



Property Description

428 E Scott Avenue is located in the Historic Old North Neighborhood, near Downtown Knoxville. The 6,400 SF space is available for sublease. Inside you will find 4 - 7 offices, 2 large open plan spaces-great for classes or meetings, a kitchenette, bathroom, ample storage, and a roll-up door to accommodate any number of purposes and projects.

Additional Rent: Operating Costs. Tenant agrees to pay, as Additional Rent, Tenant's Pro Rata Share of Operating Costs. Such payments shall be based on Landlord's reasonable estimates, subject to adjustment from time to time on actual determination of the amount of Operating Costs. Such payments shall be \$600.00 per month through February 28, 2025. Operating Costs include real property taxes, water, sewer, electric, and trash removal services to the Building and Premises.

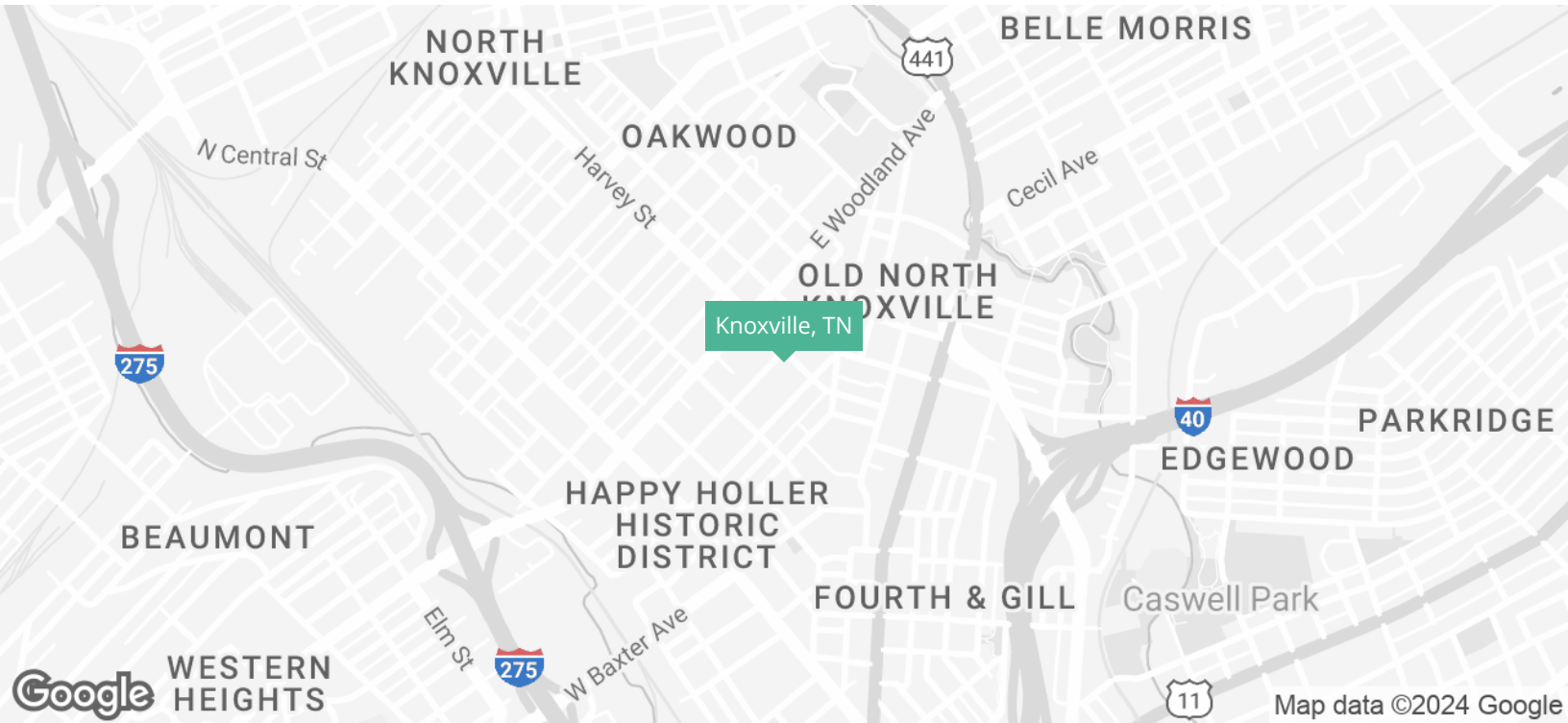
Property Summary

Available SF	6,400
Parking	10 Spaces
Lease Rate	\$3,640.00/month
Escalators	4%/year
Security Deposit	\$4,000.00
"Pro Rata Share"	50%
Zoning	Commercial

Get more
information

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Location Description

Located ½ mile from Happy Holler and 2 miles from Market Square, this commercial property is in the Historic Old North Neighborhood. The lease includes three designated parking spots and ample guest parking. The mix of open plan space with tall ceilings and traditional private offices create an environment suited for office suites or a creative studio.

Location Details

Sub Market	Historic Old North Neighborhood
County	Knox
Cross Streets	Harvey Street, N Central Avenue
Street Parking	Yes Southeast Side of Street
Signal Intersection	No
Road Type	Paved
Nearest Highway	Hwy 441/N Broadway

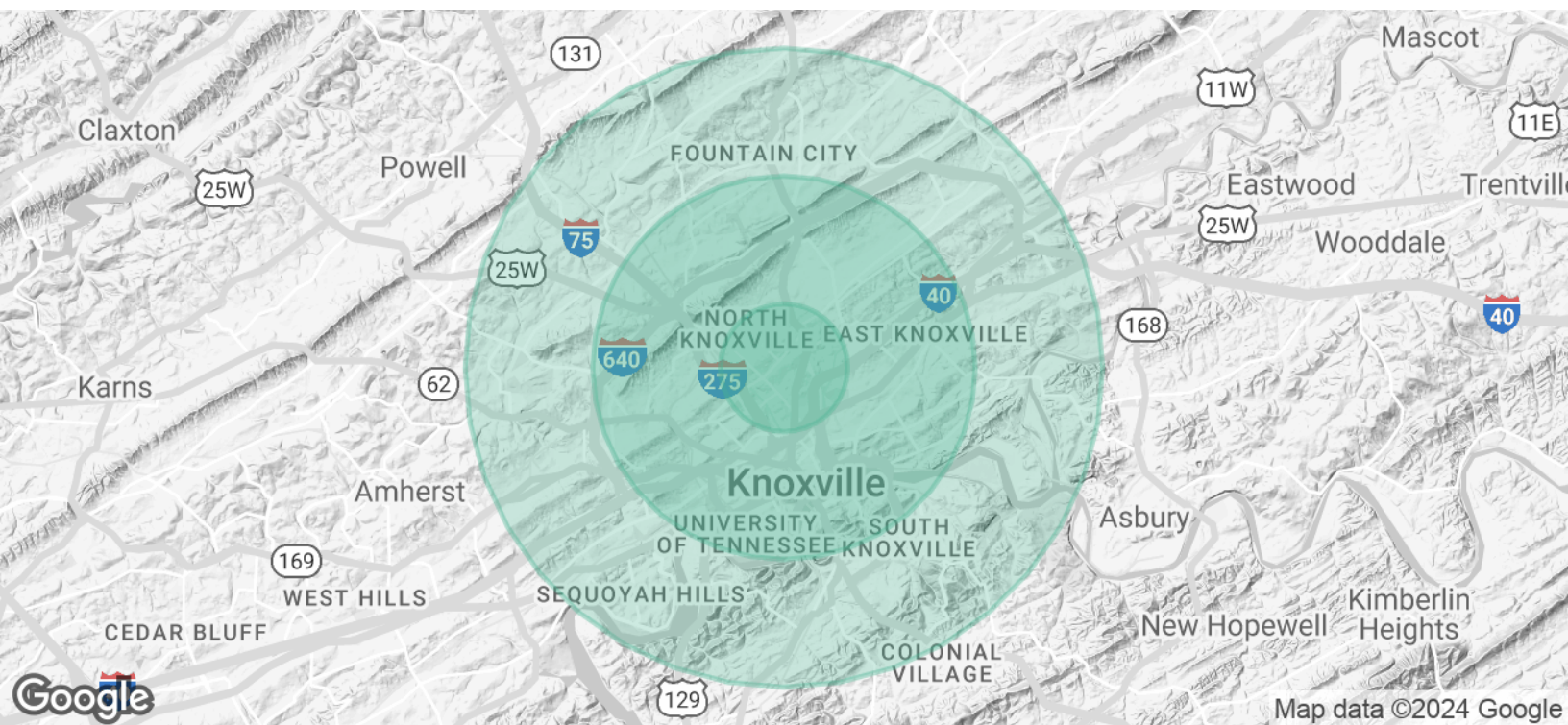


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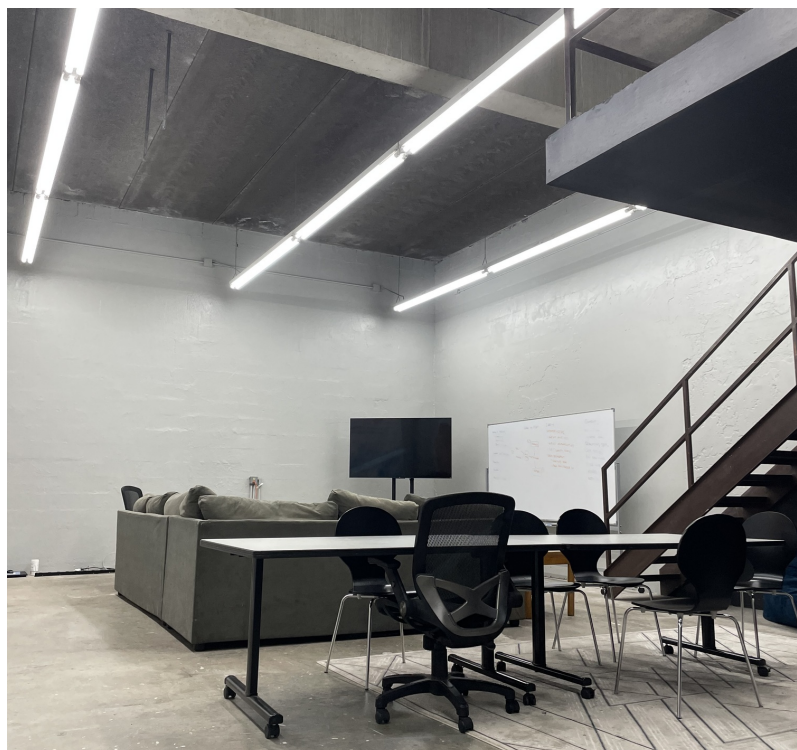


Population	1 Mile	3 Miles	5 Miles
Total Population	9,341	86,038	163,643
Average Age	40	35	38
Average Age (Male)	40	35	37
Average Age (Female)	41	36	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,108	35,730	70,262
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$73,732	\$53,251	\$64,087
Average House Value	\$264,615	\$236,037	\$268,706

Demographics data derived from AlphaMap



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