

For Lease

# Office Building

37,803 SF



## 150 Americus Avenue

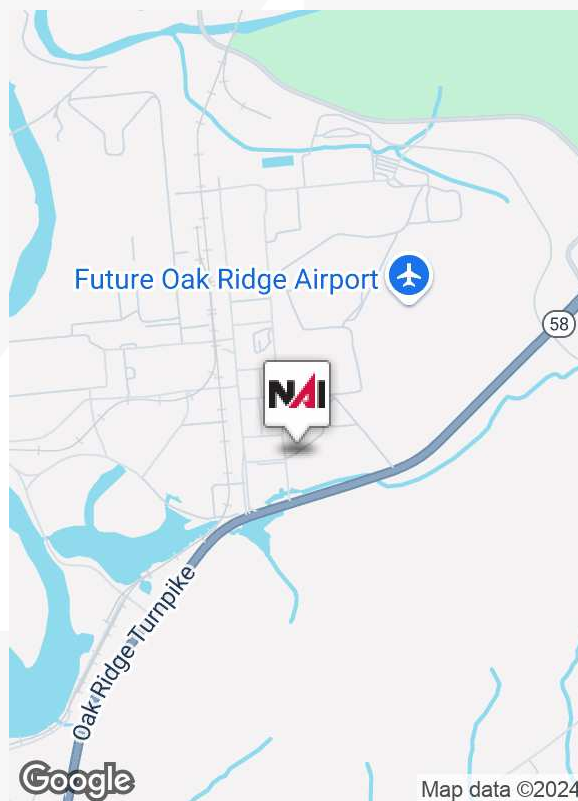
Oak Ridge, Tennessee 37830

### Property Highlights

- 12,601 SF floor plates - 3 levels with elevator access
- All 3 levels now have open floor plans
- Delivery of the space will include floor covering and lighting.
- Chiller system was recently replaced. New air handlers for entire building.
- Ceilings are open to the structure above.
- All windows in the building have been replaced.
- Bathrooms are in the process of being renovated.
- Each level of the building has a vault.
- A circular drive is being developed around the building.
- Orano, USA has announced a multi-billion dollar nuclear project that will be built on a 920 tract 3 miles from the subject property.
- \$12.50 per SF NNN

### Property Description

Formerly occupied by UCOR for Security Services. 3 level building with a mix of open space planning and private offices. This property is positioned at the front of Heritage Center with excellent exposure to Hwy 58.



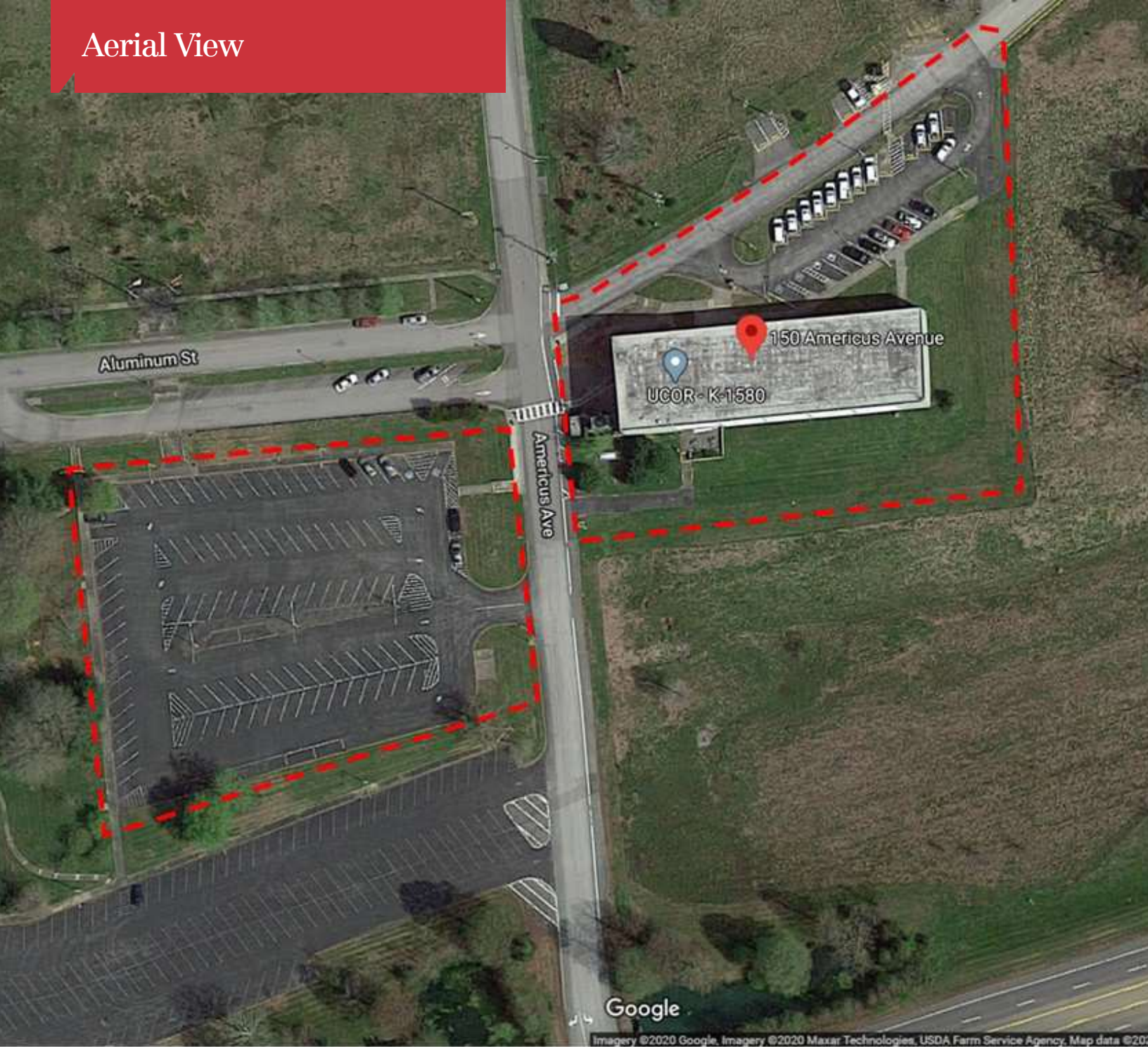
For more information

**Sam Tate, CCIM**

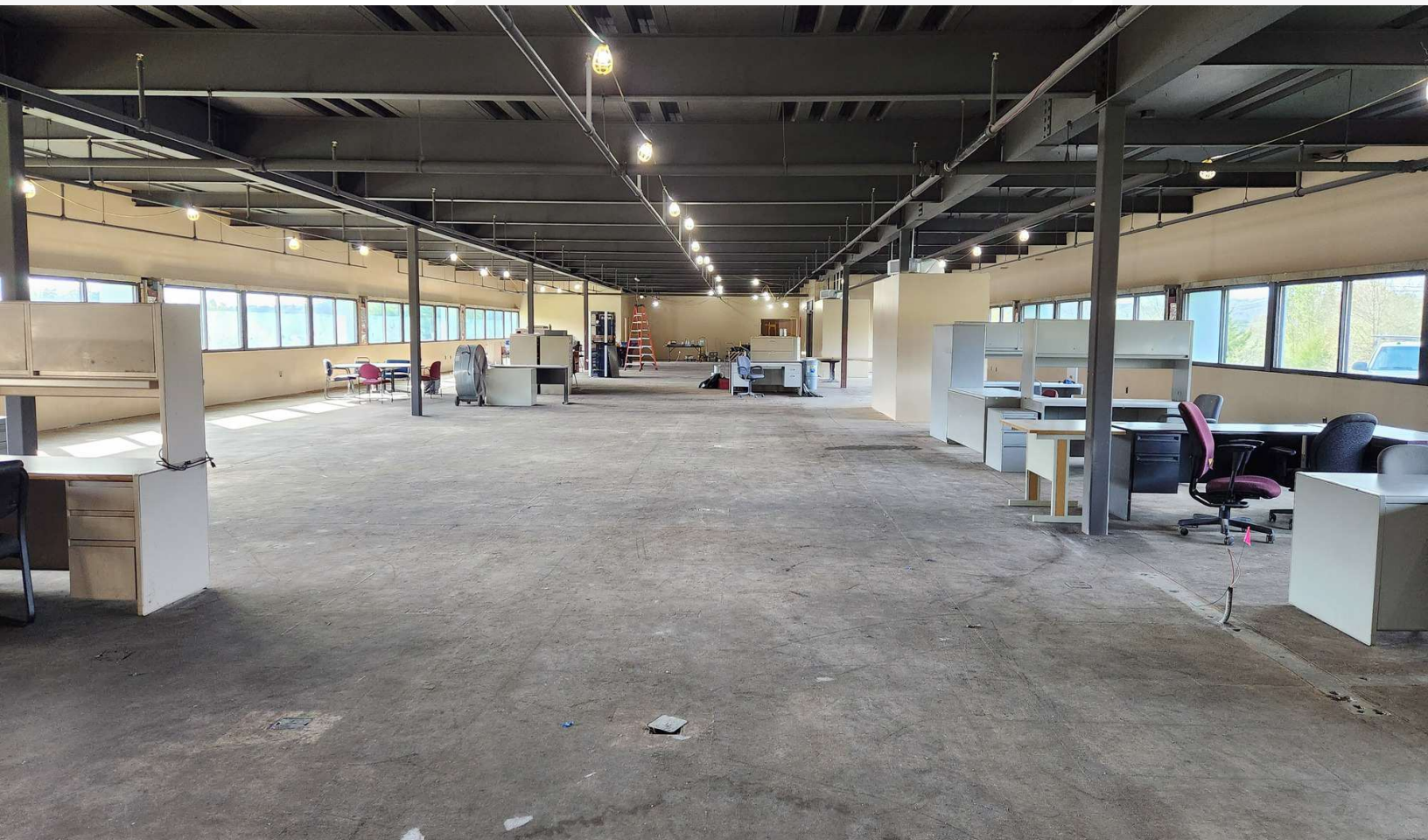
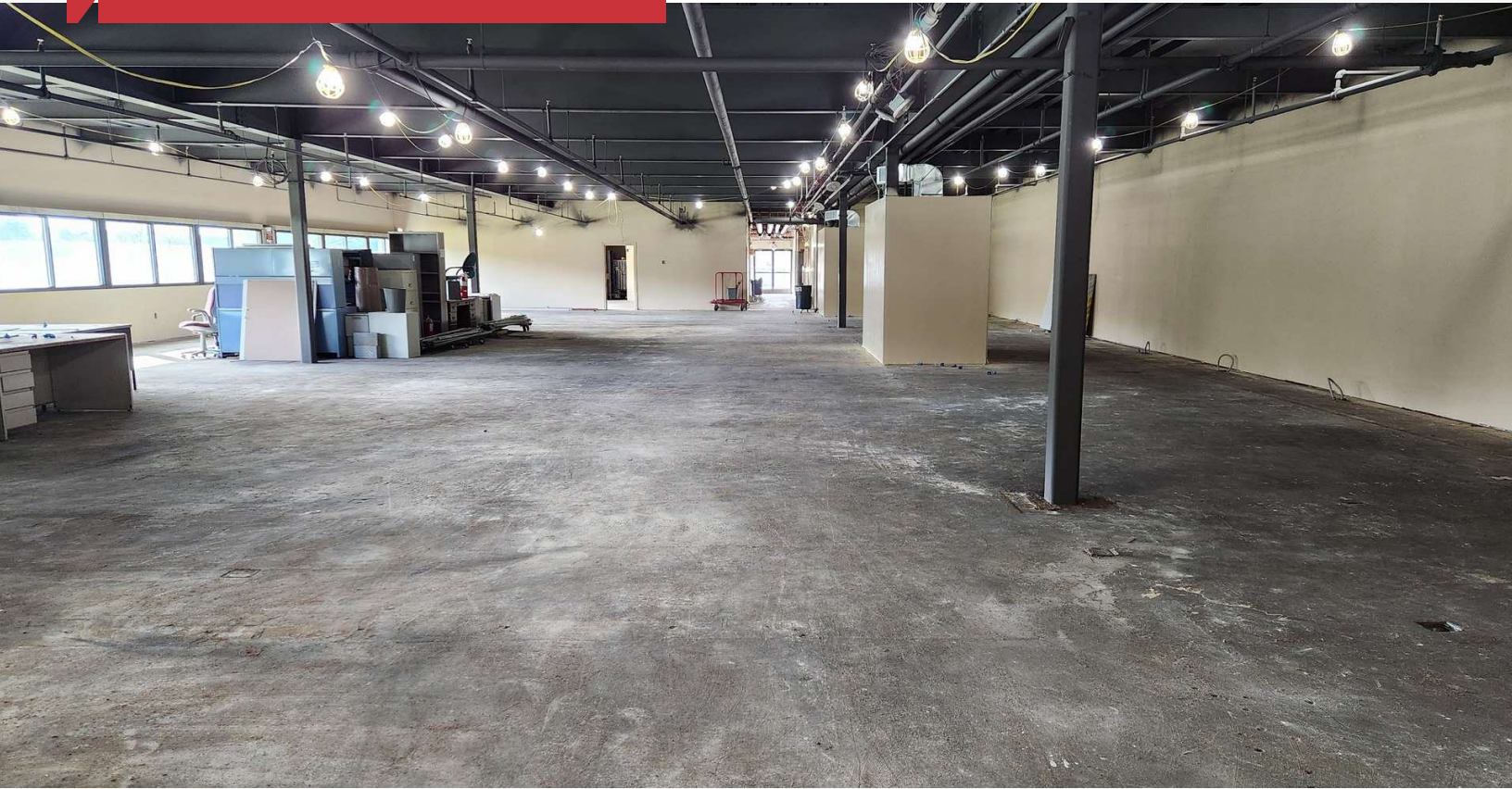
O: 865 777 3035

state@koellamoore.com

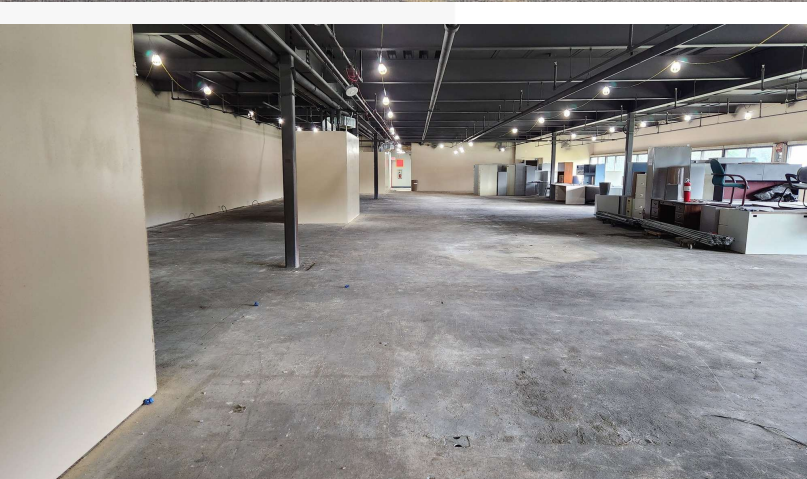
# Aerial View



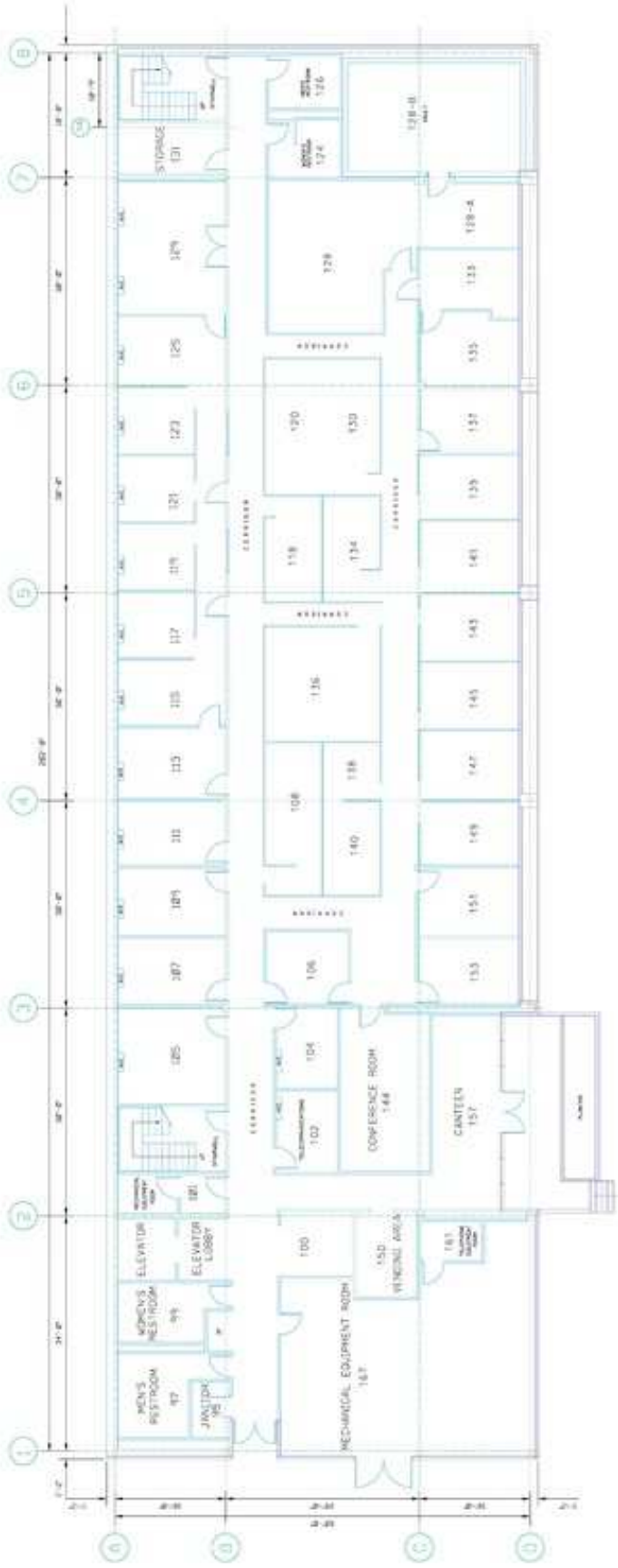
# Additional Photos



# Additional Photos



# Floorplan - Level 1



**K-1580 FIRST FLOOR PLAN**  
 FINISH  
 Final square footage = 37,402.21 sf  
 First Floor = 12,562.58 sf  
 Second Floor = 12,616.34 sf  
 Third Floor = 12,223.29 sf

**Terra Tech, Inc.**  
 1000 N. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 TEL: 954-575-1111  
 FAX: 954-575-2000

**BECHTEL**  
 BECHTEL JACOBS COMPANY LLC  
 1000 N. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 TEL: 954-575-1111  
 FAX: 954-575-2000

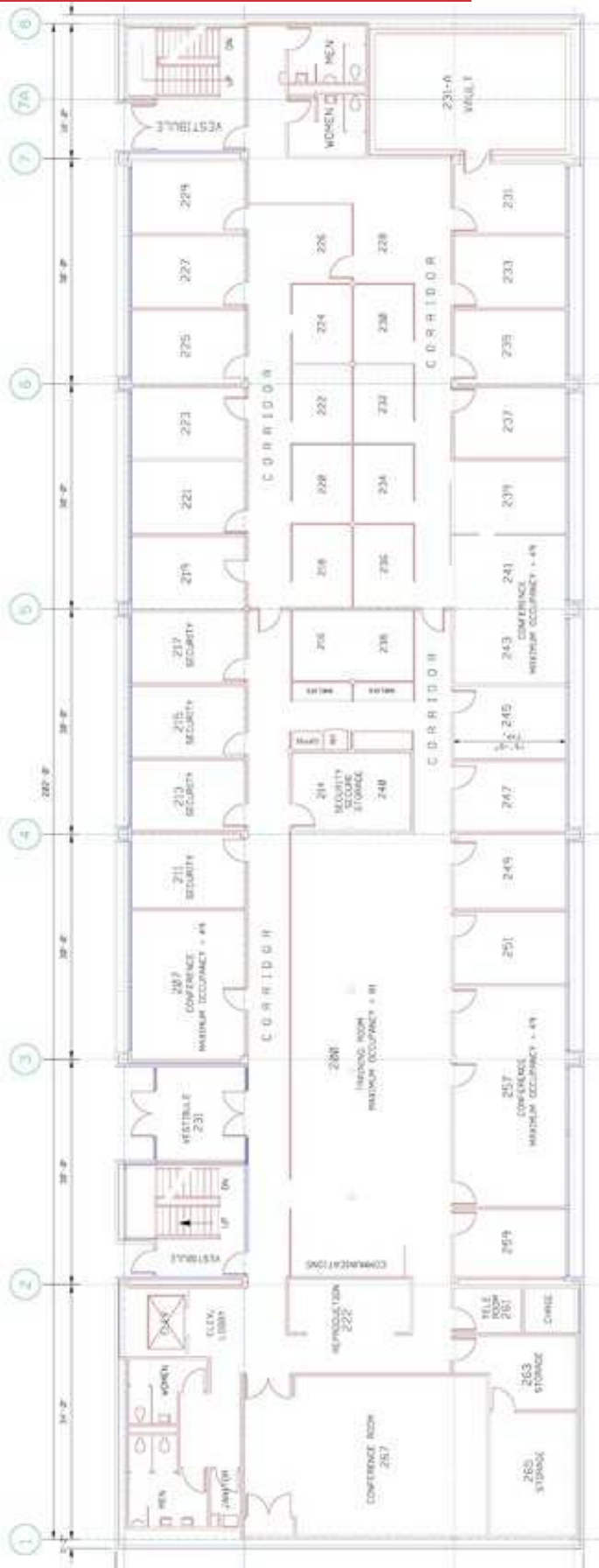
**JACOBS**  
 JACOBS ENGINEERING & CONSTRUCTION  
 1000 N. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 TEL: 954-575-1111  
 FAX: 954-575-2000

**ETTF MASTER BUILDING PLAN**

**K-1580 FIRST FLOOR MASTER BUILDING PLAN**

NO.	REVISION	DATE	BY	CHKD
1	ISSUE FOR PERMIT	08/14/14	JLM	WJM
2	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM
3	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM
4	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM
5	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM
6	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM
7	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM
8	ISSUE FOR CONSTRUCTION	08/14/14	JLM	WJM

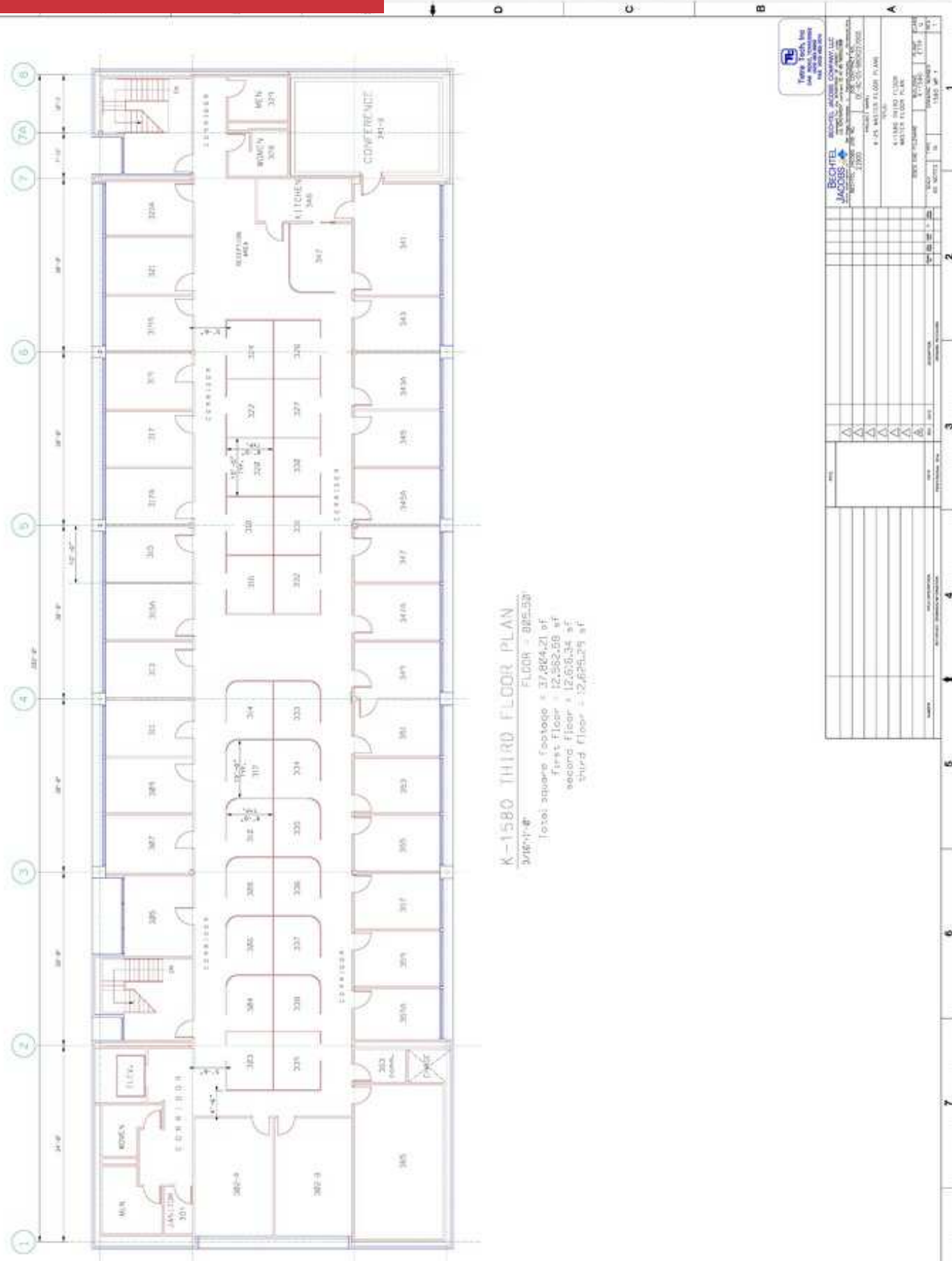
# Floorplan - Level 2



**K-1580 SECOND FLOOR PLAN**  
 3/16/18 FLOOR : 793.00'<sup>2</sup>  
 Total square footage = 37,864.21 sf  
 First Floor = 12,582.58 sf  
 Second Floor = 12,816.36 sf  
 Third Floor = 12,465.23 sf

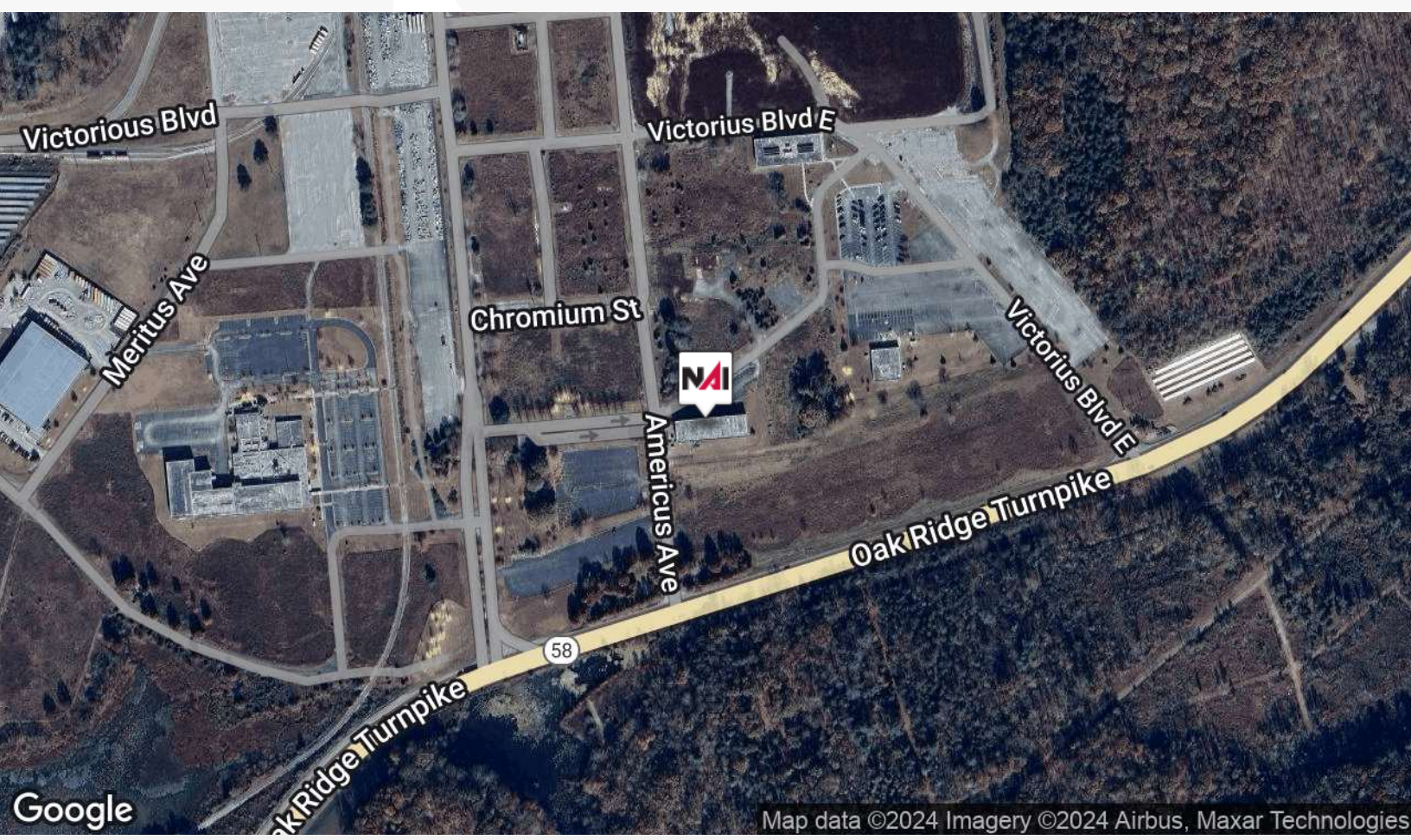
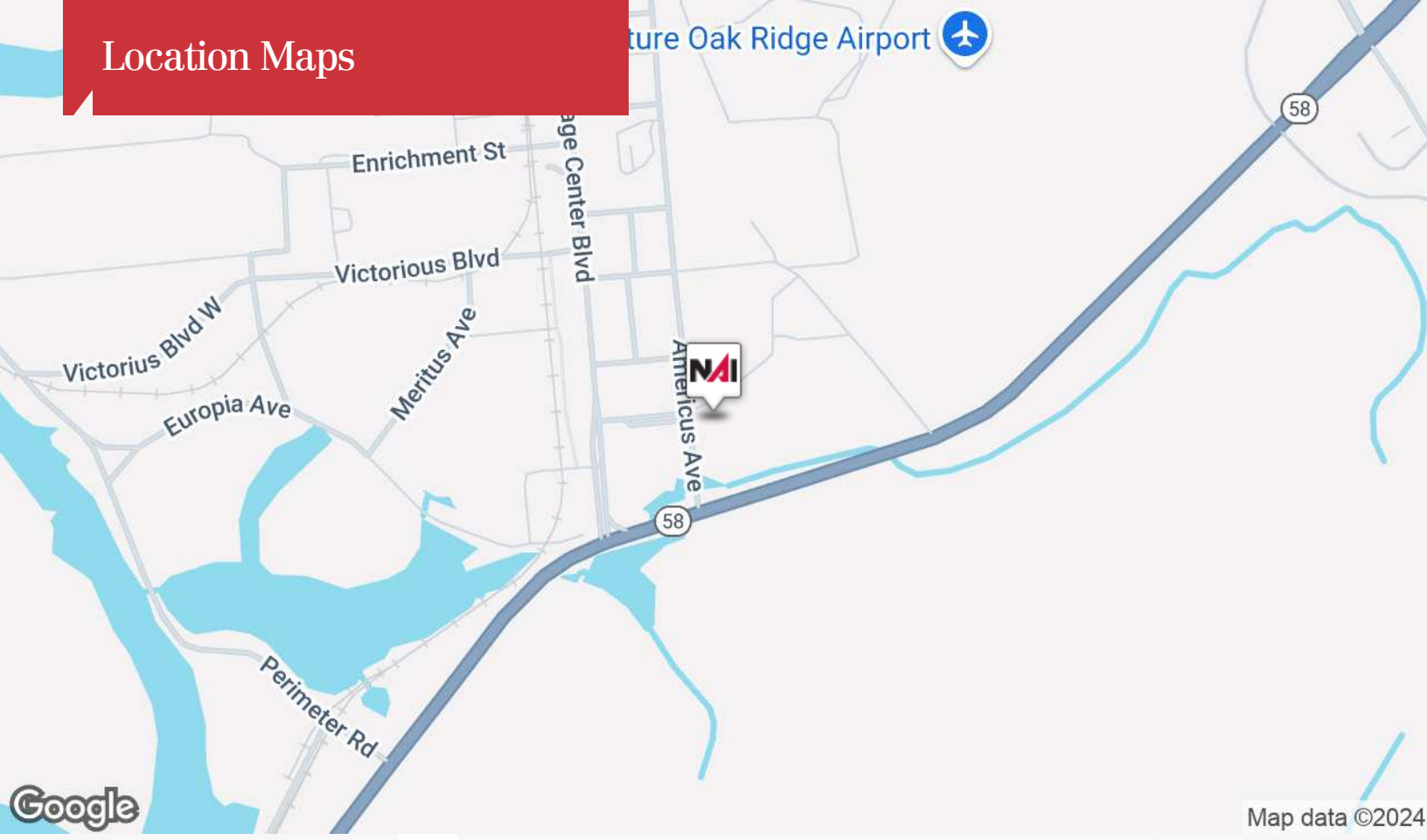
		PROJECT NO. 17007 8-15 N PETERS RD, SUITE 101, KNOXVILLE, TN 37923	
DATE: 03/16/2018 DRAWN BY: J. MOORE		PROJECT NAME: K-1580 SECOND FLOOR DRAWING NO.: 17116	
SCALE: AS NOTED SHEET NO. 2 OF 2		PROJECT MANAGER: J. MOORE ARCHITECT: J. MOORE	

# Floorplan - Level 3



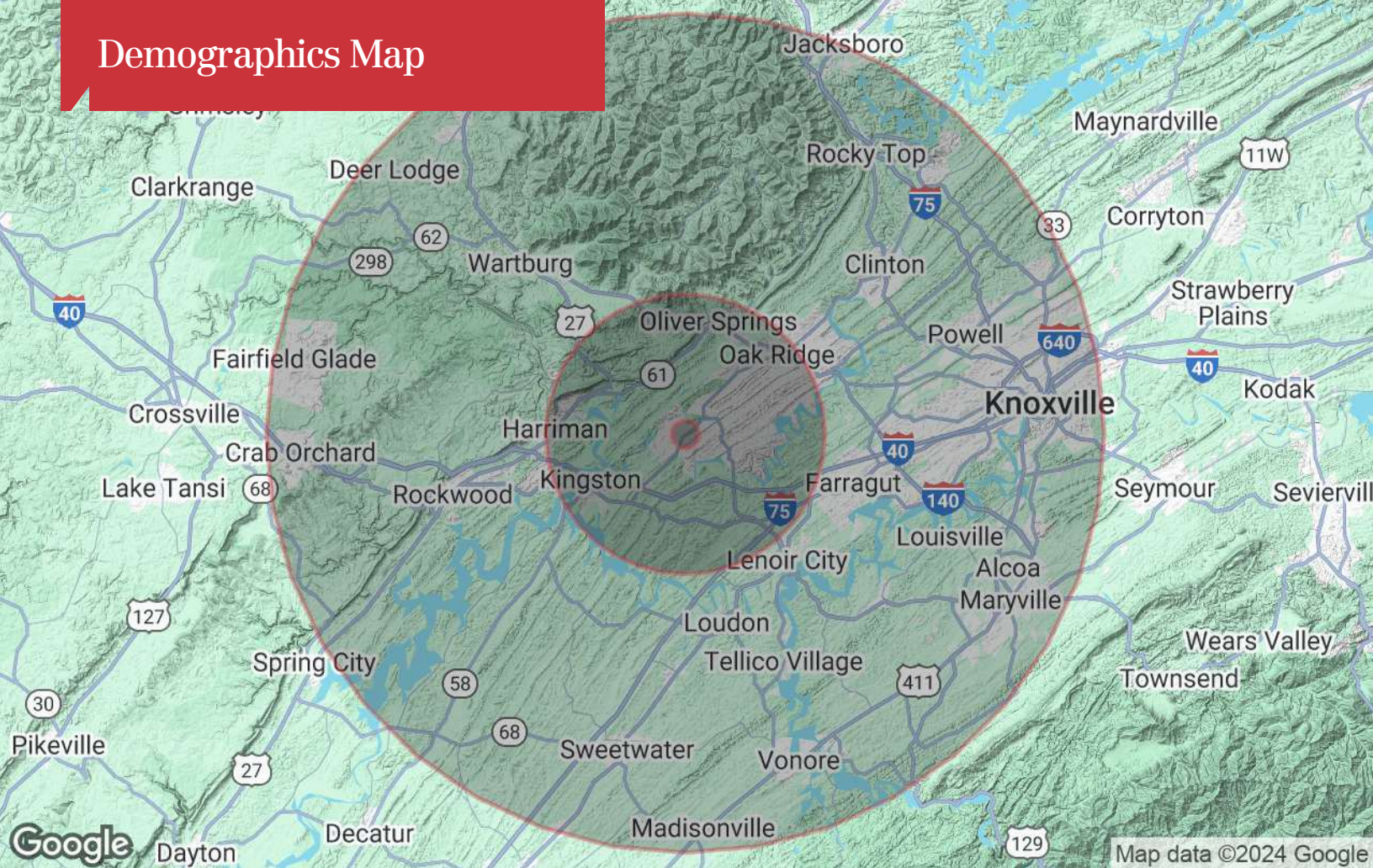
# Location Maps

Victory Oak Ridge Airport 





# Demographics Map



## Population

	1 Mile	10 Miles	30 Miles
TOTAL POPULATION	0	51,280	620,776
MEDIAN AGE		42.3	39.7
MEDIAN AGE (MALE)		40.4	38.8
MEDIAN AGE (FEMALE)		45.2	40.9

## Households & Income

	1 Mile	10 Miles	30 Miles
TOTAL HOUSEHOLDS	0	21,514	254,122
# OF PERSONS PER HH		2.4	2.4
AVERAGE HH INCOME		\$59,203	\$66,817
AVERAGE HOUSE VALUE		\$171,659	\$207,365

## Race

	1 Mile	10 Miles	30 Miles
% WHITE	LIQUID ERROR: DIVIDED BY 0%	94.0%	93.1%
% BLACK	LIQUID ERROR: DIVIDED BY 0%	4.9%	4.3%
% ASIAN	LIQUID ERROR: DIVIDED BY 0%	0.7%	1.6%
% HAWAIIAN	LIQUID ERROR: DIVIDED BY 0%	0.0%	0.0%
% INDIAN	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.3%
% OTHER	LIQUID ERROR: DIVIDED BY 0%	0.2%	0.7%

## Ethnicity

	1 Mile	10 Miles	30 Miles
% HISPANIC	-	2.0%	3.2%

\* Demographic data derived from 2020 ACS - US Census