

OFFICE SPACE

2602 E Main Street, 3rd Floor
Chattanooga, TN 37404

Historical mixed-use building that has been fully renovated to maintain its character while providing modern amenities. Strategically positioned on East Main Street with strong visibility and access to surrounding neighborhoods and downtown. Close proximity to Mill Town Redevelopment & McCallie Campus. Easy access to Southside's dining & fitness options.



Property Highlights

Located on the bustling corner of Main & Dodds. The property benefits from its central location in the vibrant E. Main Street district, providing excellent exposure and accessibility for tenants and customers. Well-suited for office, retail, service, or creative uses.

- Completely Remodeled in 2022
- Mix of private offices & large open area great for meetings, creative office, or cubicles.
- (2) Restrooms
- Lots of character & plentiful windows for natural light & views.
- Complimentary Onsite Parking - 12 spaces
- Keypad access via (2) exterior doors & elevator

Current Tenants:

Sleepyhead Coffee and Vagabond Barber Co.

Listing Summary

LEASE RATE:	\$19.00 PSF
LEASE TYPE:	NNN
BUILDING SIZE:	13,500 SF
AVAILABLE SF:	4,108± SF (3rd Floor)
ZONED:	C-C
ACREAGE:	0.64±
YEAR BUILT:	1935
RENOVATED:	2022
PARCEL ID:	056F C 005; 008

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

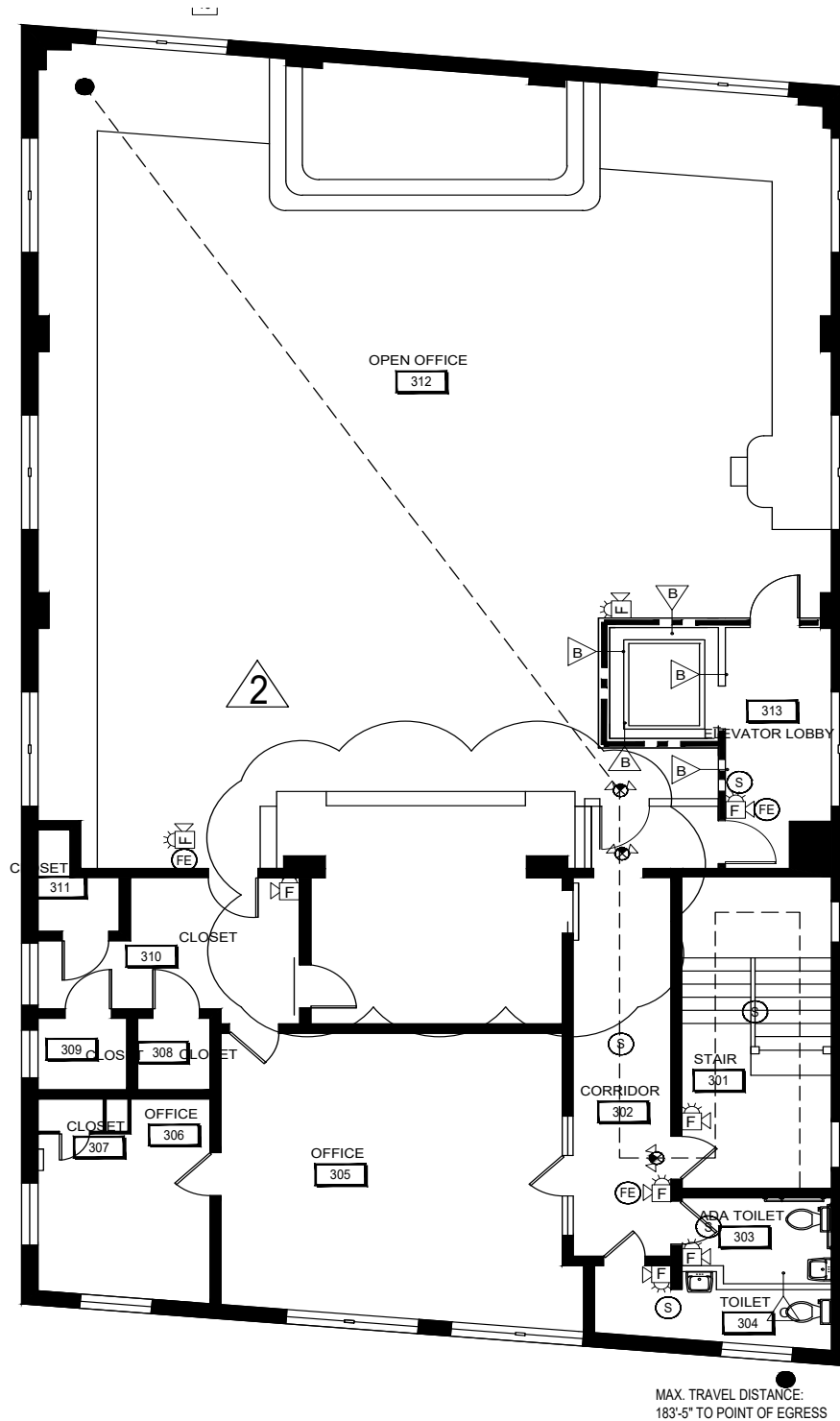
**For more information,
please contact:**



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* Not to Scale

3rd Floor - 4,108± SF



*All square footage and dimensions are approximate and should be independently verified by Tenant.











KEY FACTS - 5 MILES

142,425
Population

7,799
Businesses



\$56,907

Median Household
Income



\$36,936

Per Capita Income



\$73,960

Median Net Worth

Population	1 mile	3 mile	5 mile
2025 Population	10,555	78,202	142,425
2030 Population	11,822	81,561	147,589
Median Age	33.2	35.1	36.6
Household	1 mile	3 mile	5 mile
2025 Households	4,171	32,206	61,185
Average Household Income	\$74,482	\$84,795	\$186,210
Business	1 mile	3 mile	5 mile
Total Businesses	334	4,045	7,799
Total Employees	5,252	64,984	119,105