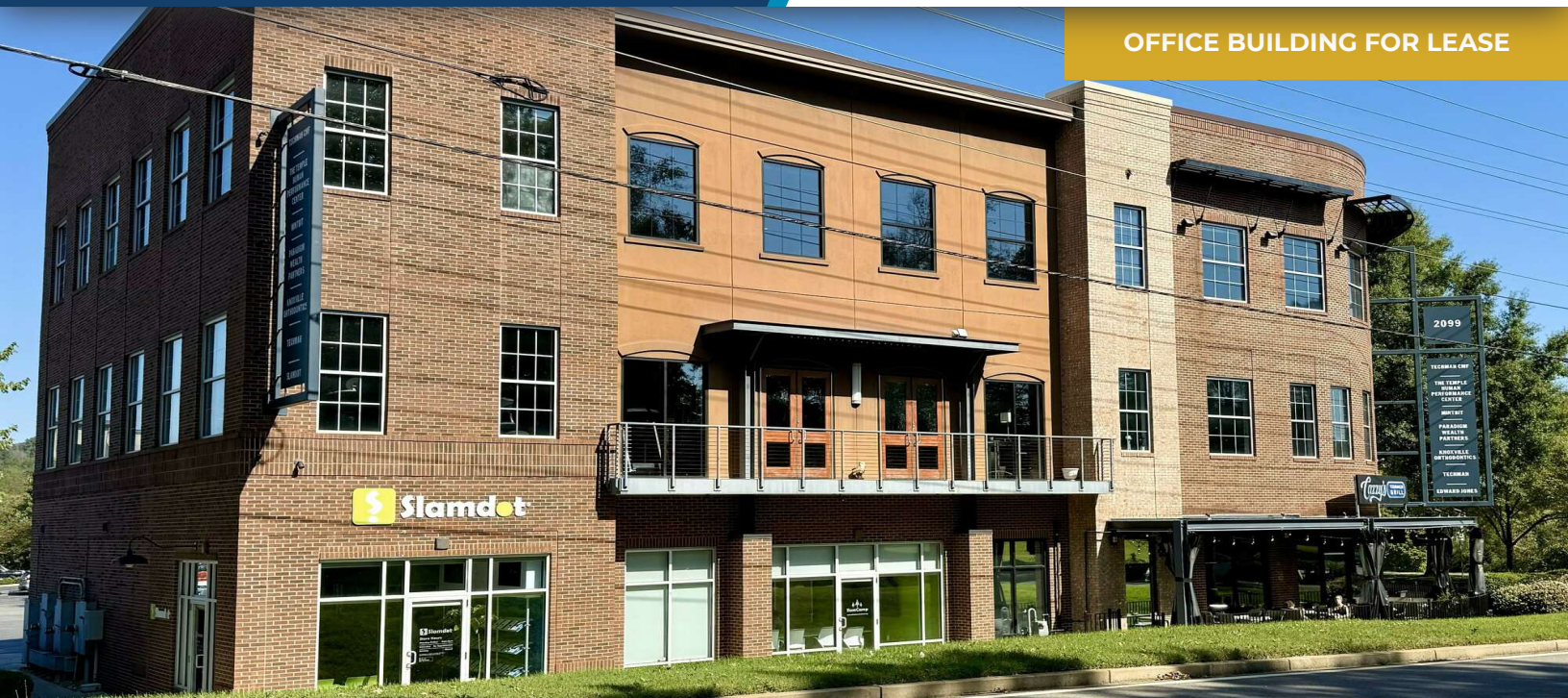


OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Creative office space at the mixed use Cornerstone Building at Northshore Town Center. Modern space ideal to attract top level employees and impress clients all in a easily accessible location with exceptional walkable amenities. Grab Chic-Fil-A for the office on the way into work, take the elevator to Cazzy's for lunch and knock out the shopping list at Target before heading home all within Northshore Town Center.

PROPERTY HIGHLIGHTS

- 4,435 - 10,741 SF Modern Office
- Mix of Private Offices and Workstations
- Exceptional Walkable Amenities
- Mixed Use Building with Cazzy's Corner Grill on 1st Floor
- Outstanding location at Northshore/Pellissippi

OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| Lease Rate: | \$26.00 SF/yr (Full Service) |
| Available SF: | 4,435 - 10,741 SF |
| Building Size: | 34,648 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Households | 1,795 | 12,251 | 33,031 |
| Total Population | 4,758 | 31,967 | 81,024 |
| Average HH Income | \$167,207 | \$159,076 | \$137,168 |

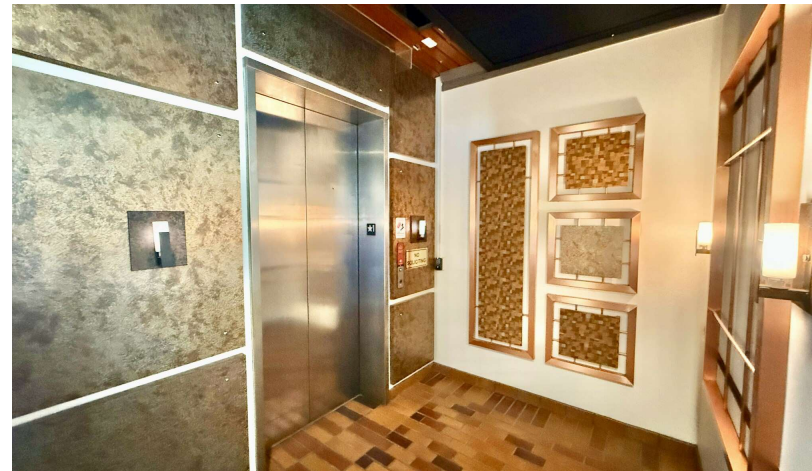
JAY COBBLE SIOR, CCIM

865.777.0202

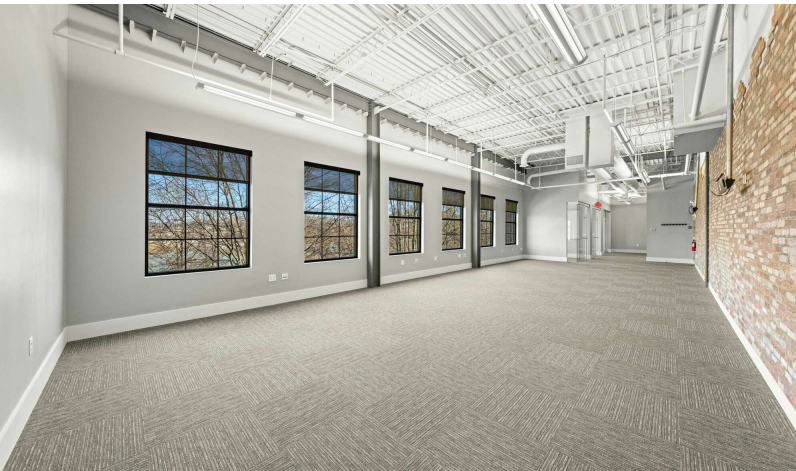
cobble@providenceres.com



OFFICE BUILDING FOR LEASE



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OFFICE BUILDING FOR LEASE

LEASE INFORMATION

| | | | |
|---------------------|-------------------|--------------------|---------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 4,435 - 10,741 SF | Lease Rate: | \$26.00 SF/yr |

AVAILABLE SPACES

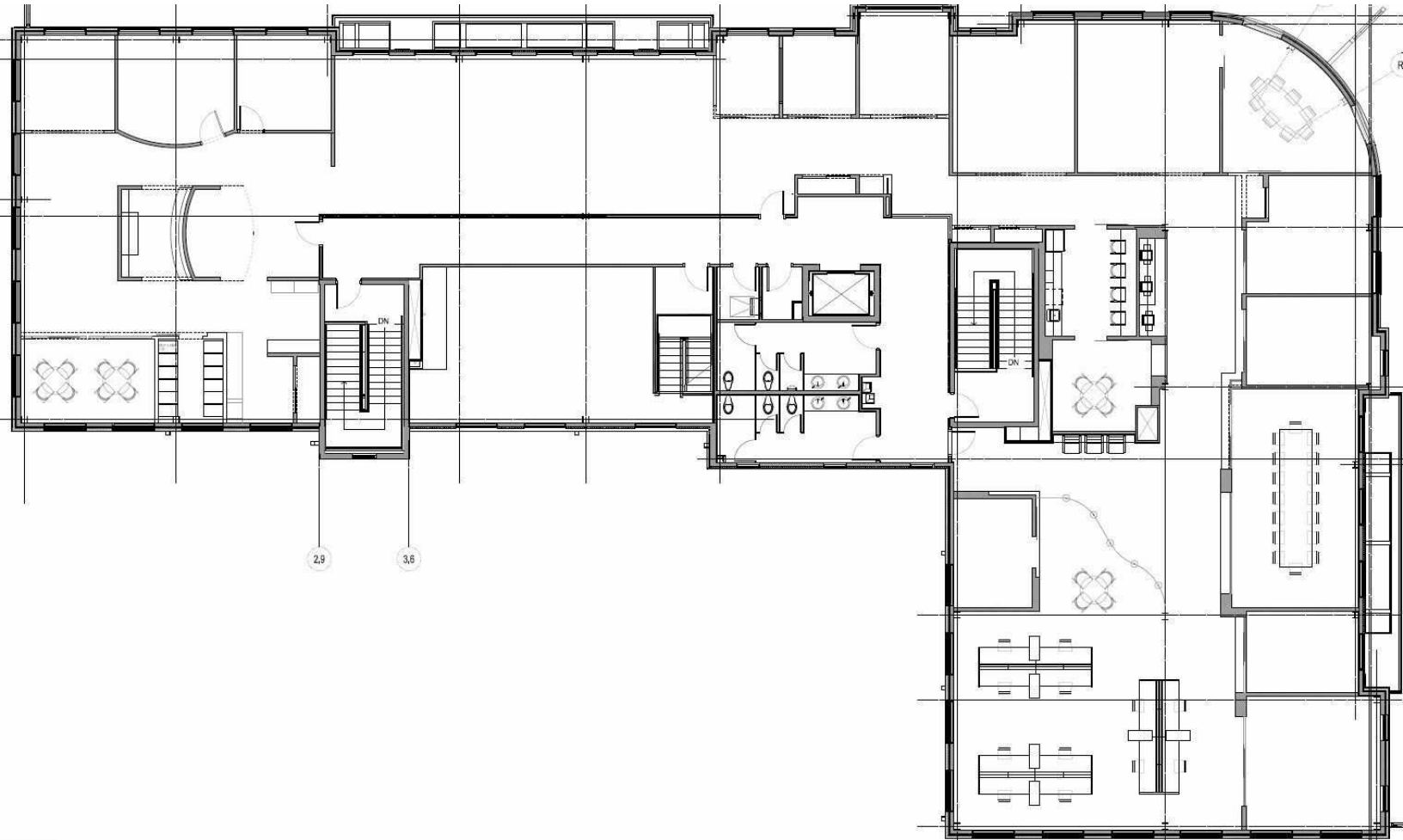
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-------------------|--------------|---------------|---|
| Suite 301 | Available | 4,435 - 10,741 SF | Full Service | \$26.00 SF/yr | Gorgeous space rivaling the best office in Knoxville. Creative space with modern features to attract quality employees and impress clients. Square Footage according to Association Documents. |
| Suite 302 | Available | 6,306 - 10,741 SF | Full Service | \$26.00 SF/yr | Gorgeous space rivaling the best office in Knoxville. Creative space with modern features to attract quality employees and impress clients. Square Footage according to Association Documents. |

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OFFICE BUILDING FOR LEASE



Suite 301 and 302

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OFFICE BUILDING FOR LEASE



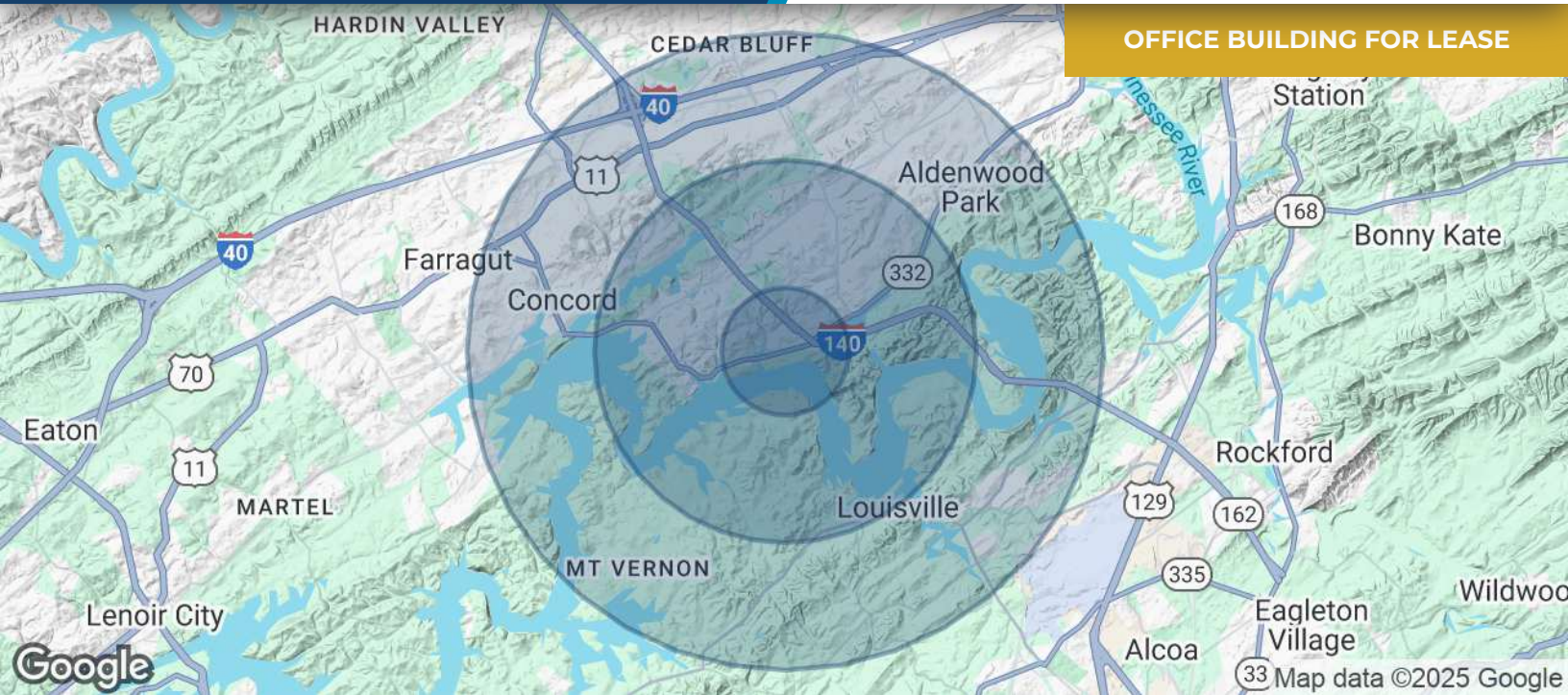
Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 4,758 | 31,967 | 81,024 |
| Average Age | 40 | 42 | 42 |
| Average Age (Male) | 40 | 41 | 41 |
| Average Age (Female) | 41 | 42 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 1,795 | 12,251 | 33,031 |
| # of Persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH Income | \$167,207 | \$159,076 | \$137,168 |
| Average House Value | \$517,697 | \$586,735 | \$514,413 |

Demographics data derived from AlphaMap

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