

WATERBROOKE PROFESSIONAL PARK

Location

Knob Creek Road in North Johnson City
Only minutes from I-26
Conveniently located near Med Tech Park

Proposed Office Building

1,100 to 9,217 SF class A general/medical offices
Lease or purchase available

Current Residents

Colon & Rectal Surgery Consultants
Brian Bonfardin, MD
True Light Eye Care
Low T Center
Reeves Eye Center
Knob Creek Oral Clinic
Tri-city Pediatric Cardiology
Regional Allergy, Asthma, and Immunology Center
Results Physiotherapy
Ballard and Kind Chiropractic

Demographics

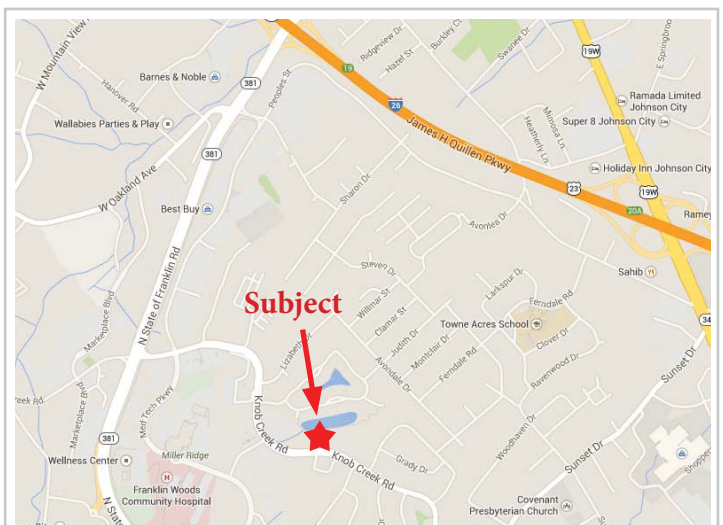
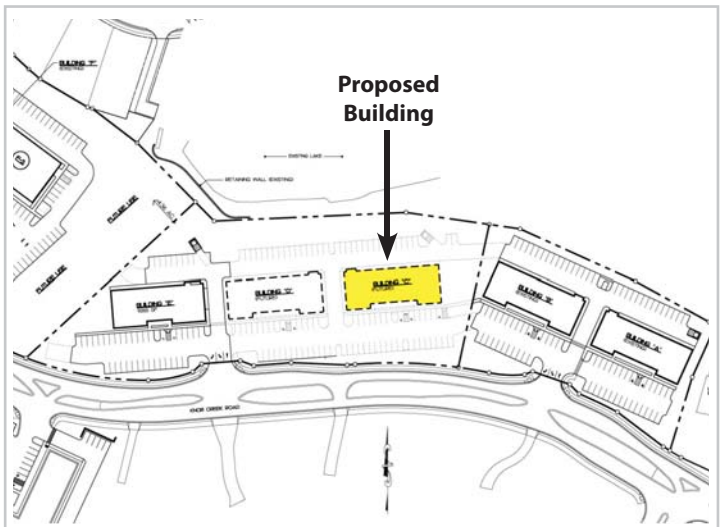
(2022 Est.)	3 mile	5 mile	10 mile
Population	41,688	81,630	161,638
Median HH Income	\$51,106	\$51,042	\$55,668
Median Age	41.8	39.7	42.2

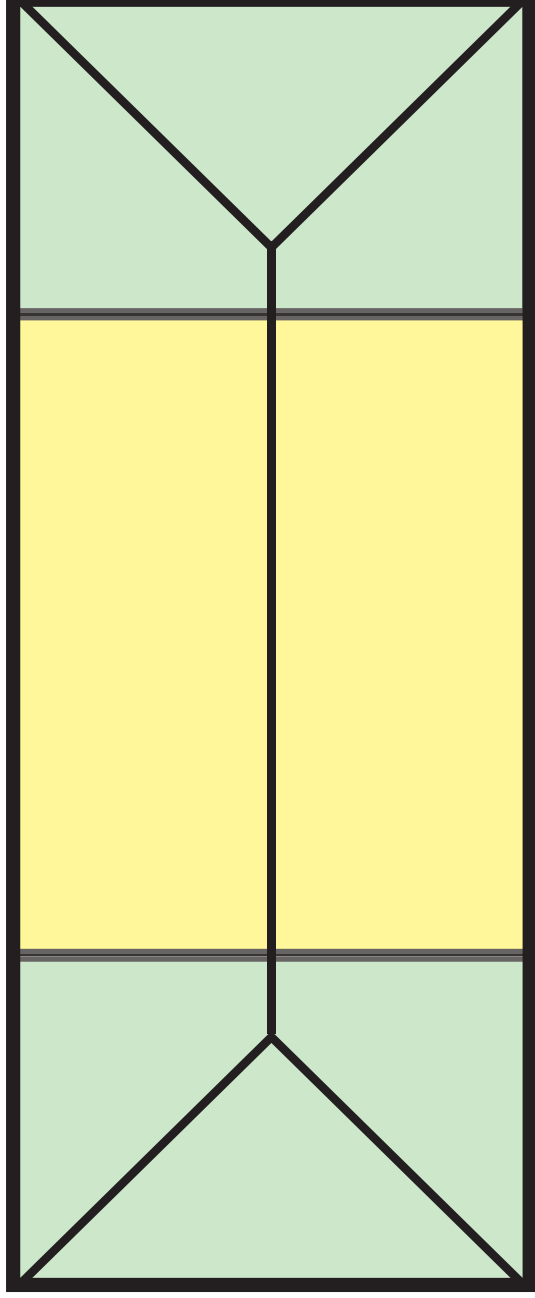
Contact

John Speropulos, CCIM, SIOR
john@mitchcox.com

Marc Murphy, CCIM
mmurphy@mitchcox.com

☎ 423-282-6582 | ☎ 423-282-5903
www.mitchcox.com
Owner/Agent





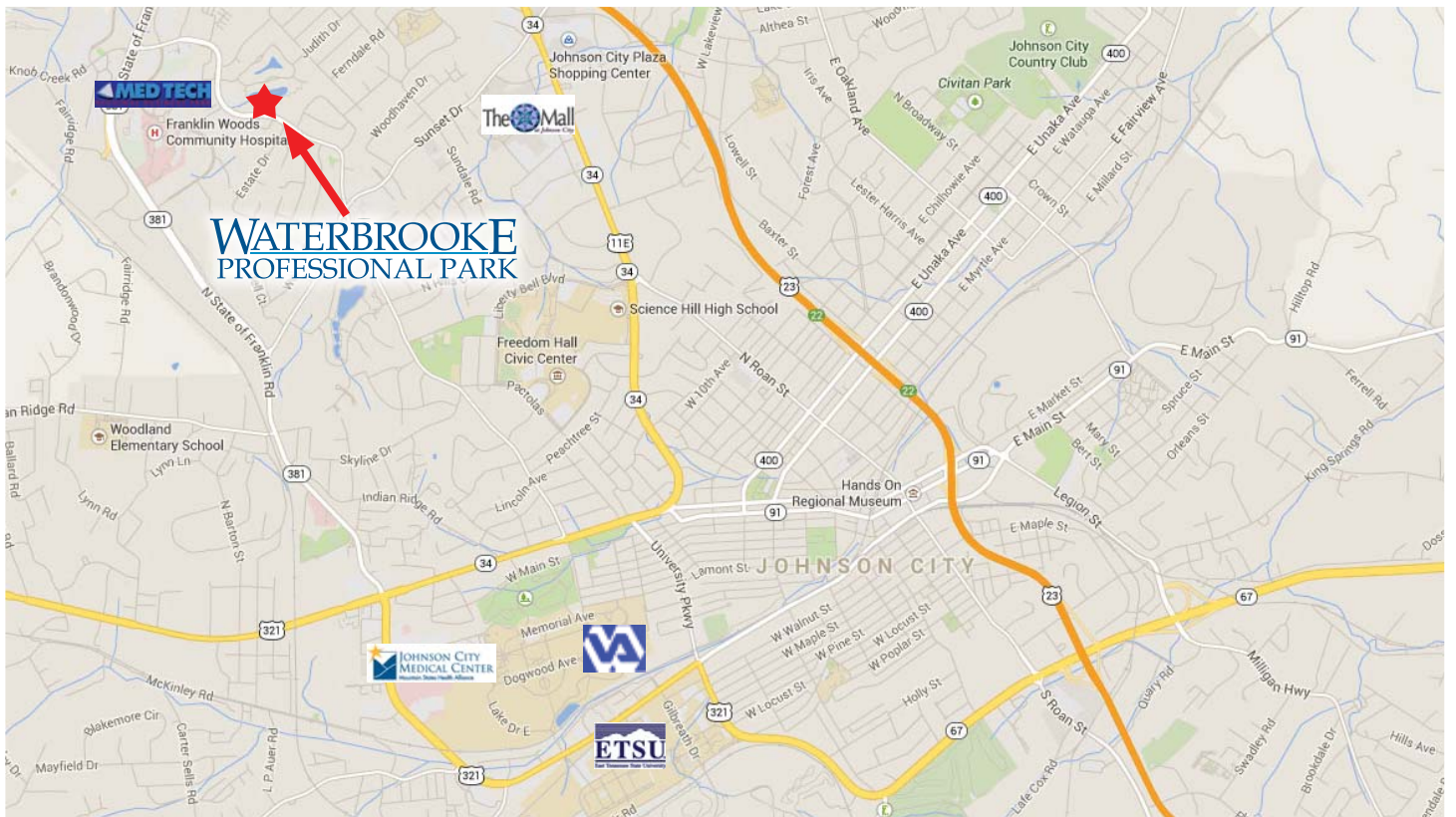
The Following items are included in the shell:

Site:

- Land
- Grading
- 6-2-1 Paving with Marking
- Sidewalks and Dumpster Pads w/ enclosures
- 6" Water Line with Master Meter/Tap Fee
- Fire Hydrant
- 8" Sanitary Sewer/Tap Fee
- Underground Electrical, Telephone and Cable
- Site Lighting
- Landscaping
- Monument Sign
- Site Engineering

Building:

- Wood Frame Structure
- Brick Veneer over Wood Framing
- Concrete Slab
- Asphalt Roof Shingles & Accessories
- Aluminum Storefront with 1" Insulated Glass
- Aluminum Soffit
- 1½" Common Water Line with Valved Tee's at 30' intervals throughout building
- 4" Common Sewer with Capped Outlets at 20' intervals throughout building
- 1000 AMP 120/208 Three Phase Main Service
- Natural Gas available
- Architectural & Engineering of Shell (does not include interior)





**Proposed
Building**

Knob Creek Rd



MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com