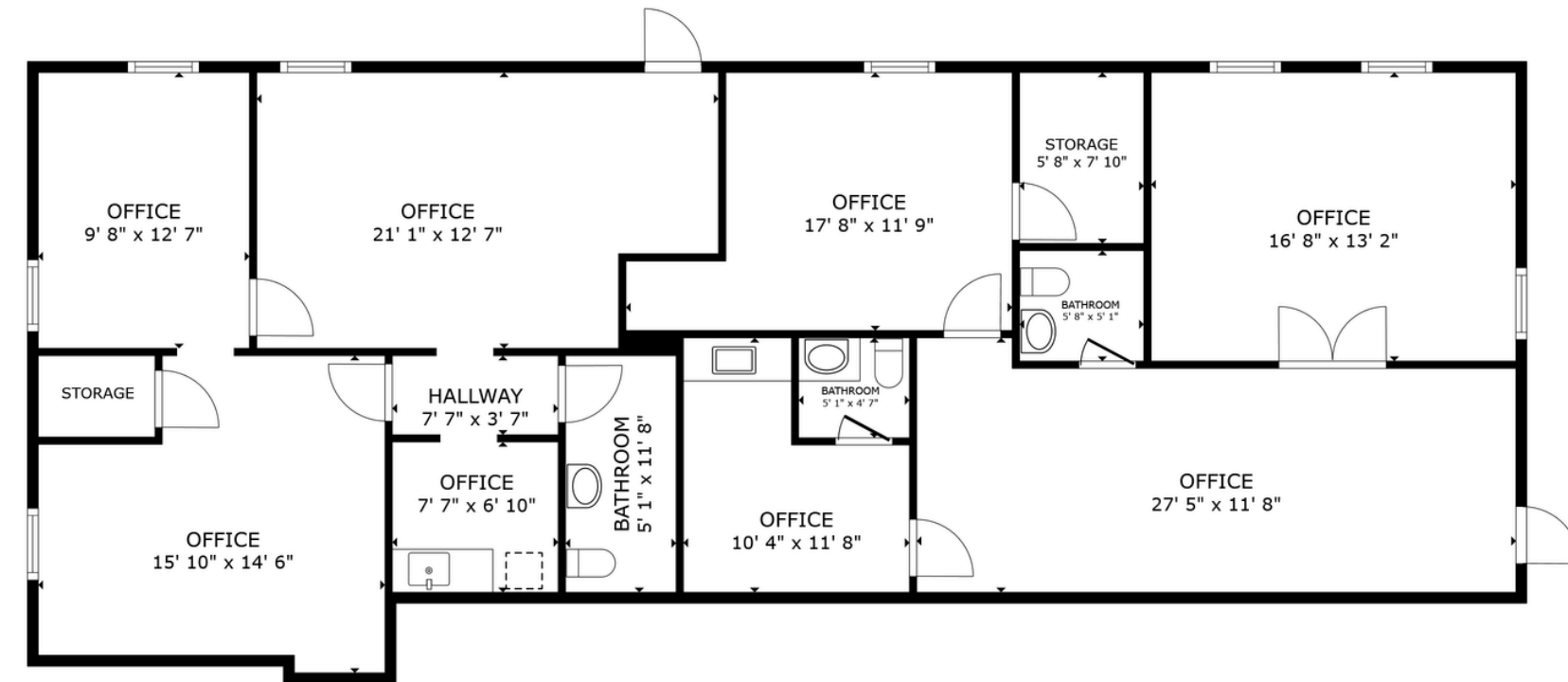


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# Floor Plan & Layout

- Reception Room/Waiting Room
- Private Offices: 2 offices
- Open Offices: 2 offices
- Break Area: 2 break areas with prep space
- Bathrooms: 3 full bathrooms, one for client and two for staff access
- Hallways & Support: Efficient streamlined office design
- Storage Space: Large storage area off shared office space and utility closet in second private office

Click here for  
an interactive  
layout!



FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 1,653 sq.ft.  
TOTAL : 1,653 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





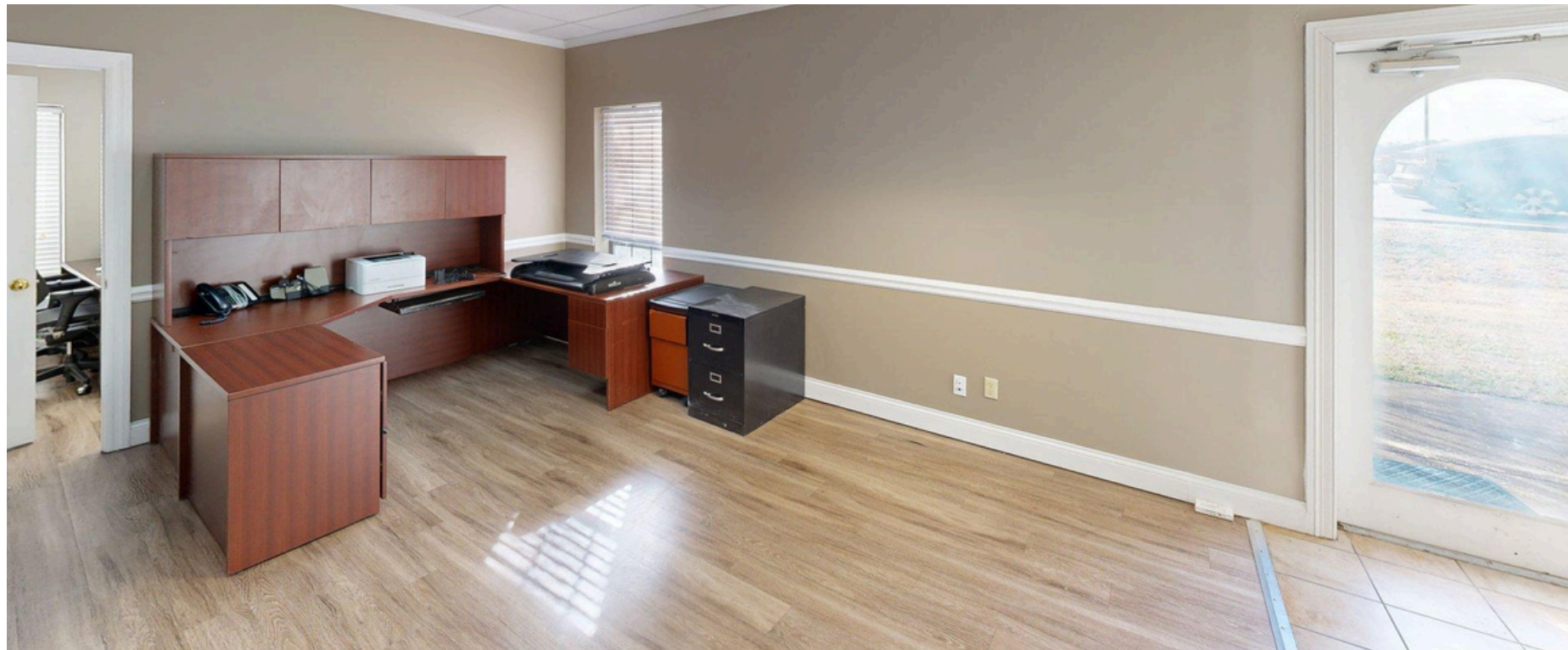
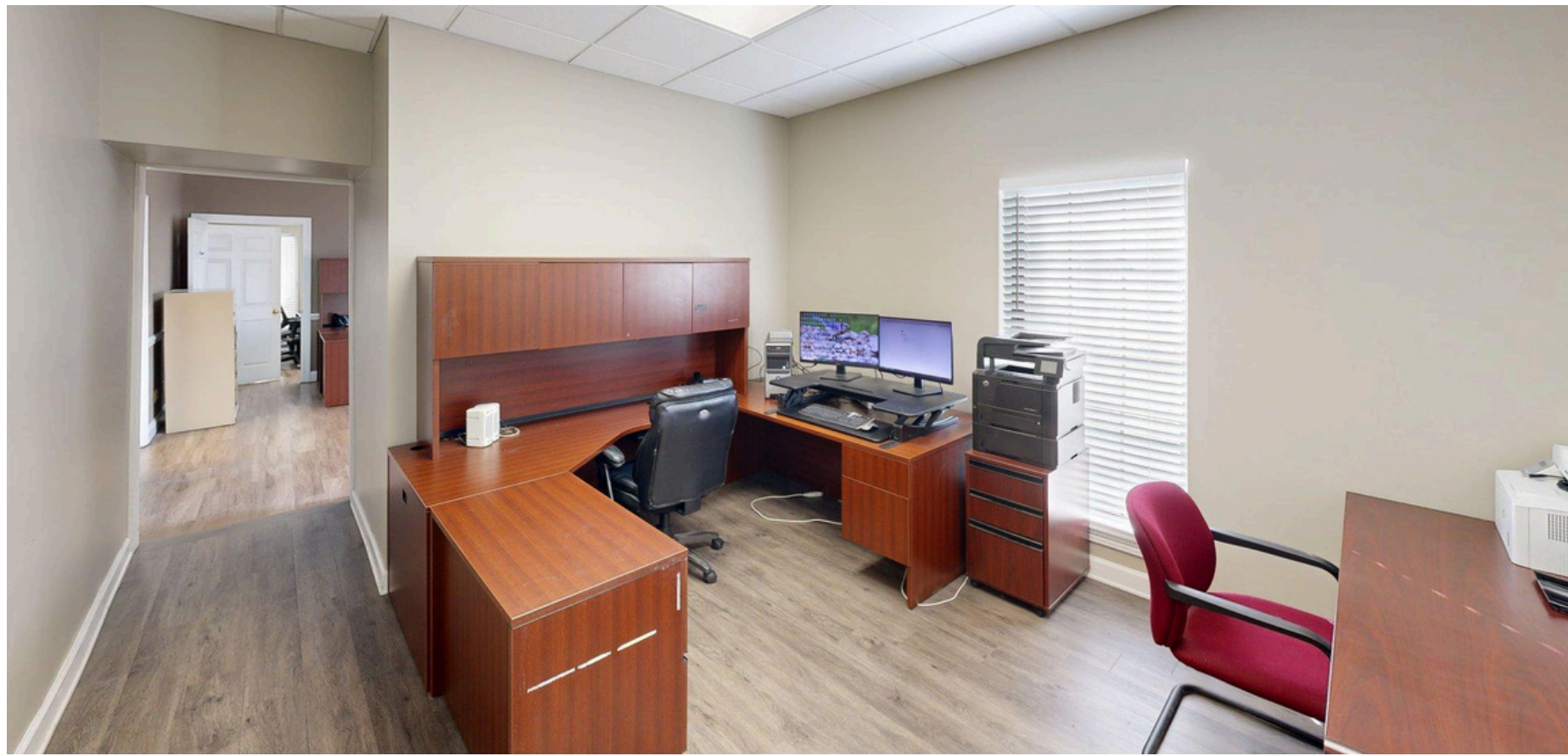
Reception & Waiting Area

Conference Room

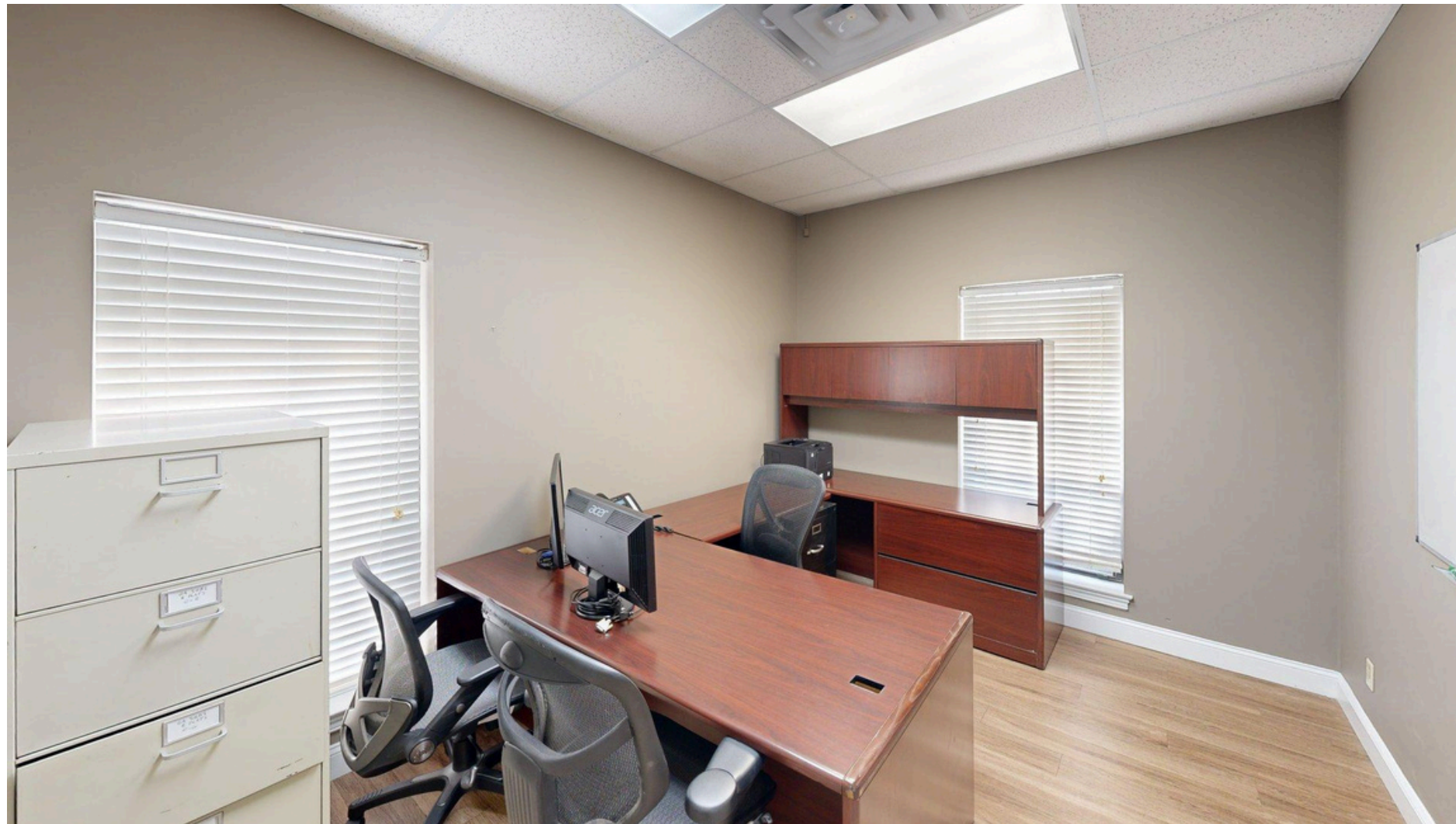


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# Open Office Spaces



# Private Offices





Client Restroom

Staff Restroom



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# Staff Break Room



# Secondary Break Area



# Demographics

## 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





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# Ready to Lease Suite 500?

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](mailto: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.

