

**OFFICE BUILDING FOR LEASE**



**PROPERTY DESCRIPTION**

Welcome to Franklin Square, a prestigious mixed-use development situated in the bustling heart of West Knoxville. Positioned directly along Kingston Pike, this prime location provides nearby access to I-40 and Pellissippi Parkway, ensuring seamless connectivity for businesses and their clients.

Franklin Square boasts meticulously manicured landscapes, creating an inviting and professional environment for both employees and visitors. The convenience and recognition of a Kingston Pike address further enhance the prestige of this Class A office development. Ample on-site parking is available, offering hassle-free experiences for employees and clients.

**PROPERTY HIGHLIGHTS**

- Close proximity to dining and shopping destinations located within the Shops at Franklin Square.
- Exceptional connectivity to major transportation routes.
- A diverse range of amenities, including renowned restaurants, upscale cafes, and boutique shops

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$20.00 - 22.00 SF/yr (NNN)
<b>Available SF:</b>	411 - 3,000 SF
<b>Building Size:</b>	150,000 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	1,429	21,437	54,734
<b>Total Population</b>	3,411	49,824	125,530
<b>Average HH Income</b>	\$116,923	\$95,082	\$100,098

**JAY COBBLE SIOR, CCIM**

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**LEASE INFORMATION**

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	411 - 3,000 SF	<b>Lease Rate:</b>	\$20.00 - \$22.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 705	Available	3,000 SF	NNN	\$20.00 SF/yr	NNN Costs - \$4.11
Suite 1007	Available	411 SF	NNN	\$22.00 SF/yr	NNN Costs - \$4.88
Suite 1000	Available	1,557 SF	NNN	\$22.00 SF/yr	NNN Costs - \$4.88
Suite 1003	Available	653 SF	NNN	\$22.00 SF/yr	Former Massage Therapist. 1 enclosed room and L shaped open area. NNN Costs - \$4.88
Suite 502	Available	544 SF	NNN	\$22.00 SF/yr	Small office. NNN Costs - \$4.10
Suite 1401	Available	1,750 SF	NNN	\$20.00 SF/yr	NNN Costs - \$3.74

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1404	Available	1,725 SF	NNN	\$20.00 SF/yr	NNN Costs - \$3.74

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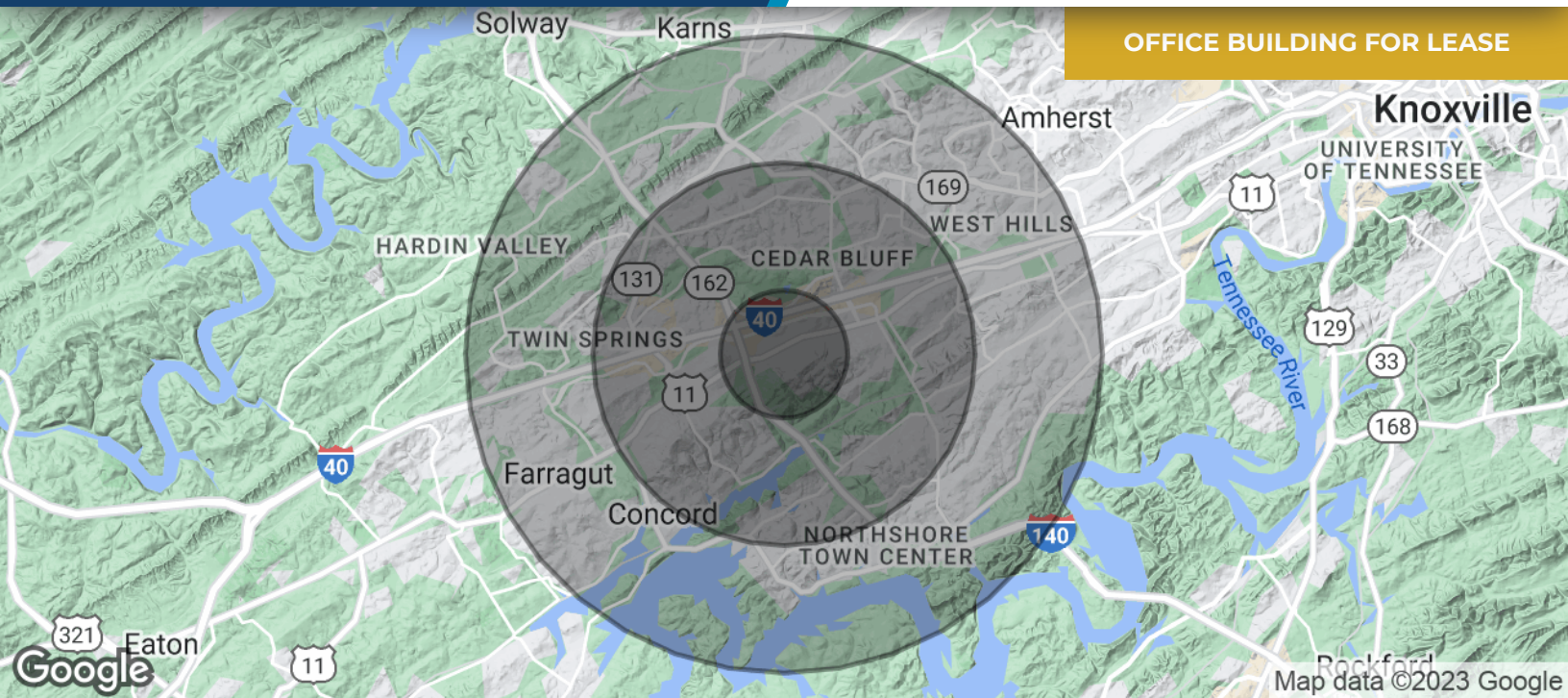


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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	3,411	49,824	125,530
Average Age	41.4	38.9	39.7
Average Age (Male)	38.9	37.4	38.1
Average Age (Female)	43.3	40.6	41.3

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	1,429	21,437	54,734
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$116,923	\$95,082	\$100,098
Average House Value	\$313,073	\$242,352	\$272,710

\* Demographic data derived from 2020 ACS - US Census

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