

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Elegant 18,304 square foot office in the most desirable Knoxville submarket with 12,212 SF available. Building is divisible down to 3,849 square feet on the main floor with easy parking and a shared lobby. Professional space sits above quality law firm and banking space on lower level. As amenity to employees Bearden boast regions trendiest retail landscape including Fresh Market, Anthropology, Whole Foods, M.S. McClellan, top fitness gyms, Lululemon and all of the major banks. Pop by Starbucks or Holly's Gourmet Market before work and then visit Bearden Beer Market or HYLO Fitness afterward. Ease of access through Sequoyah Hills to University of Tennessee campus and Downtown Knoxville make this spot excellent for attracting young professional employees or clients for high-end professional services.

Disclosure: Agent is a minority owner in the property.

PROPERTY HIGHLIGHTS

- Ideal Professional Location for High-End Clientele and Employees
- Exceptional Walkable Neighborhood Amenities
- Divisible to 6,900 SF

OFFERING SUMMARY

Lease Rate: \$17.00 SF/yr (NNN)

Available SF: 3,849 - 12,212 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,175	20,273	67,164
Total Population	6,227	46,982	158,448
Average HH Income	\$115,709	\$92,493	\$84,922

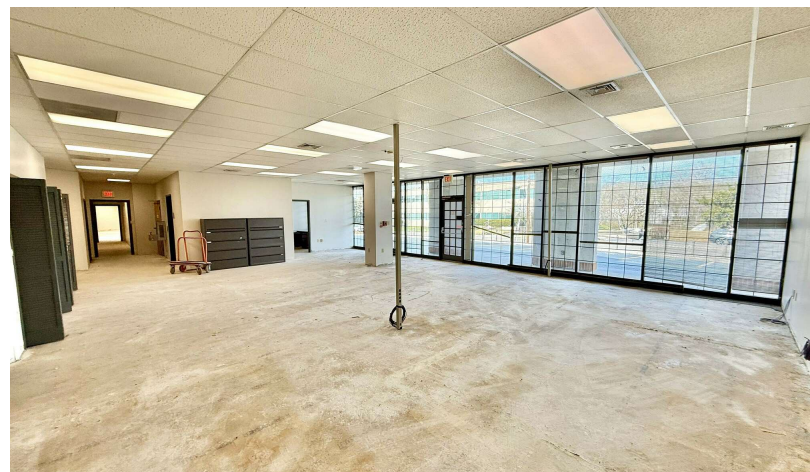
JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



OFFICE BUILDING FOR LEASE

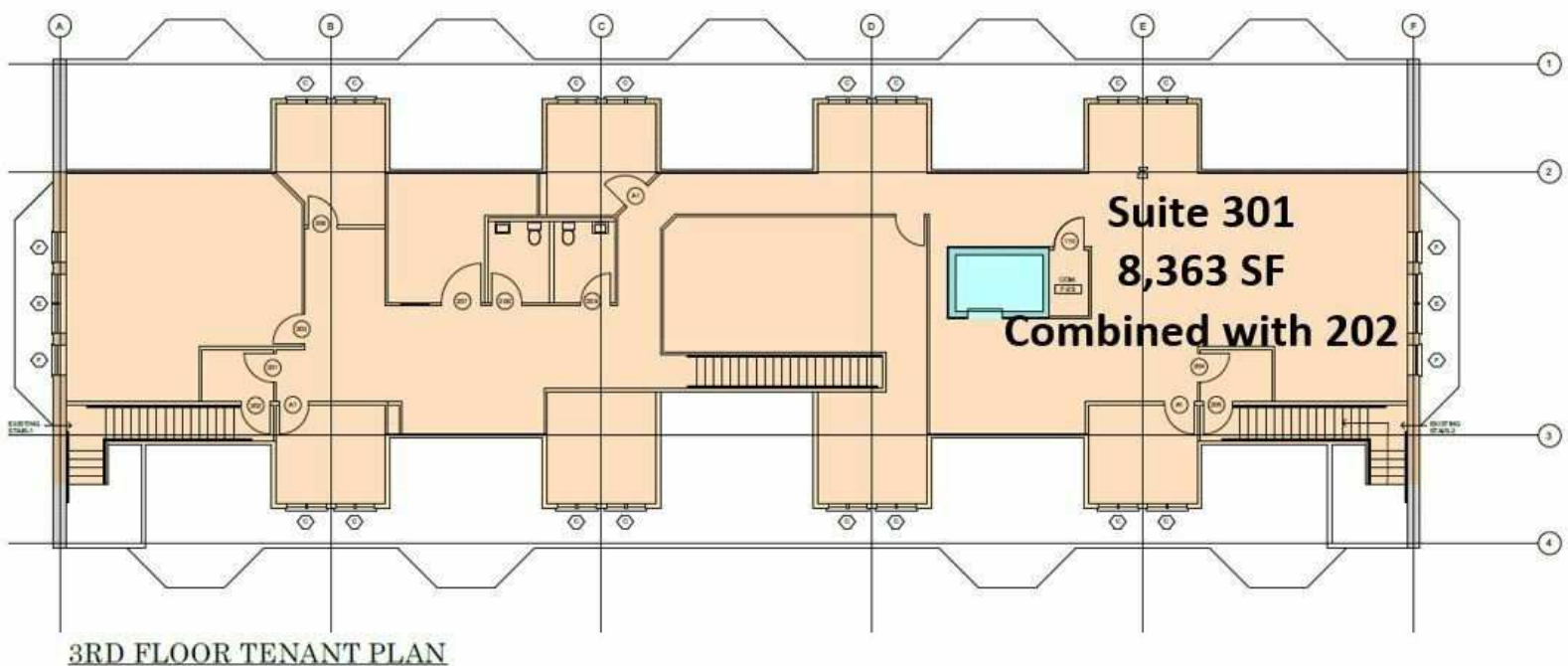
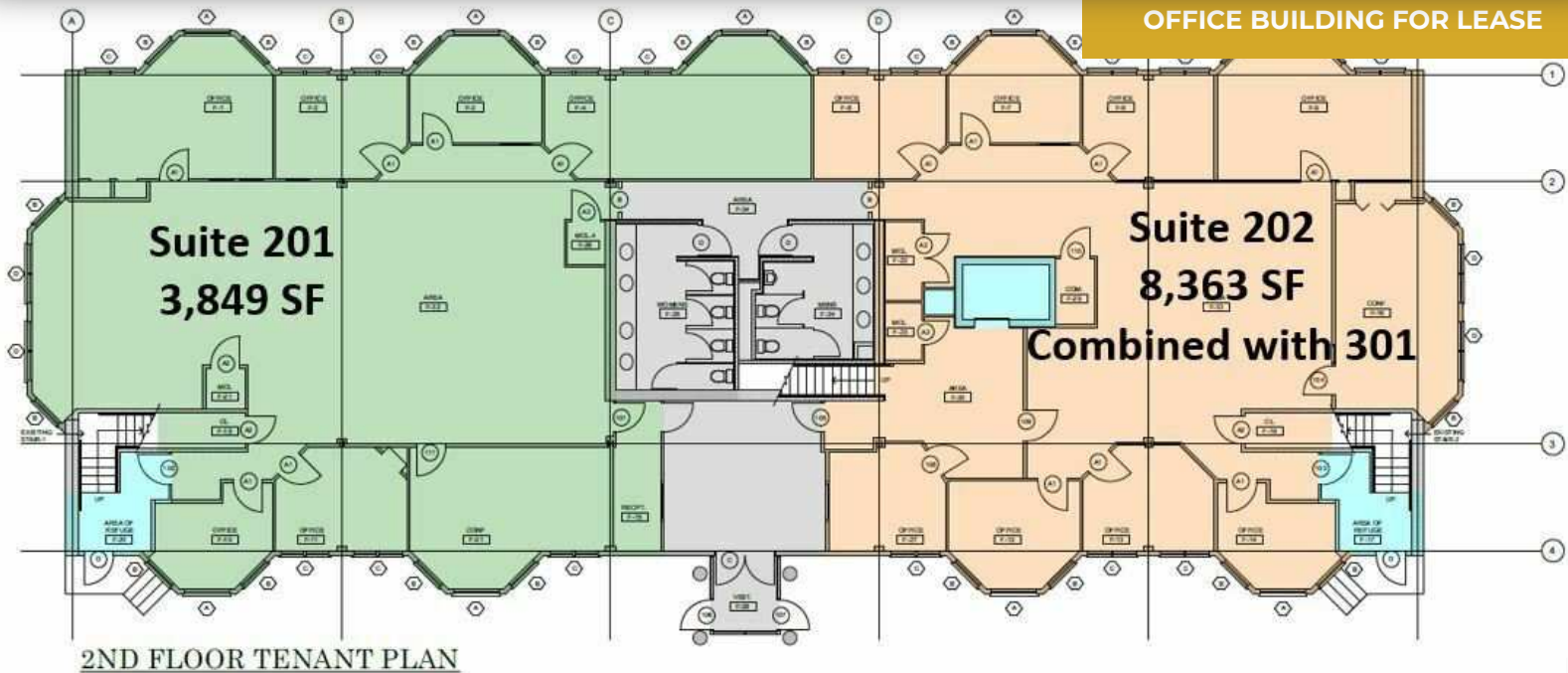


JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providenceres.com

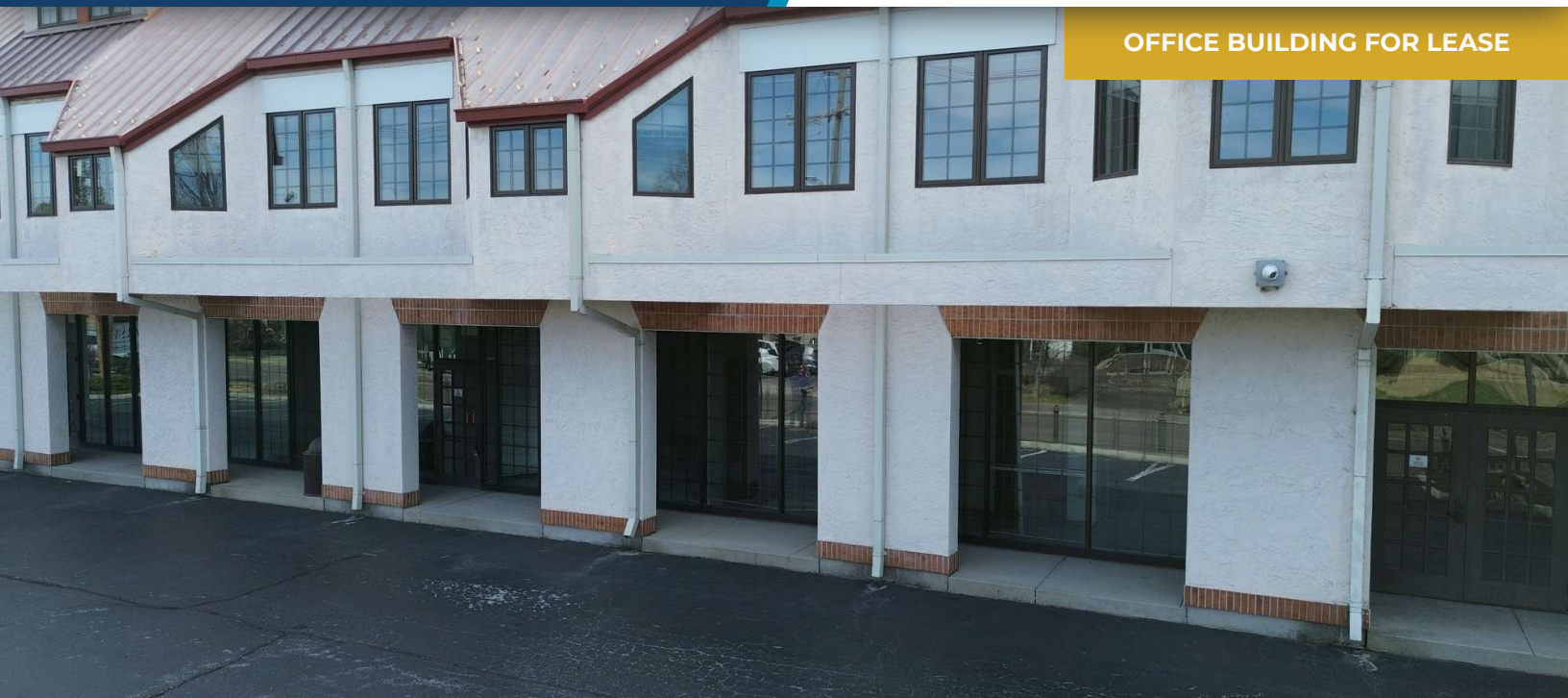
OFFICE BUILDING FOR LEASE



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,849 - 12,212 SF	Lease Rate:	\$17.00 SF/yr

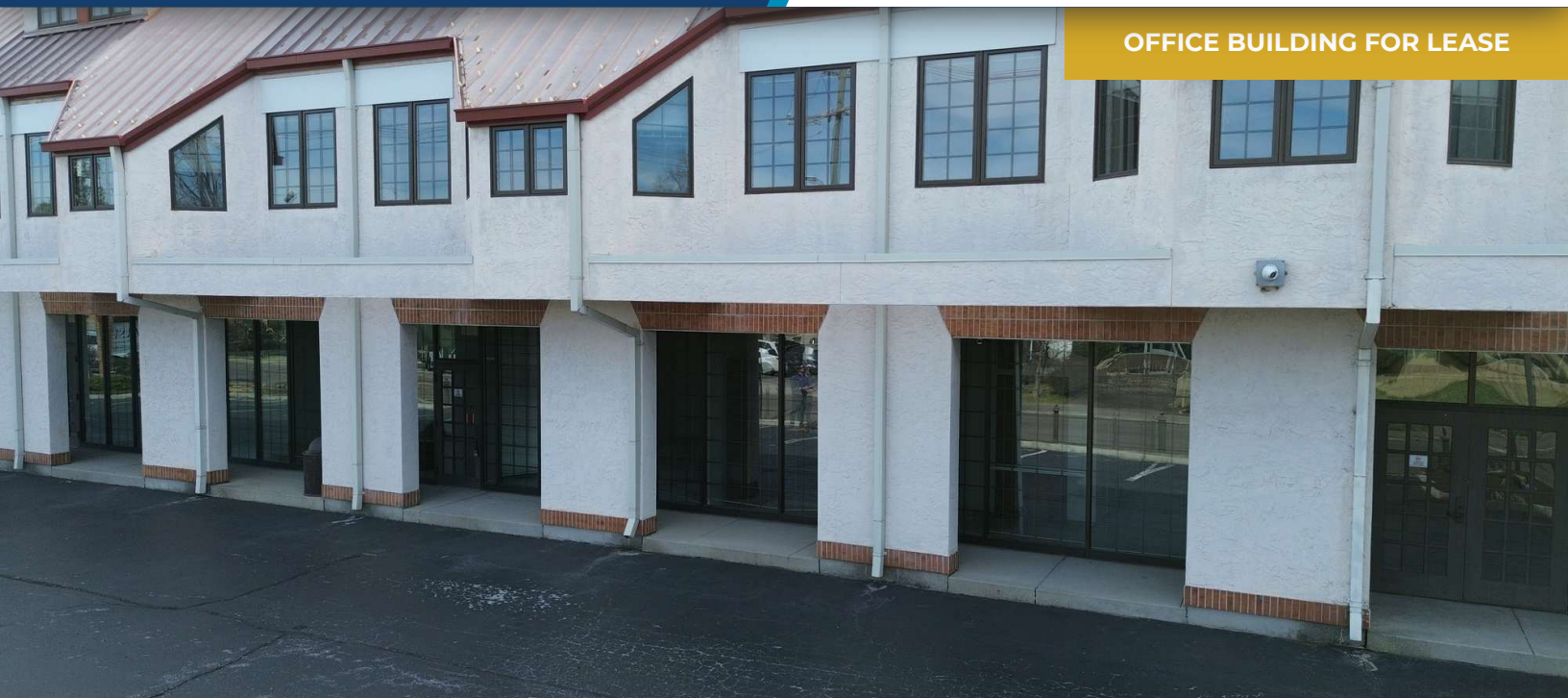
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	-	3,368 - 6,092 SF	NNN	\$17.00 SF/yr	1st floor space with full height glass on southern side. Ease of immediate parking access.
Suite 102	-	2,724 - 6,092 SF	NNN	\$17.00 SF/yr	1st floor space with full height glass on southern side. Ease of immediate parking access.
Suite 201	Available	3,849 - 12,212 SF	NNN	\$17.00 SF/yr	Mix of private offices and open plan to the left of lobby.

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com



OFFICE BUILDING FOR LEASE

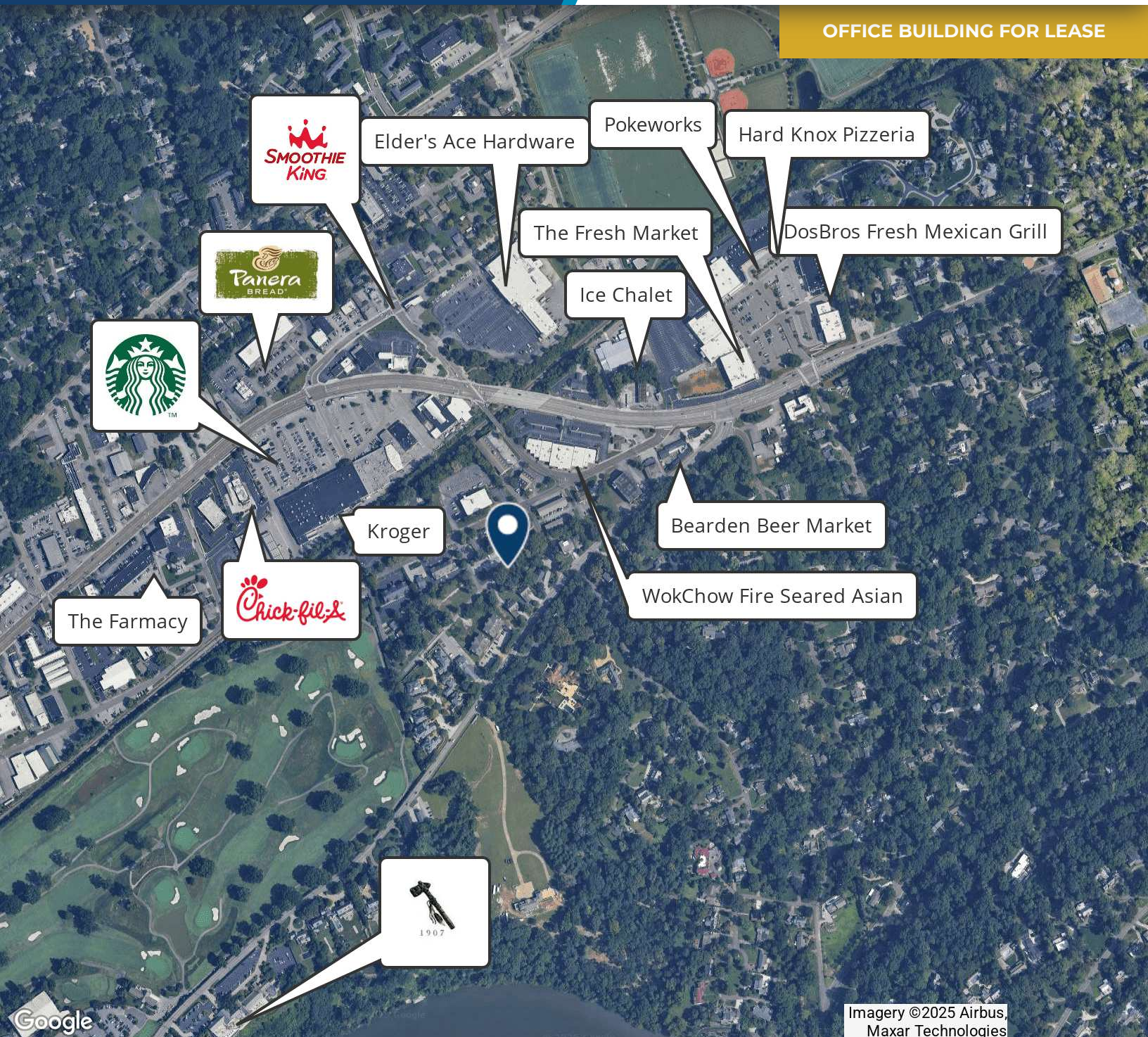
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202 - Second and Third Floor	Available	8,363 - 12,212 SF	NNN	\$17.00 SF/yr	Mix of private offices and open plan. Contiguous space via elevator with major training room and kitchen upstairs.

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencesres.com

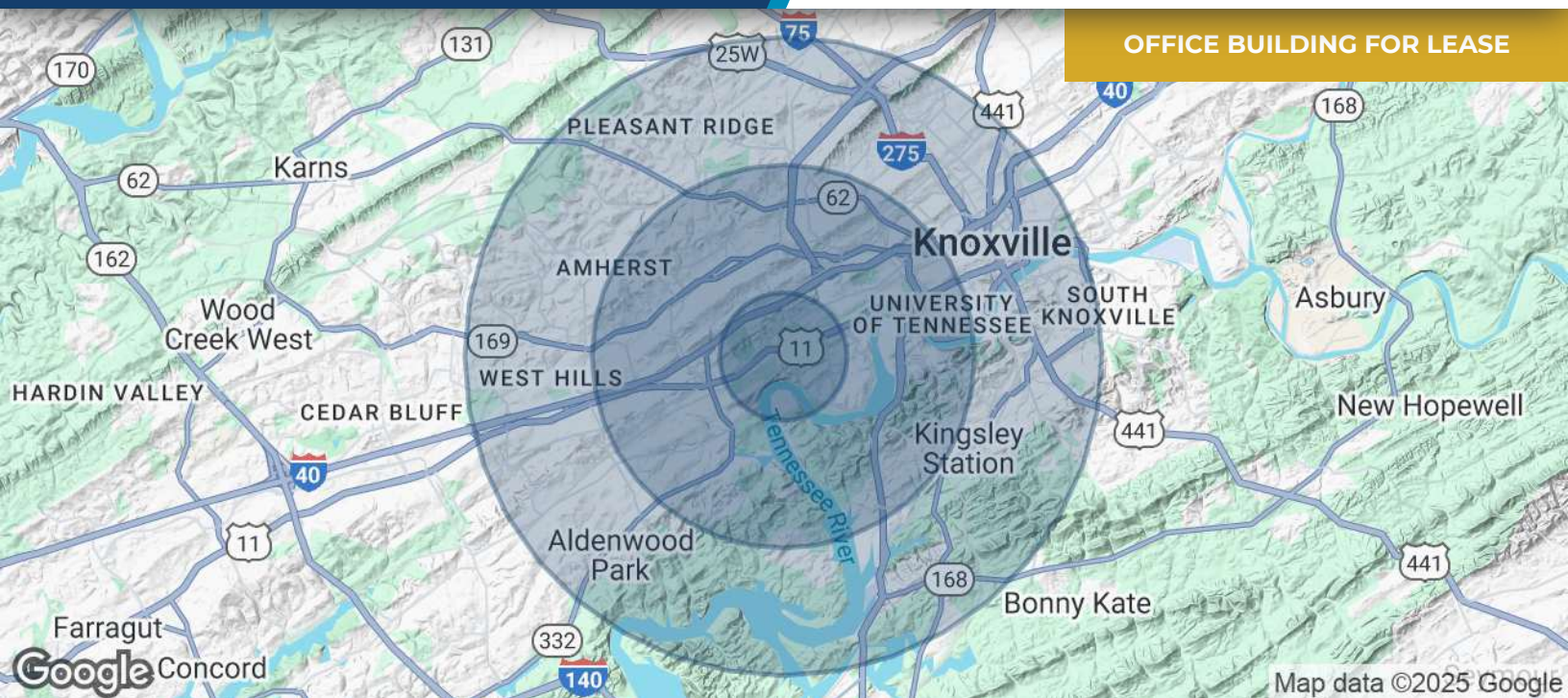
OFFICE BUILDING FOR LEASE



JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencesales.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,227	46,982	158,448
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	41	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,175	20,273	67,164
# of Persons per HH	2	2.3	2.4
Average HH Income	\$115,709	\$92,493	\$84,922
Average House Value	\$577,273	\$435,321	\$354,505

Demographics data derived from AlphaMap

JAY COBBLE SIOR, CCIM

865.777.0202

cobble@providencecres.com