

**125 Broadway Avenue
Oak Ridge, TN
37830**

Inquiries:



865-470-4868



ENTIRE OFFICE BLDG FOR LEASE

**FULL SERVICE LEASE RATE
\$17 PSF LOWER LEVEL
\$21 PSF 1ST FLOOR**

**AVAILABLE
SEPT. 2026**

**16,600 SF LOWER LEVEL
20,108 SF 1ST FLOOR
37,502 SF TOTAL**

PROPERTY HIGHLIGHTS

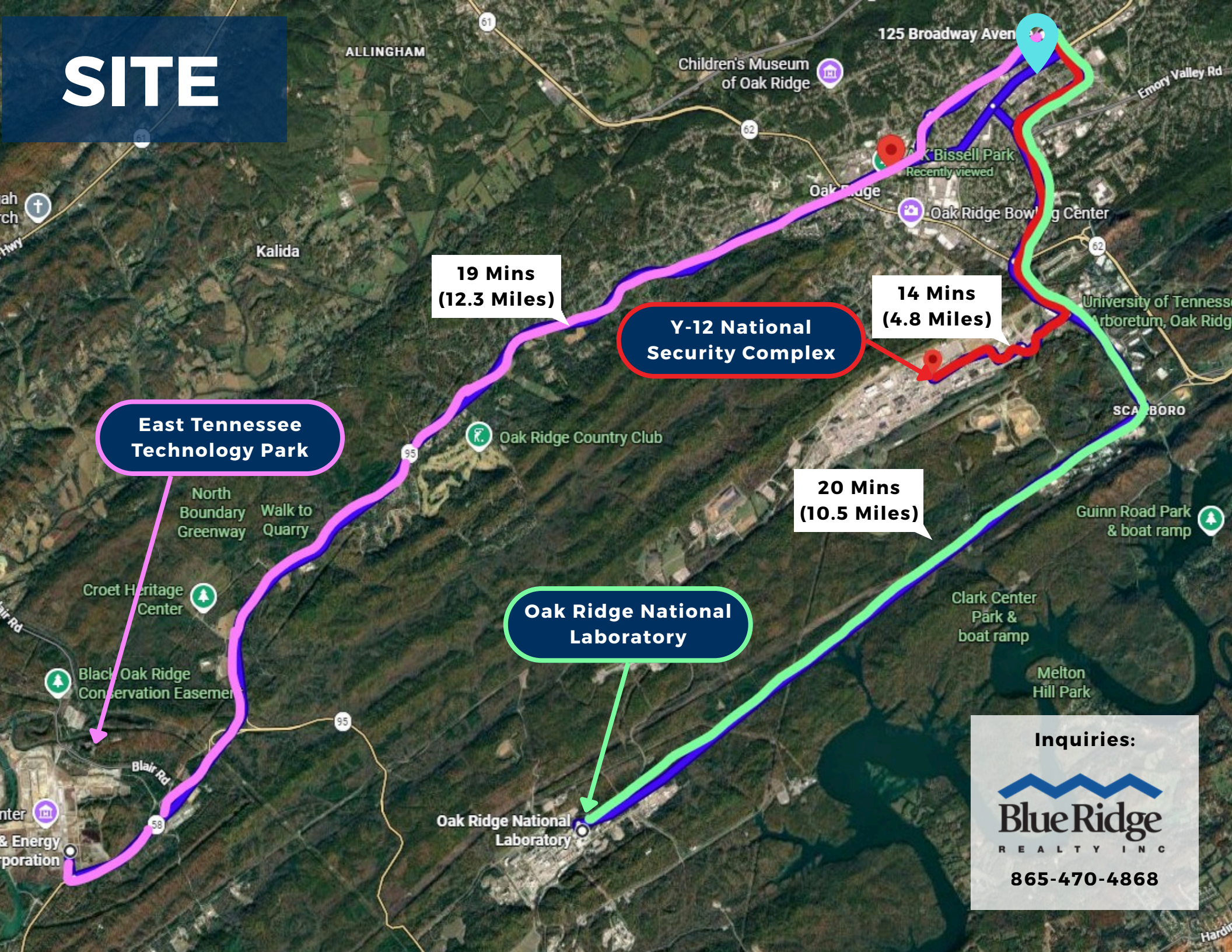
- **Strategic Location** – Along Oak Ridge's Broadway corridor in the heart of Old Town, adjacent to Big Ed's Pizza, with access to a variety of local eateries.
- **Flexible Office Configuration** – Two-story, move-in ready layout featuring 45 private offices, multiple conference rooms, open workspace areas, and breakrooms. Demising options available.
- **Secure Operations Capability** – Dedicated secure work bays and controlled-access areas to accommodate sensitive operations, government contractors, or specialized teams.
- **Operational Feasibility** – Loading platform and secure rear access to support light distribution.
- **On-Site Parking** – Approximately 173 total parking spaces, including a gated rear lot and front parking
- **Local Economic Drivers** – Supported by proximity to Oak Ridge National Laboratory (ORNL), Y-12 National Security Complex, and East Tennessee Technology Park

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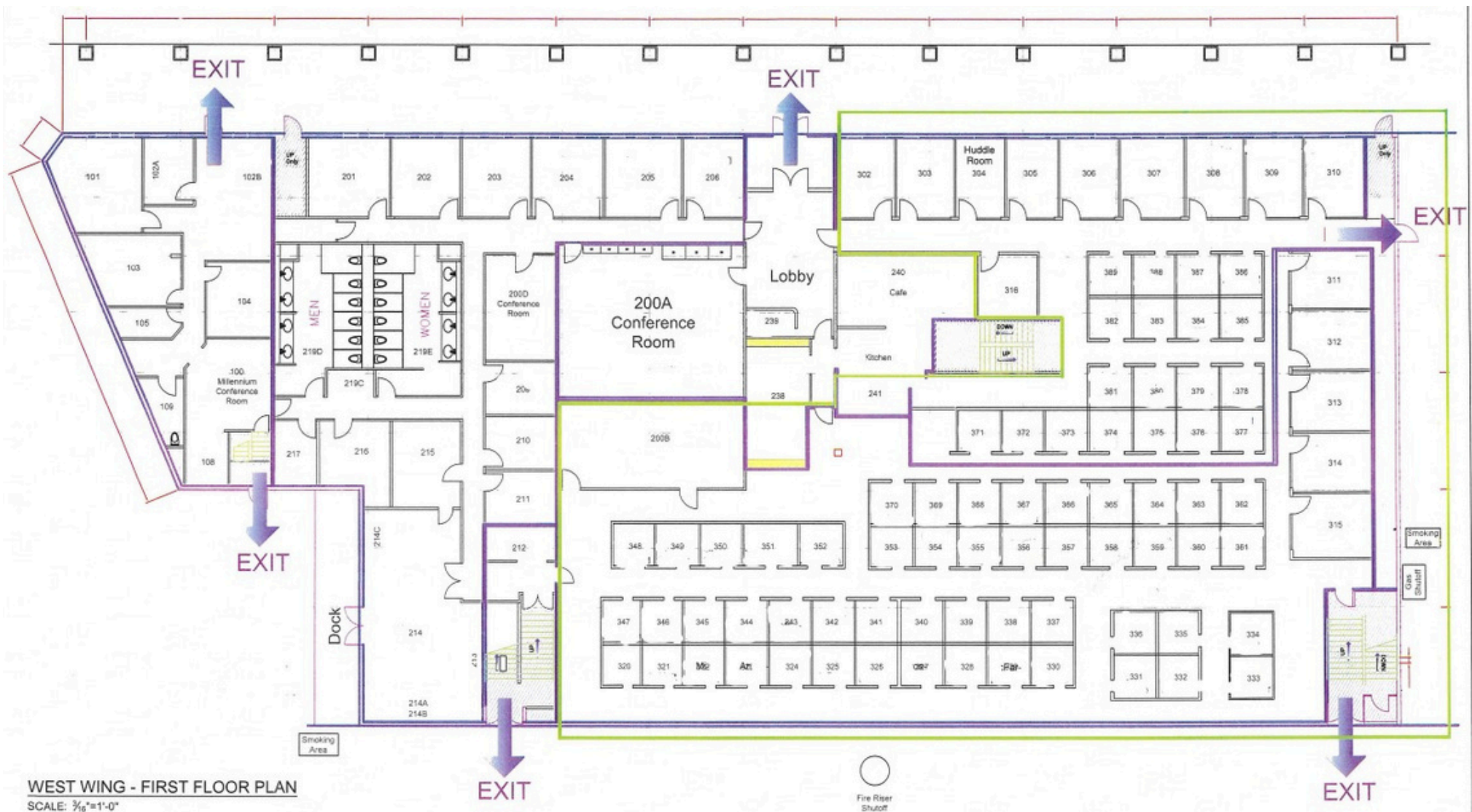
SITE



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Blue Ridge
REALTY INC

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- Reception
- 28 Private Offices
- 46 Open Work Stations
- Large Breakroom
- 3 Conference Rooms
- 2 Restrooms (Men's and Women's)

FIRST FLOOR

EXTERIOR



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INTERIOR



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INTERIOR



ACCESS & VISIBILITY

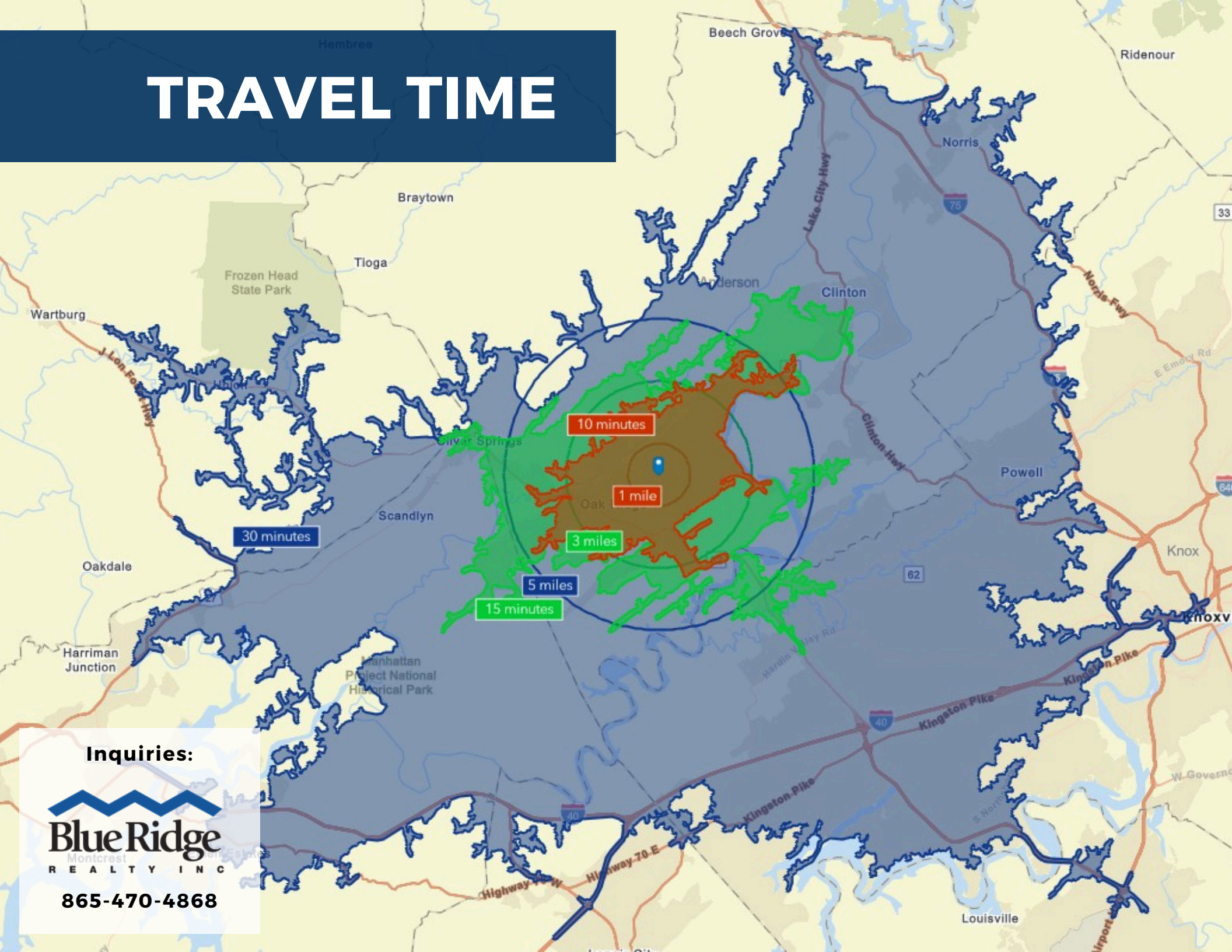
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TRAVEL TIME



Inquiries:

Blue Ridge
Montcrest
REALTY INC

865-470-4868

DEMOGRAPHICS

according to data provided by CoStar



Demographics >>

Population
Households
Median Age
Median HH Income
Daytime Employees

	1 mile	3 miles
Population	6,464	25,624
Households	2,791	11,120
Median Age	42.30	40.70
Median HH Income	\$64,208	\$59,757
Daytime Employees	8,389	20,117
Population Growth '24 - '29	▲ 6.61%	▲ 6.56%
Household Growth '24 - '29	▲ 6.77%	▲ 6.74%

TRAVEL TO WORK

