

OFFERING MEMORANDUM

Huxley Square Condominiums

117 HUXLEY ROAD STE D

Knoxville, TN 37922

PRESENTED BY:

TAYLOR THOMPSON

O: 865.936.9999

taylor.thompson@svn.com





Table of Contents

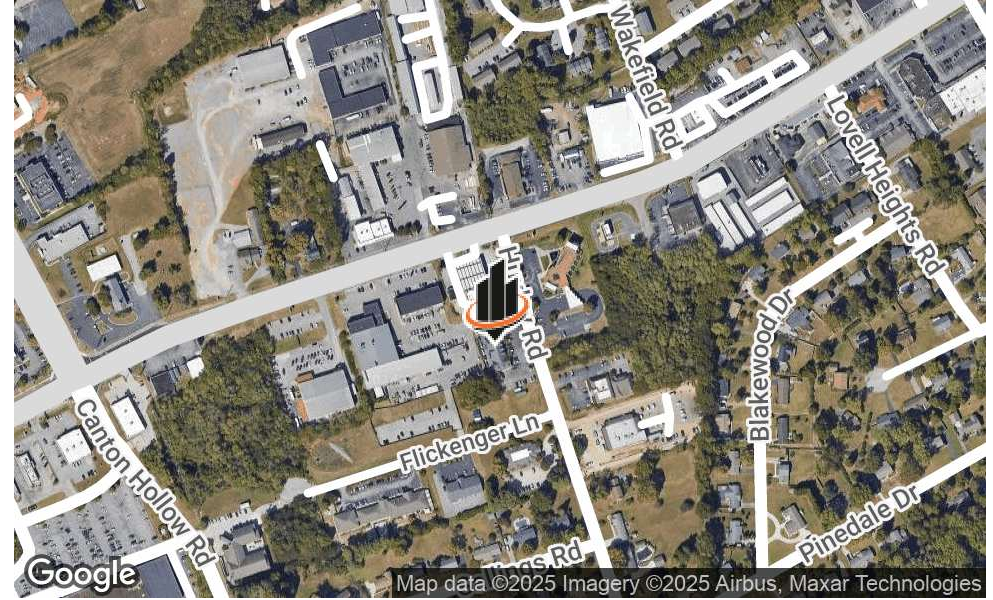
3	SUBJECT PROPERTY		12	MARKET OVERVIEW	
	Property Summary	4		Knoxville Economy	13
	Complete Highlights	5		Employment & Economy	14
	Interior Photos	6		University of Tennessee, Knoxville	15
	Additional Photos	7		Disclaimer	16
8	LOCATION INFORMATION				
	Regional Map	9			
	Location Map	10			
	Retailer Map	11			



SECTION 1
Subject
Property



PROPERTY SUMMARY



SALE PRICE	\$585,000
LEASE RATE	\$22.00 SF/YR

PROPERTY OVERVIEW

Own or lease a fully renovated office condo in Huxley Square Condominiums, just off Kingston Pike. Completed in 2024, the updates include new HVAC units, flooring, light fixtures, plumbing, interior doors, hardware, and woodwork, along with fresh paint and a new interior buildout. Features include dual entry/egress points, commercial ADA-compliant bathrooms, and soundproofed walls and ceilings with MLV and Sound/Safe insulation.

OFFERING SUMMARY

AVAILABLE SF:	2,096 SF
PRICE / SF:	\$279.16
YEAR BUILT:	1995
RENOVATED:	2024
ZONING:	CA
APN:	131OC00100E

LOCATION OVERVIEW

117 Huxley Road is located directly off of Kingston Pike in West Knoxville. This office condo features a centrally located office property minutes away from Turkey Creek and less than one mile from Pellissippi Parkway. 117 Huxley Road offers extremely close proximity to a high traffic area with signage visibility directly off of Kingston Pike.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Huxley Square Condominiums
STREET ADDRESS	117 Huxley Road
CITY, STATE, ZIP	Knoxville, TN 37922
COUNTY	Knox
MARKET	Knoxville
SUB-MARKET	West Knoxville
CROSS-STREETS	Kingston Pike & Huxley Road

BUILDING INFORMATION

BUILDING CLASS	A
NUMBER OF FLOORS	2
YEAR BUILT	1995
YEAR LAST RENOVATED	2024

PROPERTY HIGHLIGHTS

- 6 offices, large conference room, kitchen
- Approx. 600 SF of storage space
- ADA-compliant bathrooms
- Surface level drive-up parking
- Large, open lobby upon entry with a common bathroom

INTERIOR PHOTOS



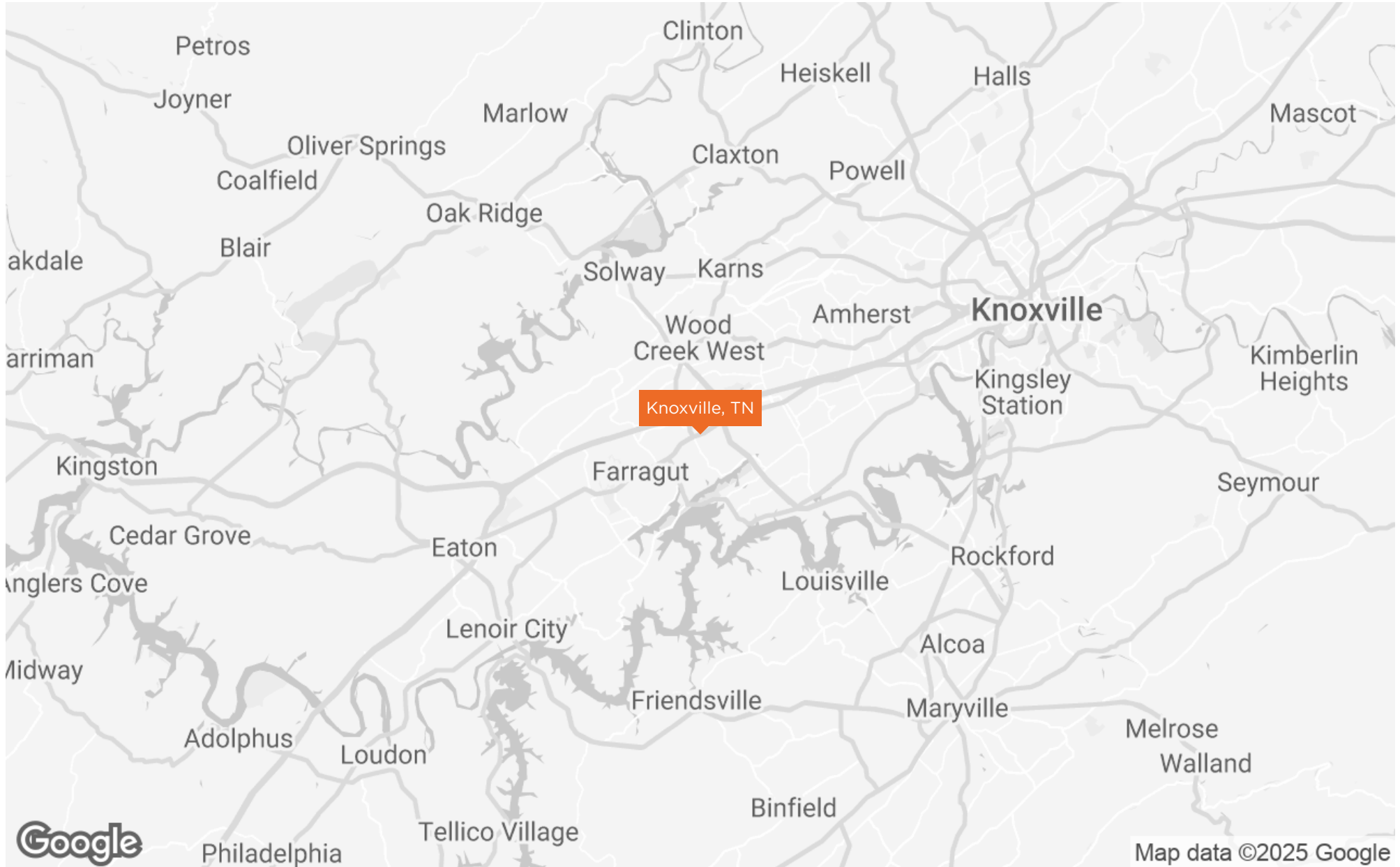
ADDITIONAL PHOTOS



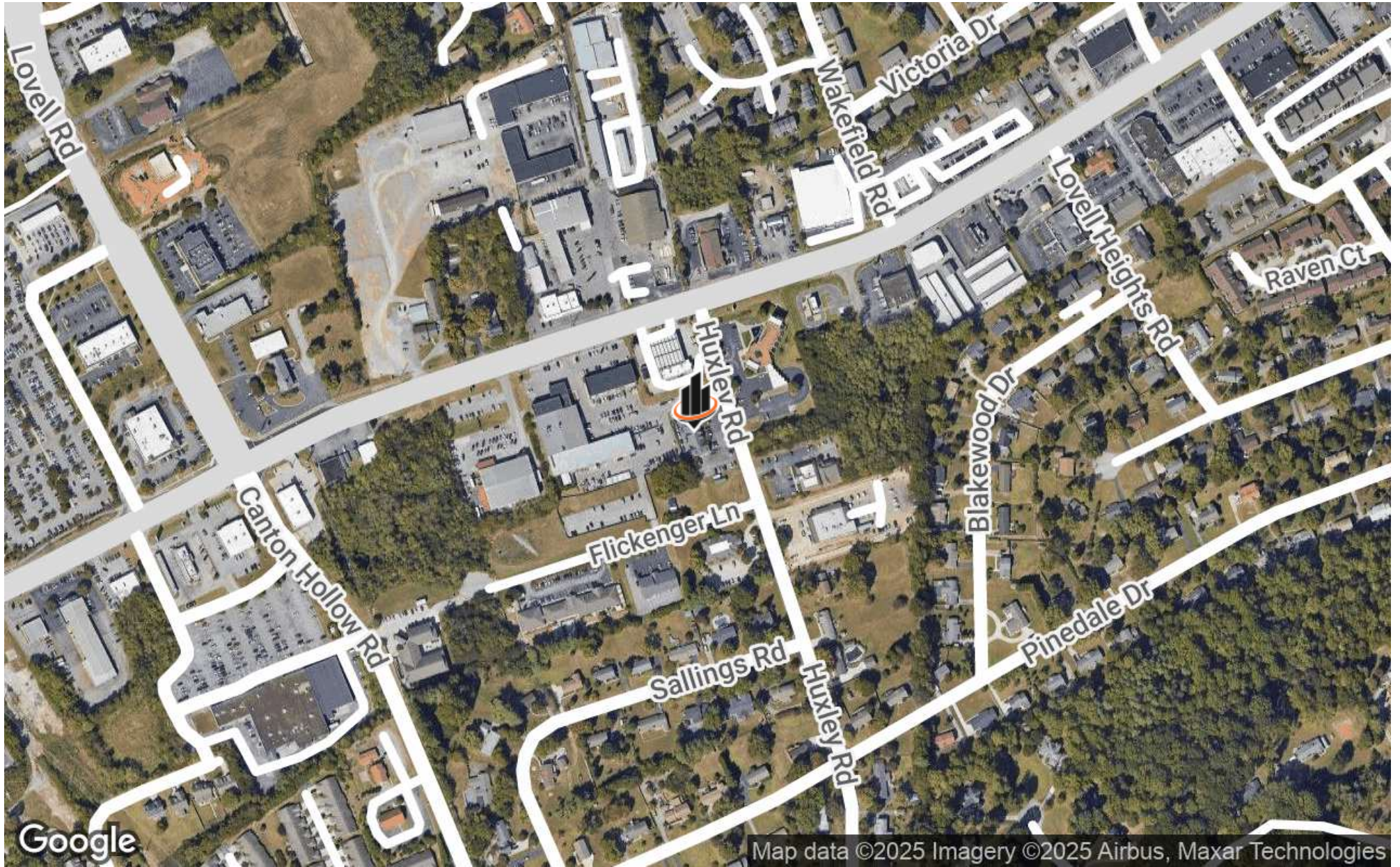


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAP



RETAILER MAP





SECTION 3
Market
Overview

KNOXVILLE ECONOMY



The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
Covenant Health	11,357
Knox County Schools	9,558
The University of Tennessee - Knoxville	8,959
Y-12 National Security Complex	7,800
Wal-Mart Stores, Inc.	6,863
Oak Ridge National Laboratory	5,772
University of Tennessee Medical Center	5,387
Clayton homes, Inc	5,047
DENSO Manufacturing Tennessee, Inc	5,000
Dollywood	4,500

Eteda.org

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

UNIVERSITY OF TENNESSEE, KNOXVILLE

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region.

ACADEMICS

11 Colleges
900+ Programs of study
360+ Undergraduate programs of study
547+ Graduate programs of study
300 Study abroad programs

33,805
Students

9,000+
Faculty & Staff



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PRESENTED BY:

Taylor Thompson

O: 865.936.9999

taylor.thompson@svn.com