



OFFICE BUILDING FOR LEASE

PROPERTY OVERVIEW

Top floor for lease! 22,000 sq. ft. of office space available with up scale finishes and spectacular views of mountains. Includes all expenses except utilities and janitorial. Lease rate is \$12/ft NNN lease with \$2.11/ft NNN charge. Space available 7/1/2020.

1845

MIDPARK ROAD

KNOXVILLE, TN

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Platinum member



OFFERING SUMMARY

Available SF:	22,000 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	4.58 Acres
Year Built:	2001
Building Size:	52,800
Renovated:	2001
Zoning:	I-3
Market:	Knoxville
Submarket:	Middlebrook Pike



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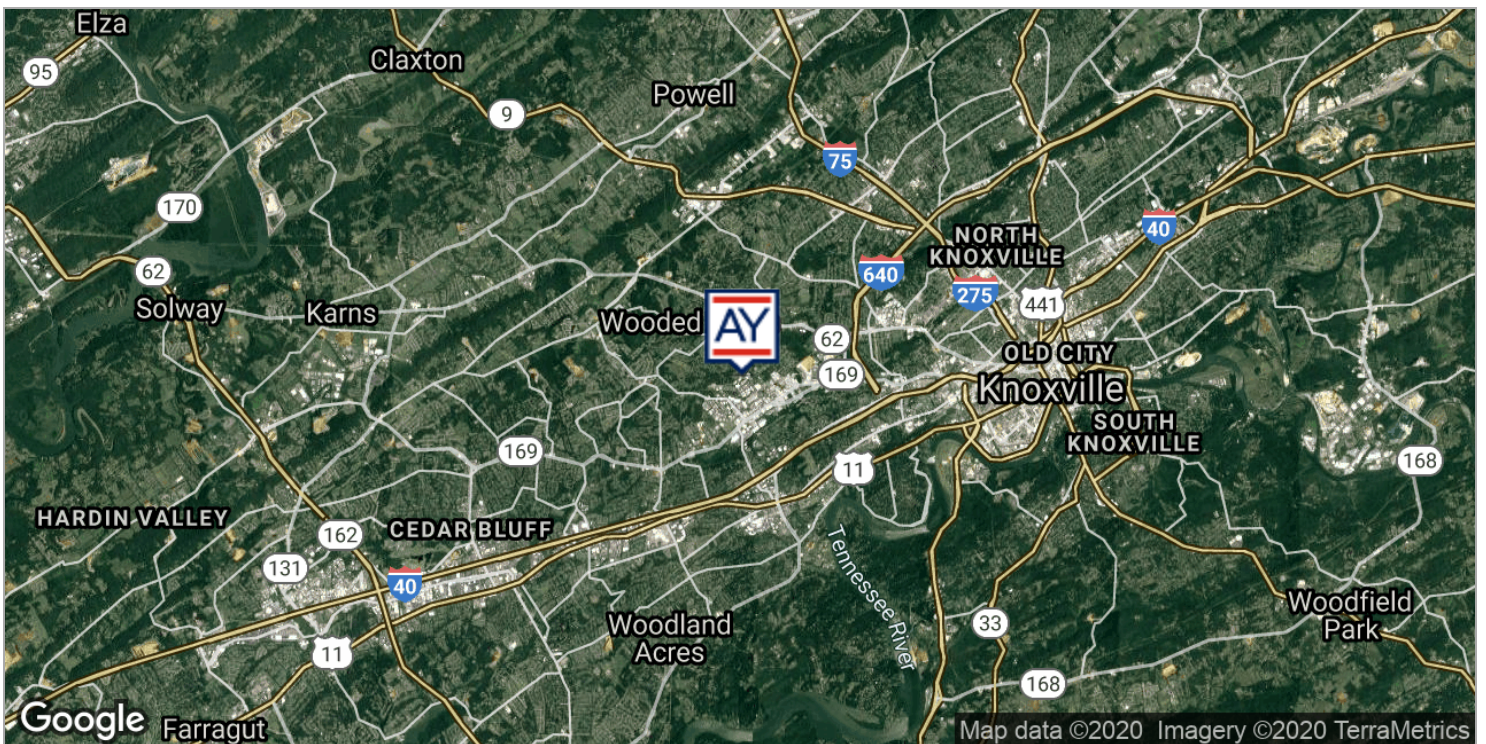
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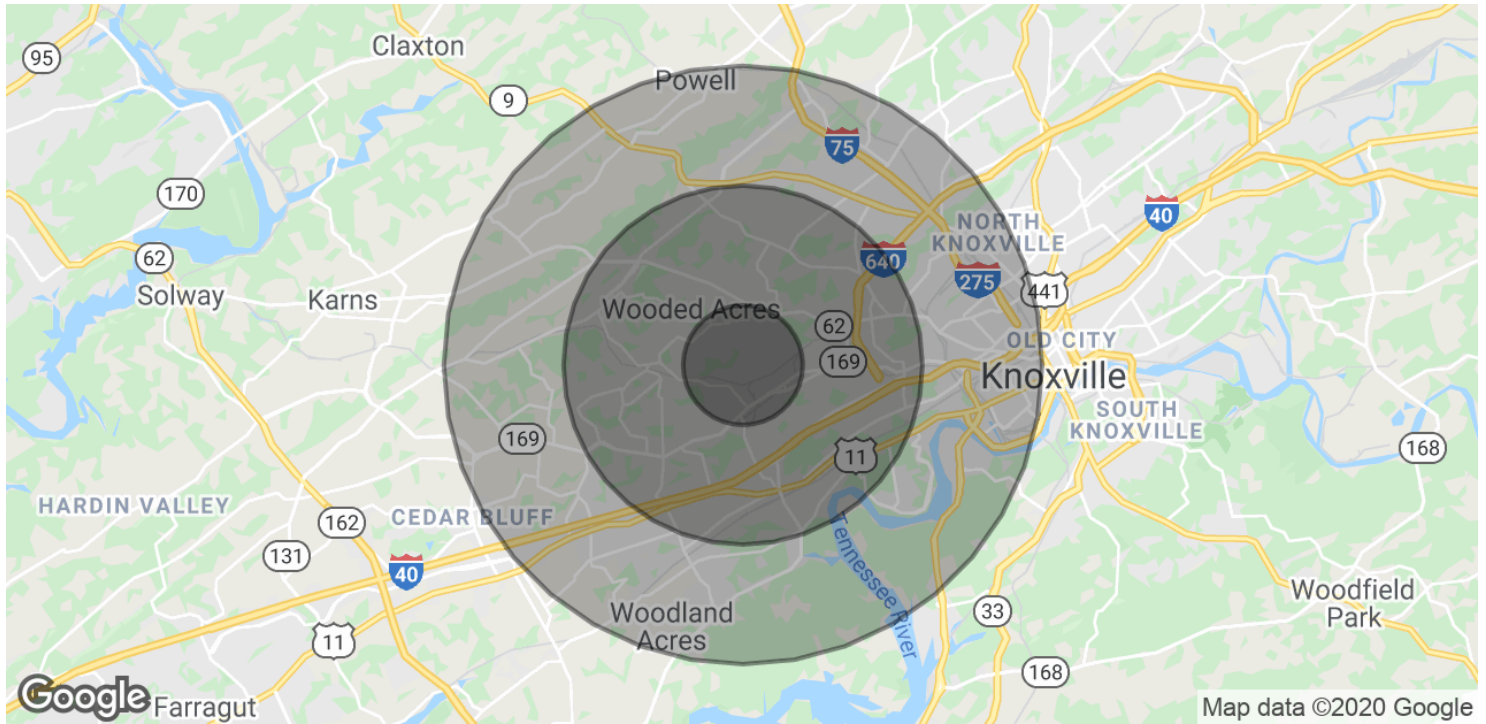
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,111	53,502	135,583
Average age	33.0	34.3	34.7
Average age (Male)	32.4	34.2	33.9
Average age (Female)	33.3	34.9	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,173	24,163	60,708
# of persons per HH	2.4	2.2	2.2
Average HH income	\$52,930	\$58,467	\$61,128
Average house value	\$142,936	\$179,598	\$168,758

* Demographic data derived from 2010 US Census

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