



OFFERING MEMORANDUM

# Middlebrook Office Park

3001 Lake Brook Blvd. | Knoxville, TN 37909





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**OFFERED EXCLUSIVELY BY**

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# EXECUTIVE SUMMARY

*3001 Lake Brook Blvd. | Knoxville, TN 37909*

Mike Fuller Realty & Co. is excited to present 3001 Lake Brook Blvd, a 22,000 square foot office building in the highly sought-after West Hills community in West Knoxville. This expansive campus-like setting occupies a large 2.45 acre parcel offering ample, free on-site parking. The building is a 2-story modern design with same-level access on each floor, compatible for both single and multi-tenant use. The design contains a welcoming covered entryway and a bright reception lobby space. The primary space contains a number of private offices, conference rooms, and meeting areas, providing multiple spaces for collaboration. This centralized location offers optimal travel and commute times for company staff. With signalized access at Lake Brook and Middlebrook Pike, 3001 Lake Brook offers your staff and clients safe and unparalleled access to some of Knoxville's most highly traveled commercial corridors with the I-40/75 interchange at West Town Mall and Kingston Pike only minutes away. Middlebrook Pike, one of Knoxville's major commercial roadways, also offers alternate routes for ease of travel and accessibility to downtown Knoxville, I-640 for East and North Knoxville travelers, and Cedar Bluff and Hardin Valley to the West. Ranked among top US Metro areas for economic performance and job growth, Knoxville is strategically positioned for corporate offices and headquarters, medical and healthcare related entities, financial and legal services or investment owners looking to invest in this low-supply, high-demand market. Just a few of the companies in the immediate vicinity include The American Red Cross, Willows Ridge Senior Living, Knoxville Rehabilitation Hospital, Summit Medical Group Corporate Office, Dow Springs Medical Complex, McNabb Mental Health, and United States Post Office Knoxville Main. This unmatched combination of market factors and key facility characteristics create a value-driven proposition that is a must see for companies and investors seeking convenience, performance, flexibility and growth.



# PROPERTY DETAILS & IMAGES

**3001 Lake Brook Blvd. | Knoxville, TN 37909**

Building Area: 22,030 Square Feet

Land Area: 2.45 Acres

Type: Free-Standing Commercial Offices

Use: Commercial / Industrial Offices, Medical, Mixed-Use, Flex Space

Number of Buildings: 1

Number of Floors: 2

Year Built: 1987

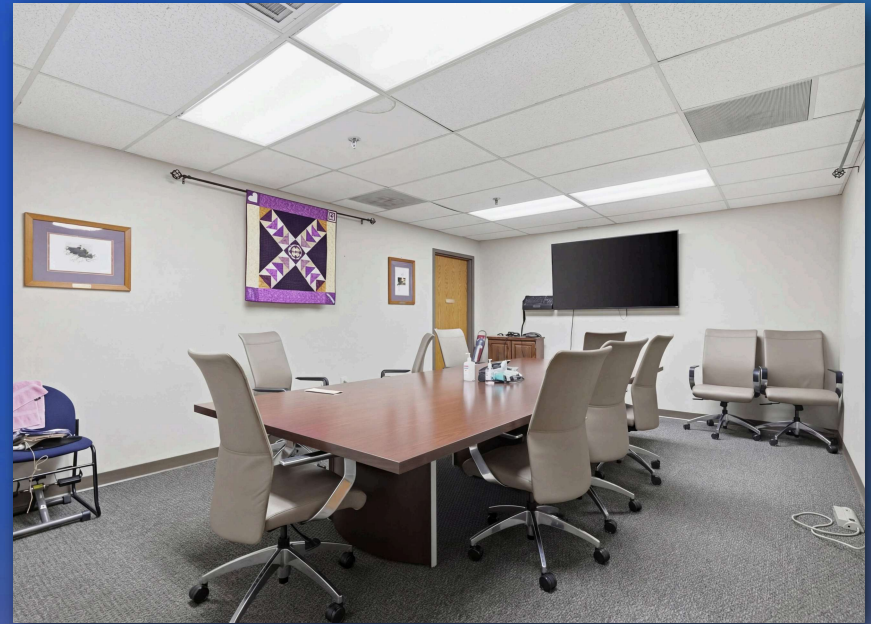
Zone Code: O (Office)

Parcel / Tax ID #: 106KB008

2025 Property Tax: \$12,192.07 City | \$8,789.42 County

**Asking Price: \$3,500,000**





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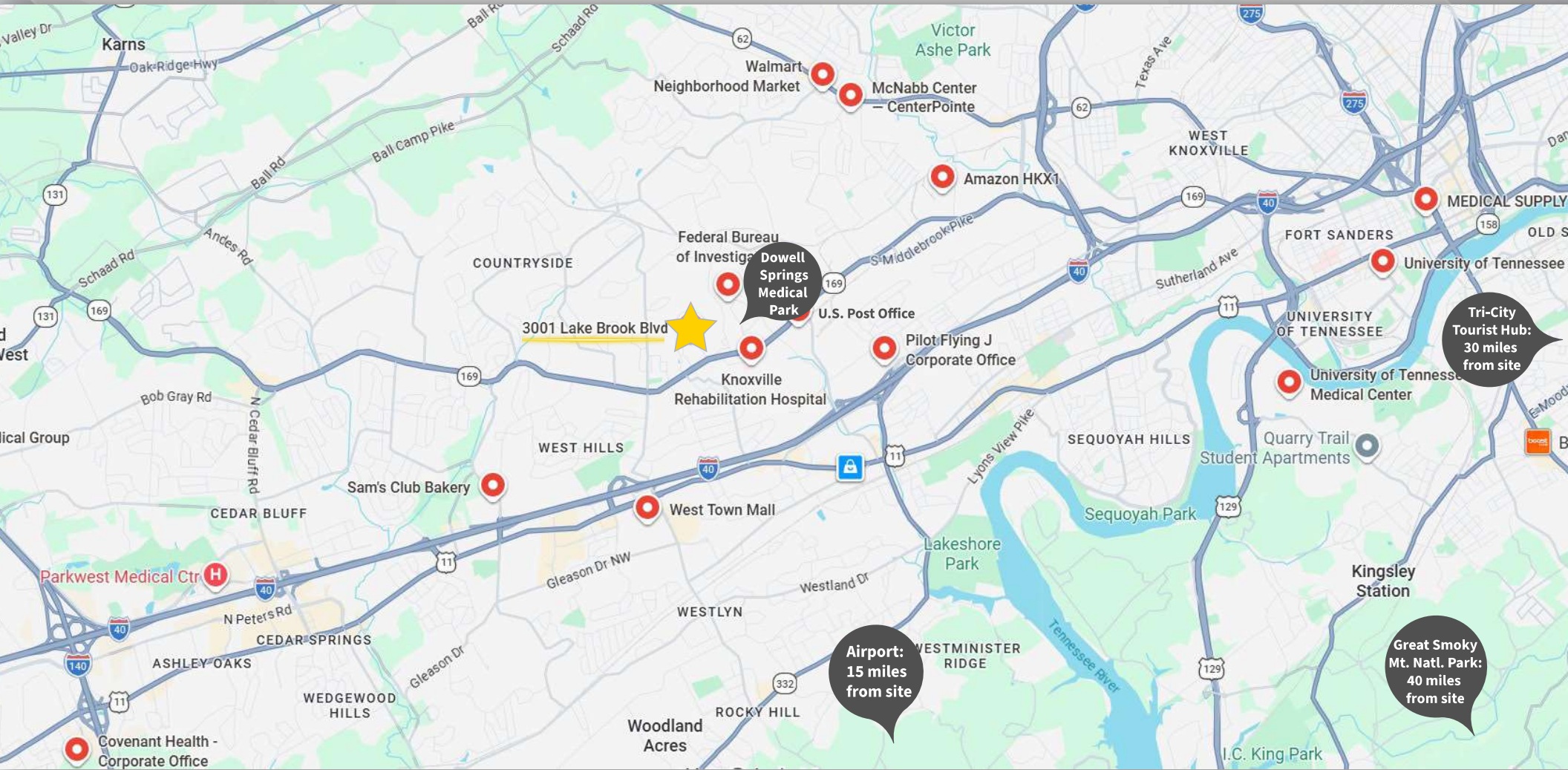
# LOCAL BUSINESSES

3001 Lake Brook Blvd. | Knoxville, TN 37909



# LOCATION OVERVIEW

3001 Lake Brook Blvd. | Knoxville, TN 37909



# City of Knoxville, TN

**Knoxville offers a stable and growing business environment with consistent demand for office and flex space. With approximately 190,000 residents and a metro population nearing 950,000, the market supports a strong base of medical, professional, and service users.**

**Office and flex properties remain well occupied, supported by limited new supply and steady demand from healthcare, education, and service-oriented tenants. Anchors such as McGhee Tyson Airport, the University of Tennessee, and proximity to Great Smoky Mountains National Park drive ongoing business activity and support a range of uses, including medical offices, flex layouts, administrative space, and owner-user occupancy.**

**Combined with a high quality of life and a vibrant downtown, Knoxville offers a practical and flexible market for office and medical real estate investment.**



Near the #1 Most Visited U.S. National Park



Ranked Among Top U.S. Metros for Economic Performance & Job Growth  
-Milken Institute



Listed With Top U.S. Cities for Affordability & Quality of Life  
-Sperling 2021-2025



#1 Best City in the Nation for Accessibility for People with Disabilities  
-Trajector Medical 2025



Voter selected as one of the best Mid-Size Cities for Attractions & Outdoor Recreation  
Trip Advisor 2022-2026



Home to Nationally Ranked Hospitals & Specialty Medical Care



Among Top 25 Best Places to Live in the U.S.  
-U.S. News & World Report 2023

# Dowell Springs Business Park, TN

Dowell Springs Business Park is a well-established professional hub in Knoxville, known for its modern offices, medical facilities, and clean, campus-style layout.

The area attracts a strong mix of healthcare providers, specialty clinics, corporate offices, and service-based companies that value its easy access to major roadways and nearby medical centers.

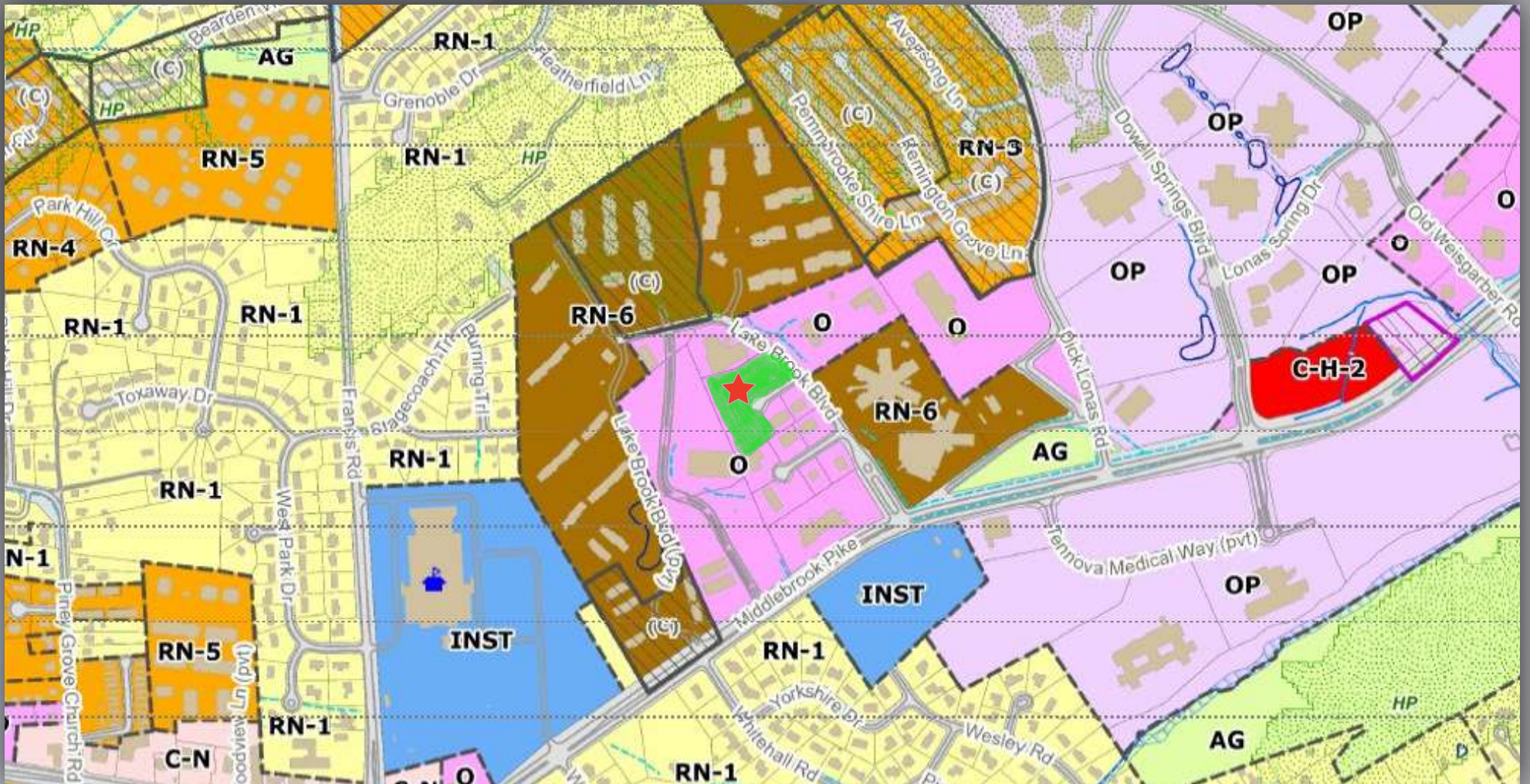
With well-maintained buildings, ample parking, and landscaped green space, it offers an environment that supports both daily operations and long-term business growth.

Continued development in the surrounding Knoxville market keeps demand steady, making the Dowell Springs area a reliable and appealing location for commercial users and a meaningful advantage for properties positioned nearby.



# ZONING MAP

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