



OFFICE BUILDING FOR LEASE

PROPERTY DESCRIPTION

Quality office property central to Knoxville's demographics with ease of access and visibility from I-40/75. Onyx Pointe is an upscale development with quality tenants dating back to 2006. Modern amenities such as key card access security system and fiber optic networking to the building. Impress your clients and give higher workplace satisfaction to your employees in this beautiful property.

PROPERTY HIGHLIGHTS

- Ideal Suburban West Knoxville Location
- Bearden Submarket with Easy Access to I-40/75
- Abundant Natural Light Layouts
- Adjacent Walking Trail

OFFERING SUMMARY

Lease Rate:	\$23.00 - 25.00 SF/yr (Full Service)
Available SF:	2,495 - 5,701 SF
Building Size:	85,978 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,428	31,899	60,290
Total Population	8,414	68,843	134,686
Average HH Income	\$64,867	\$82,451	\$91,661

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,495 - 5,701 SF	Lease Rate:	\$23.00 - \$25.00 SF/yr

AVAILABLE SPACES

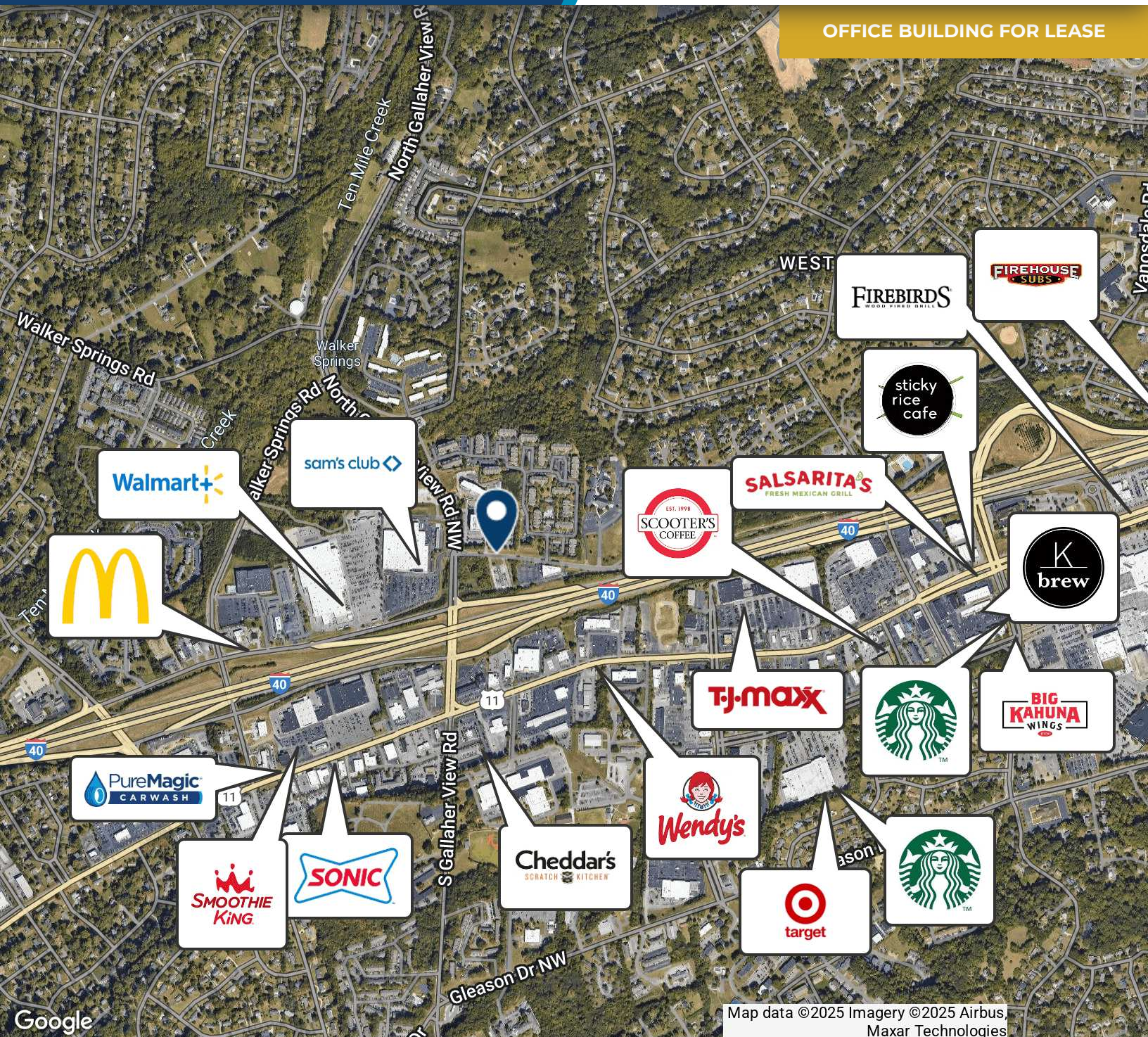
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bank Branch	Available	2,495 SF	Full Service	\$25.00 SF/yr	-
8351 E Walker Springs Lane	Available	2,769 SF	Full Service	\$23.00 SF/yr	-
8331 E Walker Springs Lane	Available	2,500 - 5,701 SF	Full Service	\$23.00 SF/yr	High quality office space with excellent natural light. Elevator lobby presence with glass doors open to a nice reception with large conference room right on the windows. 10 additional offices or conferences rooms as well as plenty of room for workstations give this space a very functional layout.

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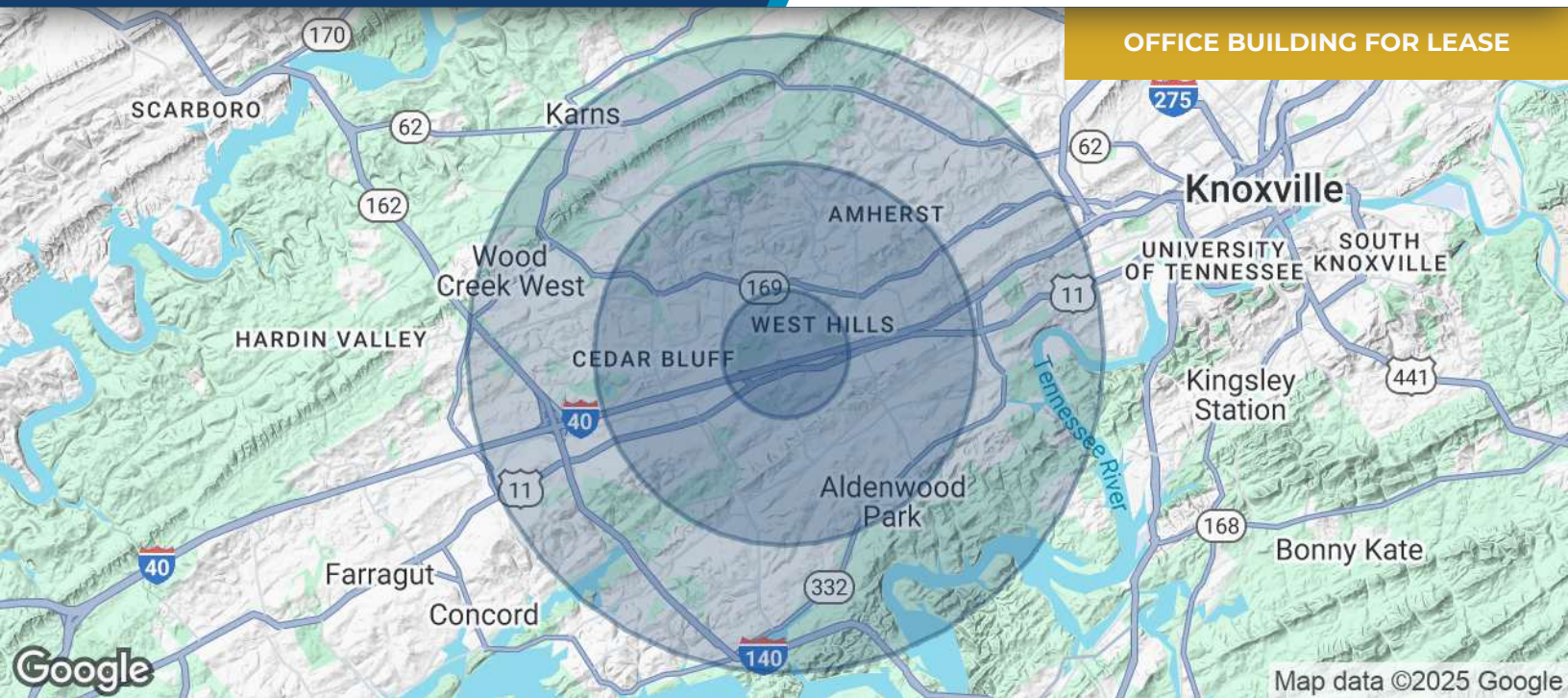


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,414	68,843	134,686
Average Age	36.2	37.4	38.4
Average Age (Male)	34.1	36.0	36.9
Average Age (Female)	38.2	39.4	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,428	31,899	60,290
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$64,867	\$82,451	\$91,661
Average House Value	\$223,560	\$236,165	\$246,015

* Demographic data derived from 2020 ACS - US Census

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