

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

**Inquiries:**



**865-470-4868**



## **OFFICE BUILDING FOR SALE**

**\$5,625,300**

**LEASED THRU AUGUST 31, 2026**

**37,502 SF  
+702 SF**

# PROPERTY HIGHLIGHTS

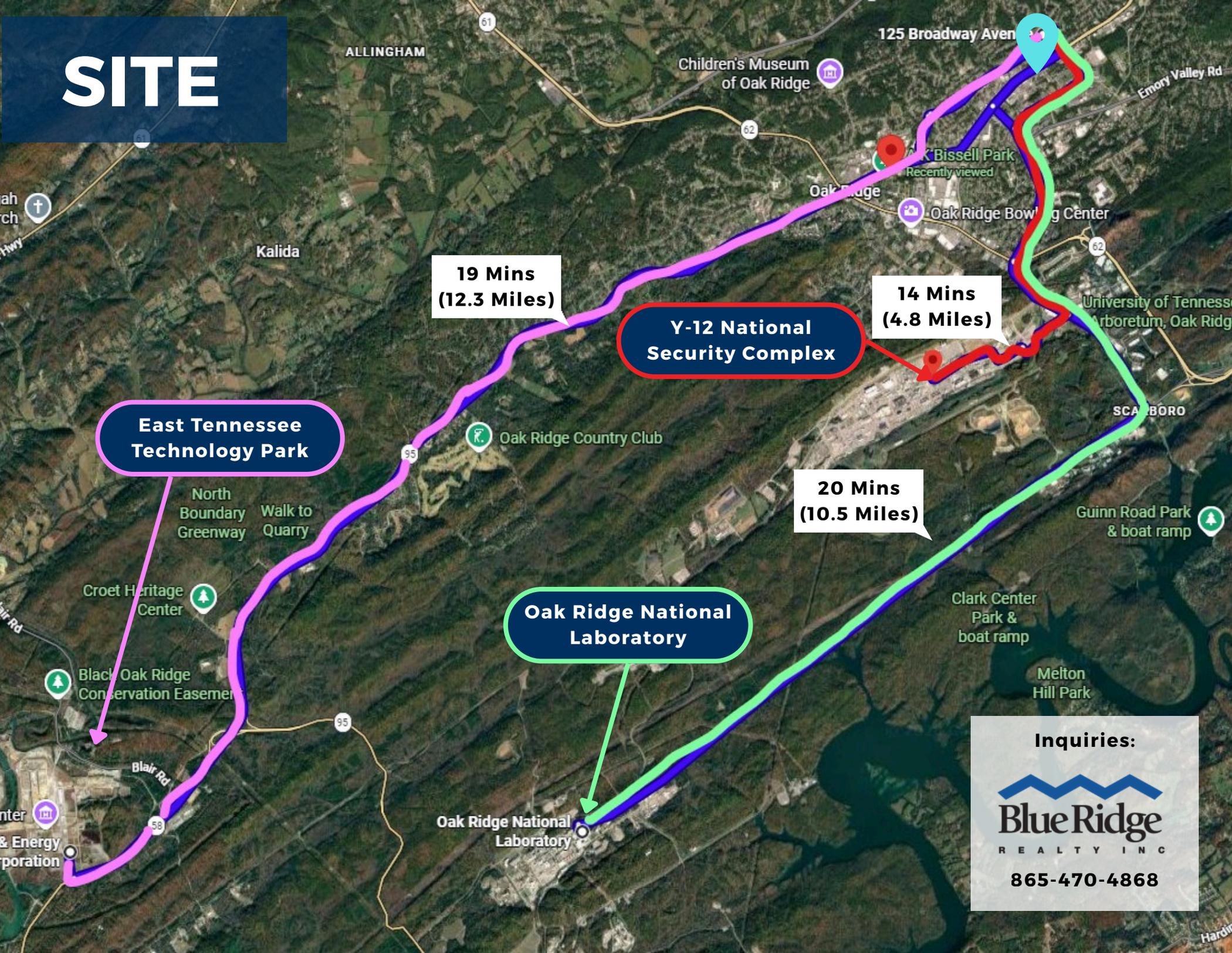
- **Owner Occupant or Investor Suitability** - Offers immediate income for investors (7% cap) while giving owner-users time to plan for future occupancy, or an investor the runway needed to secure a replacement tenant at a higher market rate (suggested: \$13 PSF NNN, increasing to 8.9% cap).
- **Strategic 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 with a mix of private offices and workspaces able to be configured for one or multiple tenants, plus 702 SF detached building.
- **Operational Feasibility** – Dedicated secure work bays and controlled-access areas. 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



19 Mins  
(12.3 Miles)

**Y-12 National Security Complex**

14 Mins  
(4.8 Miles)

**East Tennessee Technology Park**

20 Mins  
(10.5 Miles)

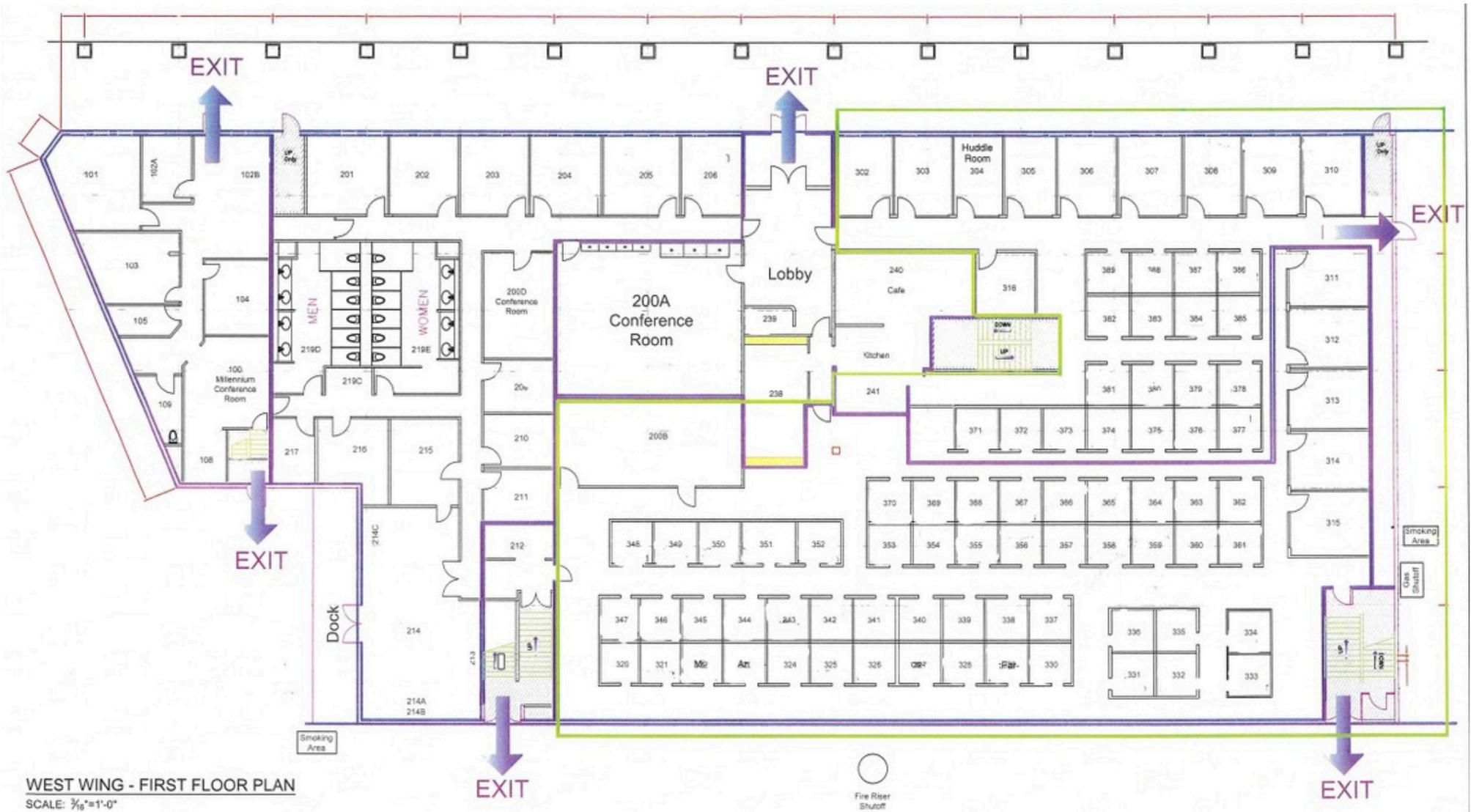
**Oak Ridge National Laboratory**

**Inquiries:**



**Blue Ridge**  
REALTY INC

**865-470-4868**



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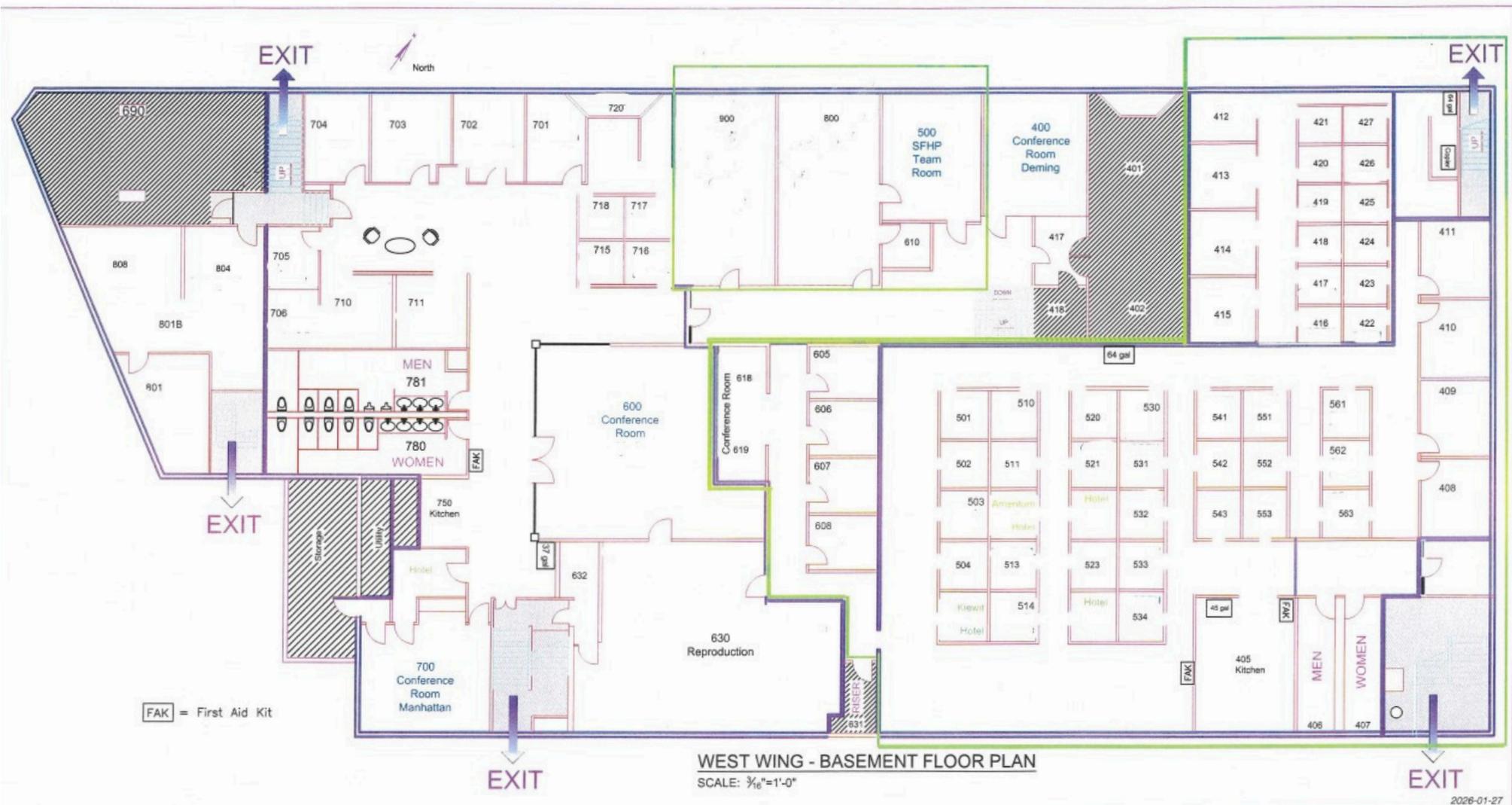


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- Reception
- 28 Private Offices
- 46 Open Work Stations
- Large Breakroom
- 3 Conference Rooms
- 2 Restrooms (Men's and Women's)

# FIRST FLOOR

125 Broadway Ave



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- 17 Private Offices
- 49 Open Workstations
- 2 Breakrooms
- 5 Conference Rooms (incl. secure workbay)
- 4 Restrooms (2 Men's and 2 Women's)
- Print/copy area

**LOWER LEVEL**

125 Broadway Ave

# EXTERIOR



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702 SF Building at  
85 Tennessee Ave  
incl. in sale and  
leased for \$950/mo



# INTERIOR

125 Broadway Ave



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# INTERIOR

125 Broadway Ave



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# ACCESS & VISIBILITY



Addt'l Parking  
107 spaces

Gated Parking  
66 spaces

W Tennessee Ave ≈  
6,486 CPD

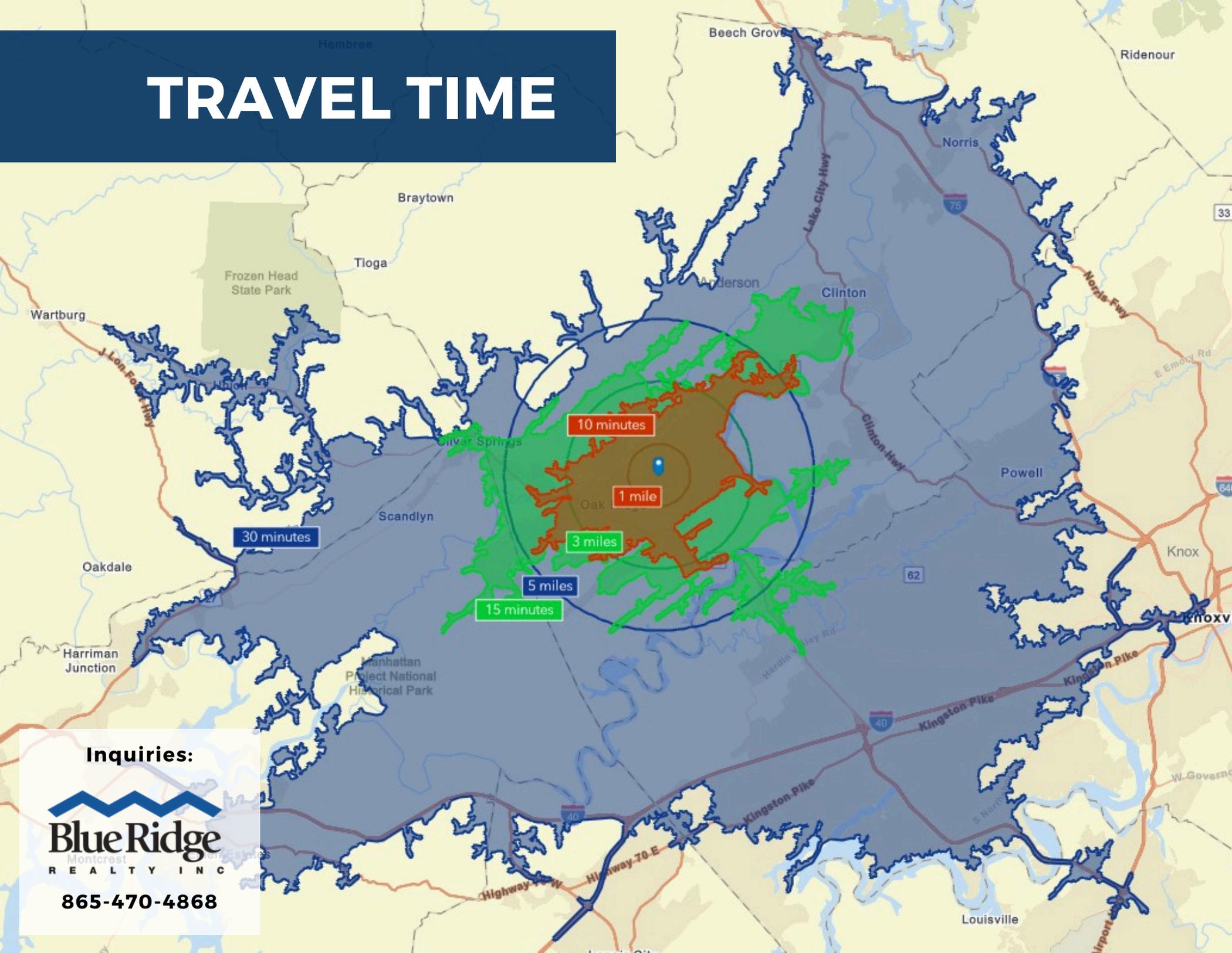
Oak Ridge Turnpike =  
24,795 CPD

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# TRAVEL TIME



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# DEMOGRAPHICS

according to data provided by CoStar



## Demographics >>

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

