

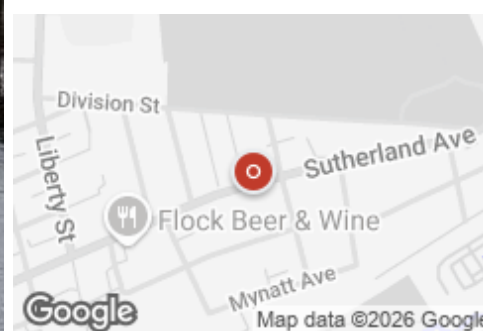
Sutherland Ave Office/Warehouse - Location!

2716 Sutherland Ave, Knoxville, TN, 37919

Office For Lease

Prepared on June 24, 2026

1 of 1 Listings



Listing Details | Office For Lease

Suite	-	Vacant	Yes
Secondary Uses	Industrial	Vacant Date	2/02/2026
Sublease	-	Available Date	2/02/2026
Total Available Space	5,982 SF	Days On Market	153 days
Min Div/Max Contig	5,982 SF	Date Listed	1/22/2026
Asking Rate	\$14.00 Annual/SF	Last Modified	6/11/2026
Monthly Rate	\$6,979	Listing ID	44214906
Lease Type	NNN	Offices	1
Expenses	-	Entire Floor	Yes
Possession	On Available Date	Parking Spaces	-
Show Instructions	Call broker		

Description

2716 Sutherland Avenue is a versatile commercial property ideally suited for office operations with accompanying warehouse or light industrial functionality. Located in the established Marble City/Sutherland Avenue corridor of Knoxville, this single-story concrete building offers flexible space to support a range of business needs, from professional services and administrative functions to distribution, storage, and light fabrication. Its location on Sutherland Ave — a highly trafficked commercial corridor with strong visibility and convenient access to major thoroughfares including Kingston Pike, Middlebrook Pike, and I-40. The property stands among a mix of industrial, retail, and service businesses, providing excellent connectivity to downtown Knoxville, the University of Tennessee campus, and regional logistics routes.

Property Features

Location Details

Address	2716 Sutherland Ave, Knoxville, TN, 3...
Zoning	C-G-2
County	Knox

Parcels	108AK012
Name	2716 Sutherland
Nearest MSA	Knoxville

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	5,982 SF
Land Size	0.34 Acres / 14,809 SF
Number of Buildings	1
Property Rent	\$23.46/SF (Average)
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Framed

Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-
Rentable Space	5,982 SF
LEED Level	0
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

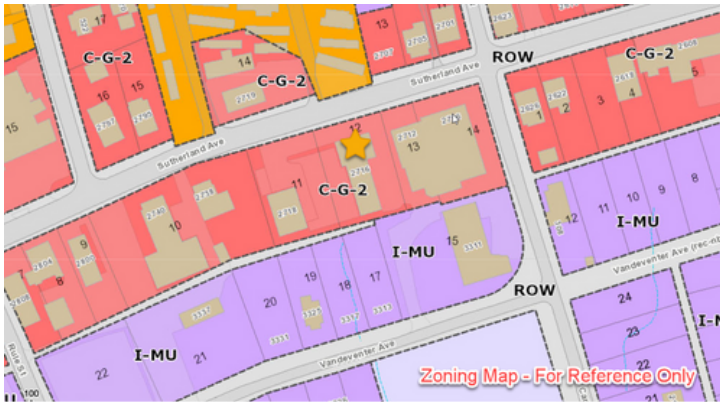
Property Listings

1 Listing | 5,982 SF | \$14.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office, Warehouse & Stor...	-	5,982 SF	\$14.00 Annual/SF NNN	2/02/2026

Additional Photos





Contact



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WALLACE COMMERCIAL
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