

Martin Luther King Jr. Building
317 Oak Street, Chattanooga, Tennessee

- **Property Overview**
 - Four-story historic office building constructed in 1928
 - Located in downtown Chattanooga within the civic and institutional corridor
 - Listed on the National Register of Historic Places
 - Owned by Hamilton County and the Hamilton County Board of Education
 - Zoning: U-CX-6 (Urban Commercial Mixed Use)
 - Site size: approximately 0.62 acres
 - Generally level site with strong visibility and accessibility
- **Building Size and Structure**
 - **Total Building Area:** 30,280 square feet
 - Four-story structure with efficient floor layouts
 - Construction classification: Class C, average quality
 - Sandstone façade along Oak Street with brick on remaining elevations
 - Elevator-served building with interior stairwell connectivity
- **Interior Layout (Walkthrough Summary)**
 - Traditional office configuration across all levels
 - Mix of:
 - Private offices
 - Open work areas
 - Conference and training rooms
 - Restrooms and support spaces on each floor
 - Central corridor layout with perimeter offices allowing natural light
 - Flexible floor plans suitable for office, institutional, or adaptive reuse
- **Parking and Access**
 - Adjacent surface parking area supporting building use
 - Access from Oak Street and Lindsay Street
 - Walkable downtown location with proximity to major civic buildings
- **Occupancy Status**
 - Available for immediate occupancy
 - Previously utilized for administrative and education-related function
- **Mechanical Systems (HVAC)**
 - Building served by multiple air handling units and condensing units
 - Core systems installed in the early 2000s with select recent updates
 - Five primary HVAC units serving multiple zones throughout the building
 - Heating provided through electric reheat systems
 - Centralized control system supporting building-wide operation
 - Systems currently operational and supporting conditioned office space
- **Electrical Systems**
 - Fully electric building
 - Electrical infrastructure supports HVAC, lighting, and general building operations
 - Existing systems provide functional service across all floors
 - Emergency lighting and building systems in place
- **Plumbing Systems**
 - Domestic water service connected from Oak Street

- Plumbing systems support restroom facilities on each floor
- Functional infrastructure serving building-wide operations
- **Elevator and Vertical Transportation**
 - Elevator provides access to all floors
 - Interior stairwell connects all levels
 - Last documented inspection completed June 5, 2025
 - System supports full-building accessibility
- **Roof**
 - Full roof replacement completed in 2014
 - Roof system continues to support building operations
- **Utilities and Operating Profile**
 - Fully electric building
 - Consistent utility service supporting full building operations
 - Infrastructure in place for continued office use
- **Historical and Architectural Significance**
 - Designed in part by noted architect R.H. Hunt
 - Originally constructed for educational use by First Baptist Church
 - Acquired by Hamilton County in 1967
 - Long-standing use as administrative and institutional office space
 - Historic designation enhances character and long-term value
- **Location Advantages**
 - Positioned within Chattanooga's downtown core
 - Immediate proximity to courthouse, government offices, and civic institutions
 - Strong connectivity to major roads, services, and amenities
 - Established and stable surrounding environment

Summary

The Martin Luther King Jr. Building presents a well-located, historically significant office asset with functional infrastructure and flexible interior layouts. The property offers immediate usability, strong architectural character, and long-term adaptability within one of Chattanooga's most established civic corridors.