

MRG

REALTY PARTNERS

Flatiron Heights Commercial Space

707 Georgia Ave, Chattanooga, TN 37402



01 Property Overview

Rare opportunity to acquire three shell commercial condominiums — Suites B, C, and G — in Flatiron Heights, the beautifully restored historic Flatiron building in the heart of downtown Chattanooga.

Available individually or together, the units total roughly 4,614 SF across the building's ground and second levels, with frontage along both Georgia Avenue and Walnut Street.

Interiors are delivered in shell condition — exposed structure, open ceilings, and utility rough-ins in place — giving owner-users and investors a true blank slate to design and build out space to their exact specifications.

Flatiron Heights pairs a century-old brick exterior with fully modern common-area infrastructure, in one of downtown Chattanooga's most walkable pockets, moments from Warehouse Row, Patten Square, and the Tivoli Theater.

SECURITY

Smart access at entrance, lobby & elevator, plus exterior cameras throughout

PARKING

Dedicated parking included for tenants and visitors

LOCATION

Steps to the Bluff View Arts District, Southside & Northshore

FRONTAGE

Dual exposure along Georgia Avenue and Walnut Street

02 Available Suites

SUITE	SIZE	ASKING PRICE
Suite B- Office/Retail	1,071 SF	\$230,000
Suite C- Office/Retail	1,299 SF	\$385,000
Suite G- Office/Retail/Restaurant	2,236 SF	\$650,000

COMBINED · ALL THREE SUITES

4,614 SF · \$1,265,000

03 The Space



OPEN, UNFINISHED INTERIOR — READY FOR BUILD-

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