

# Turnkey Medical Office Space Available for Sublease

**6681 Maynardville Pike**  
Knoxville, TN 37918



## PROPERTY SUMMARY

This beautifully built-out medical office space features a welcoming lobby, two restrooms, two private offices, three exam rooms, a dedicated phlebotomy workroom, a file room, and a break room—designed to support efficient and comfortable day-to-day operations.

The lease is for a 5-year term and is currently in its second year as of March 1, 2025, with two additional 5-year renewal options. The lease expiration date is February 28, 2029

- 32,037 AADT
- 1.7 miles from Halls Middle & High School
- Surrounded by a strong mix office and retail tenants in a busy commercial hub



**For further  
information**

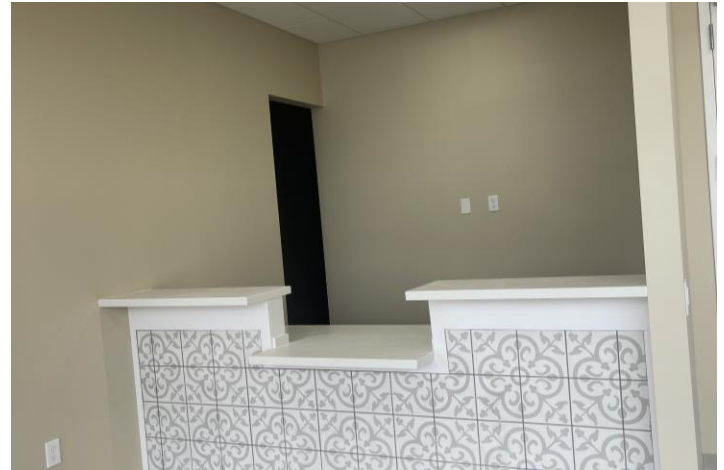
**Brande Benson**  
Vice President  
+ 865 450 8883  
brande.benson@avisonyoung.com

**Madison Idell**  
Associate Broker  
+ 865 450 8883  
madison.idell@avisonyoung.com

**AVISON  
YOUNG**

# Turnkey Medical Office Space Available for Sublease

**6681 Maynardville Pike**  
Knoxville, TN 37918



**For further  
information**

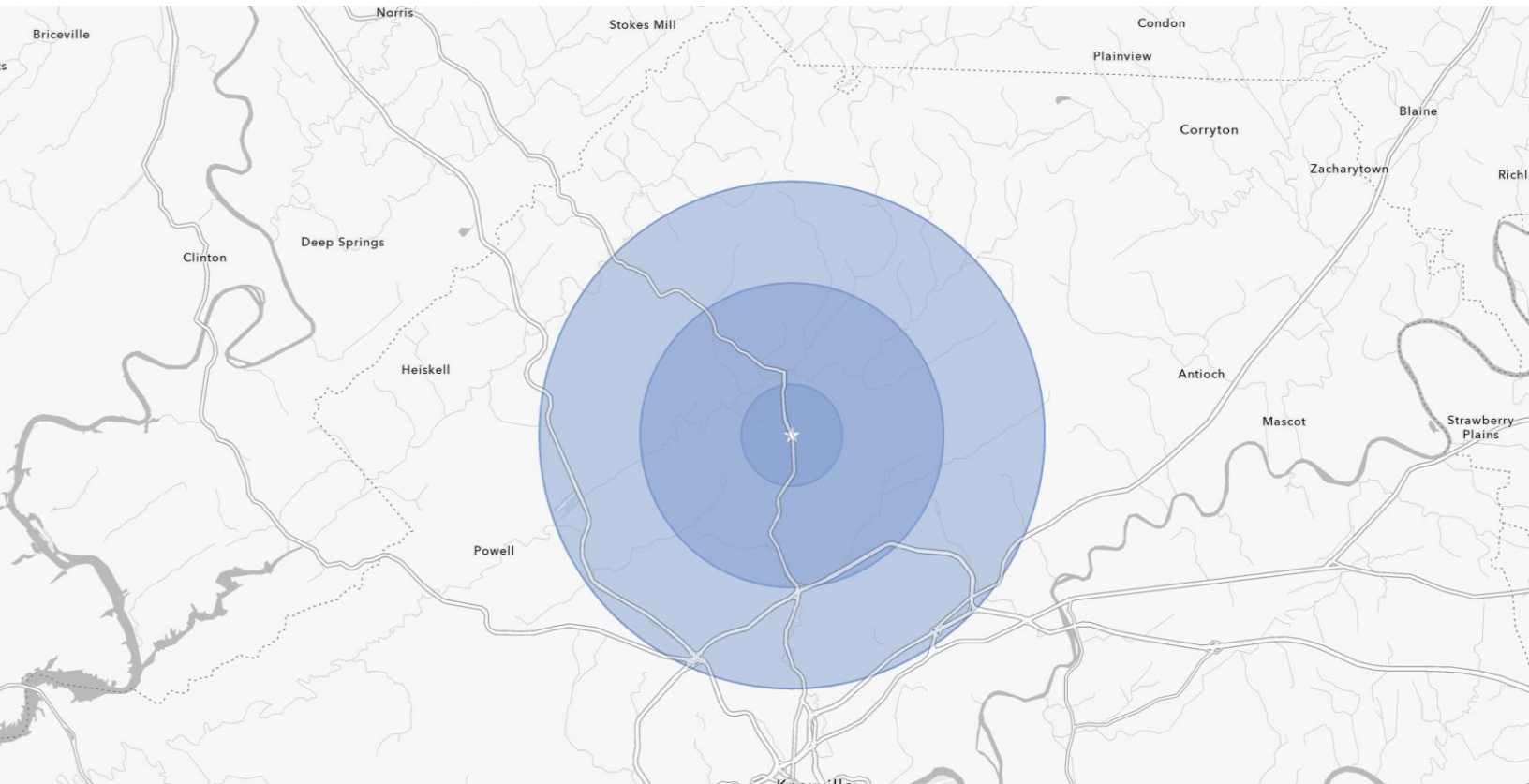
**Brande Benson**  
Vice President  
+ 865 450 8883  
[brande.benson@avisonyoung.com](mailto:brande.benson@avisonyoung.com)

**Madison Idell**  
Associate Broker  
+ 865 450 8883  
[madison.idell@avisonyoung.com](mailto:madison.idell@avisonyoung.com)

**AVISON  
YOUNG**

# Turnkey Medical Office Space Available for Sublease

**6681 Maynardville Pike**  
Knoxville, TN 37918



Population	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2024)	5,285	40,045	102,520
Median Age	39.1	41.8	40.1
Median Age (Male)	36.9	40.2	38.9
Average Age (Female)	41.1	43.4	41.3

Households & Spending	1 mi radius	3 mi radius	5 mi radius
Total Households	2,365	16,930	43,111
# of Persons per HH	2.3	2.2	2.3
Average Household Income	\$70,580	\$102,232	\$85,722
Household Expenditure	\$7,895	\$8,228	\$7,949

**For further  
information**

**Brande Benson**  
Vice President  
+ 865 450 8883  
[brande.benson@avisonyoung.com](mailto:brande.benson@avisonyoung.com)

**Madison Idell**  
Associate Broker  
+ 865 450 8883  
[madison.idell@avisonyoung.com](mailto:madison.idell@avisonyoung.com)

**AVISON  
YOUNG**



# Turnkey Medical Office Space Available for Sublease

**6681 Maynardville Pike**  
Knoxville, TN 37918



## LOCATION HIGHLIGHTS

- *High visibility*
- *Ample parking for staff and visitors*

## SPECIFICATIONS

Available SF:	2,024 SF
Lease Rate:	\$11.33 PSF
Lease Type:	NNN
Traffic Count	32,037 AADT

**For further  
information**

**Brande Benson**  
Vice President  
+ 865 450 8883  
brande.benson@avisonyoung.com

**Madison Idell**  
Associate Broker  
+ 865 450 8883  
madison.idell@avisonyoung.com

**AVISON  
YOUNG**