



Professional Suites | North Market Street

317 Sylvan Street

Chattanooga, TN 37405

THE PROPERTY

Well-located North Chattanooga office just off North Market Street offering approximately 4,000 square feet with flexible one or two unit configuration. Ideal for medical, dental, or aesthetic use, with private setting, ample parking including accessible spaces, and easy access to high-traffic corridor nearby.

PROPERTY FEATURES

- ±4,000 SF
- 1-2 units
- Dual entrances
- Medical/office use
- Private rooms
- Reception areas
- Natural light
- Breakroom + storage
- 12+ parking spaces
- Convenient Location



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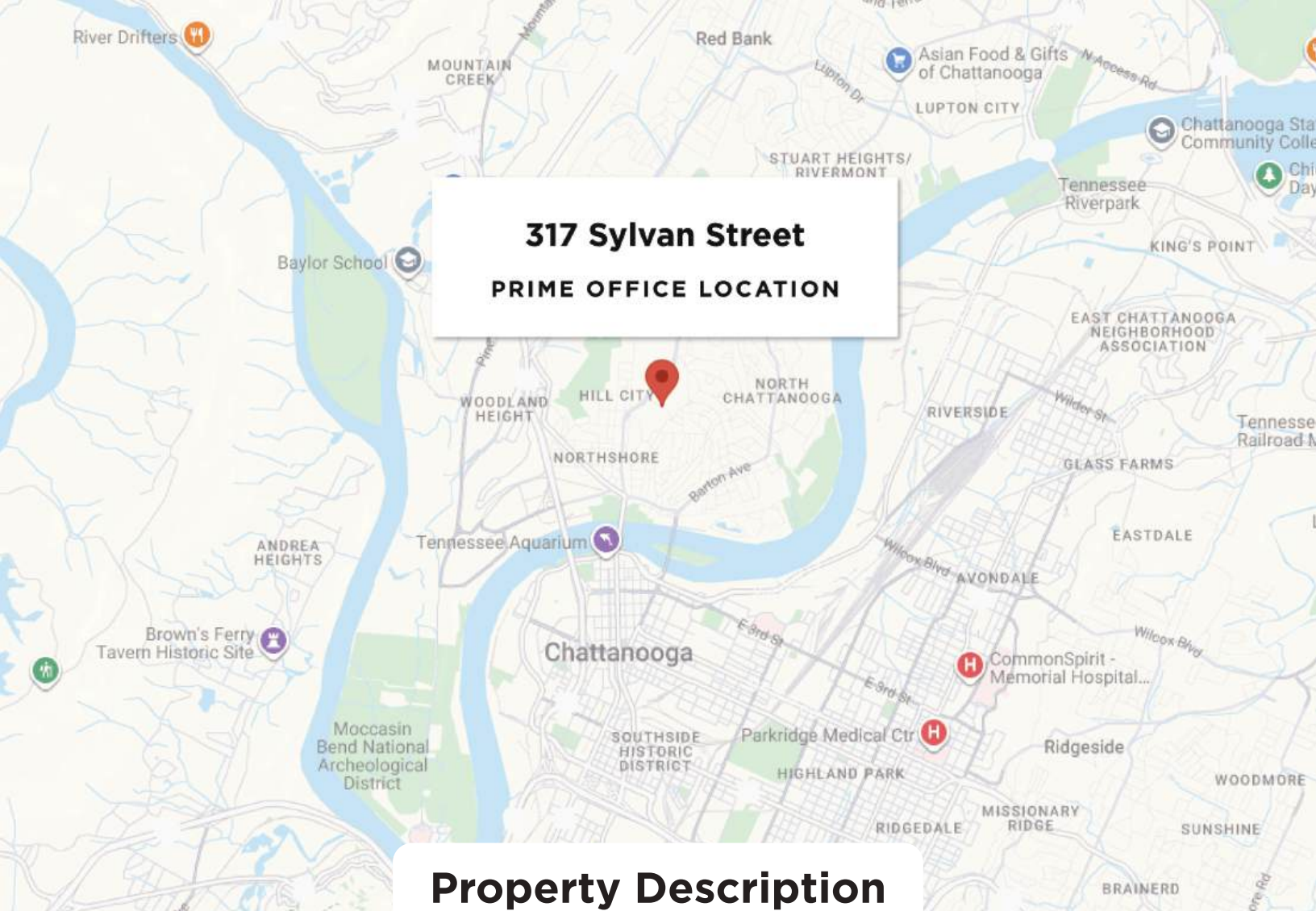
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PROPERTY GROUP



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Property Description

Positioned just off North Market Street in North Chattanooga, this approximately 4,000 square foot commercial property offers a rare opportunity to own an office close to the North Shore and downtown. Located on a side street just off a high-traffic corridor, it provides excellent accessibility while maintaining a more private, professional setting. The building is currently configured as two separate units with individual entrances but can easily function as one cohesive space.

Each unit features a reception area with interior windows, multiple private rooms suitable for offices or treatment spaces, and a layout that supports medical, dental, aesthetic, or other professional uses. Large exterior windows bring in natural light, while several interior rooms without windows are ideal for more private work. Additional features include a shared central room, breakroom with kitchenette, storage with built-in shelving, and multiple restrooms including a full bath with shower.

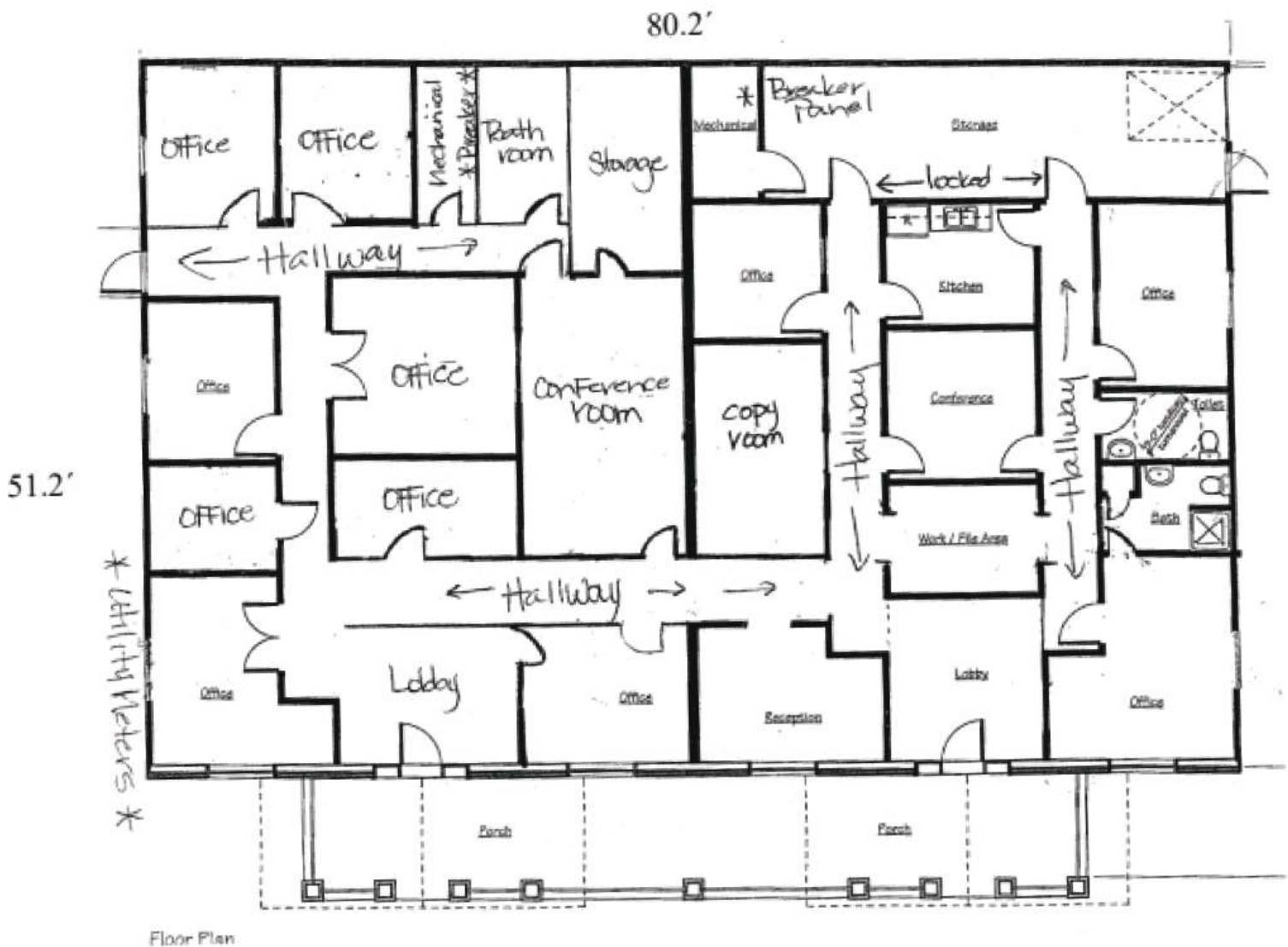
The property also includes a generous parking area with approximately 10 standard spaces plus two accessible spaces. Significant exterior improvements have already been completed, including approximately \$250,000 invested in drainage and a retaining wall system, offering long-term stability and added peace of mind for the next owner.



Property Details

- Flexible office layout
- Two-suite configuration
- Separate suite entrances
- Multiple treatment rooms
- Dedicated reception areas
- Interior exam rooms
- Central shared space
- On-site parking available
- Significant site improvements
- Zoning: C-C (Commercial Corridor)

Building Layout



BUILDING SKETCH/FLOOR PLAN

Please Note:

Floor plan is provided for illustrative purposes only and may not be exact. All dimensions, layouts, and measurements should be independently verified by a licensed professional. Interested buyers are responsible for obtaining their own measurements and confirming accuracy.